

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of:

Docket Number: 2025-SU-001007

Plaintiff(s)

NATIONSTAR MORTGAGE LLC

Defendant(s)

ERIK BENJAMIN AMSPACHER

vs.

And to me directed, I will expose at public sale at  
<https://york.pa.realforeclose.com/>  
the following real estate to wit:

AS THE REAL ESTATE OF:

ERIK BENJAMIN AMSPACHER

Owner(s) of property situate in NORTH CODORUS TOWNSHIP, YORK County, Pennsylvania, being  
3995 Eldine Avenue York PA 17408  
PARCEL #: 400000402500000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$145,265.65  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 3995 ELDINE AVENUE, YORK, PA 17408

UPI# 400000402500000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed  
  
Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale  
  
and Distribution will be made in accordance with the schedule unless exceptions are filed thereto  
  
within ten (10) days after posting.

Seized, levied upon and taken into execution  
As the Real Estate aforesaid by  
**RICHARD P KEUERLEBER, Sheriff**  
  
Sheriff's Office, York County, Pennsylvania