

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: 2022-SU-001409

Plaintiff(s)

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN
TRUST F

vs.

Defendant(s)

TONYA VELAZQUEZ

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:

TONYA VELAZQUEZ

Docket No. 2022-SU-001409

Description: ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in Penn Township, York
County, Pennsylvania, as more fully described in Book 2557, Page 3541.

Parcel No. 44-000-03-0120.00-00000

Property: 550 Baltimore Street, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 550 BALTIMORE STREET, HANOVER, PA 17331

UPI# 440000301200000000

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