

# 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-002485

<u>Plaintiff(s)</u>		<u>Defendant(s)</u>
OI DEBT VENTURES, LLC	VS.	WHITE CHESTNUT PROPERTY MANAGEMENT, 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:

WHITE CHESTNUT PROPERTY MANAGEMENT, LLC

SHORT LEGAL DESCRIPTION

By virtue of Writ of Execution No. 2024-SU-002485

OI DEBT VENTURES, LLC V. WHITE CHESTNUT PROPERTY MANAGEMENT, LLC  
Of property situate in the Township of Franklin  
York County, Pennsylvania, being known as  
5 West Greenhouse Road  
Tax Parcel No. 29-000-OB-0033.00-0000  
Improvements thereon: dwelling known as 5 West Greenhouse Road, Dillsburg, Pennsylvania 17019  
Judgment amount \$357,685.97  
PROPERTY ADDRESS: 5 WEST GREENHOUSE ROAD, DILLSBURG, PA 17019  
UPI# 29000OB00330000000

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