

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-001250

Plaintiff(s)

ACNB BANK, SUCCESSOR BY
MERGER TO TRADITIONS
BANK

vs.

Defendant(s)

MICHAEL L. RUBY

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:

MICHAEL L. RUBY

SHERIFF'S SALE
By virtue of a Writ of Execution issued by ACNB Bank, Successor by Merger to Traditions Bank
Docket No. 2025-SU-001250.

ACNB Bank, Successor by Merger to Traditions Bank v. Michael L. Ruby

Docket No. 2025-SU-001250.

Michael L. Ruby, Owner of property situate in Conewago Township, York County, Pennsylvania

2280 Greenbriar Road, York, York County, Pennsylvania 17404

Property being known as Parcel ID No.: 23-000-LG-0154.E0-00000

Premises consist of a manufactured home with detached garage.

Matthew G. Brushwood, Esquire
Attorney for Plaintiff
Barley Snyder
2755 Century Boulevard
Wyomissing, PA 19610
I.D. No. 310592

PROPERTY ADDRESS: 2280 GREENBRIAR ROAD, YORK, PA 17404

UPI# 23000LG0154E000000

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