

# 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-000185**

**Plaintiff(s)**

WELLS FARGO BANK, N.A.

VS.

**Defendant(s)**

JOHN E. SIPLING, JR  
MELINDA A. SIPLING

**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:**

JOHN E. SIPLING, JR  
MELINDA A. SIPLING

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE SPRING GROVE BOROUGH, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 270 N WALNUT ST SPRING GROVE, PA 17362-1124

BEING PARCEL NUMBER: 850000100630000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 270 NORTH WALNUT STREET, SPRING GROVE, PA 17362-1124

UPI# 850000100630000000

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**