

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT
October 06, 2025

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: 2024-SU-003738

Plaintiff(s)
ARCH MORTGAGE CAPITAL,
LLC

vs.

Defendant(s)
240 ARCH, LLC

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:

240 ARCH, LLC

ALL that certain tract of land, with improvements thereon erected, if any, known as 240 Arch Street, City of York, York
County, Pennsylvania; UPI NO. 07-130-01-0027.00-00000

IT BEING A PART of the same premises which Metso Minerals Industries, formerly known as Svedala Industries, Inc., by its
deed dated July 5, 2018, and recorded July 17, 2018, in the Office of the Recorder of Deeds of York County, Pennsylvania, in
Record Book 2478, page 5991, granted and conveyed unto 240 Arch, LLC.

PROPERTY ADDRESS: 240 ARCH STREET, YORK, PA 17403

UPI# 071300100270000000

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