

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: 2025-SU-001296

Plaintiff(s)

NATIONSTAR MORTGAGE LLC

vs.

Defendant(s)

DEREK ROBERT BERKHEIMER,
ADMINISTRATOR OF THE ESTATE OF
CHRISTINE BERKHEIMER, DECEASED

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:

DEREK ROBERT BERKHEIMER, ADMINISTRATOR OF THE ESTATE OF CHRISTINE BERKHEIMER, DECEASED

The Land referred to herein below is situated in the County of YORK, State of PA, and is described as follows:

Property Address: 1770 Sapphire Road, York, PA 17408

Parcel No. 51-000-25-0122.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2025-SU-001296

Judgment: \$119,136.28

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Derek Robert Berkheimer, Administrator of the Estate of Christine Berkheimer, deceased

PROPERTY ADDRESS: 1770 SAPPHIRE ROAD, YORK, PA 17408

UPI# 510002501220000000

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