

# 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-000761

<u>Plaintiff(s)</u>	VS.	<u>Defendant(s)</u>
FREEDOM MORTGAGE CORPORATION		CATHERINE NICOLE BURK PATRICK PHILLIPS

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:

CATHERINE NICOLE BURK  
PATRICK PHILLIPS  
SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2025-SU-000761  
Freedom Mortgage Corporation  
v.  
Catherine Nicole Burk and  
Patrick Phillips  
owner(s) of property situate in the Township of Hopewell. York County, Pennsylvania, being 18011 Dave Anne Circle,  
Stewartstown, PA 17363  
Parcel No. 32-000-07-0013.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$360,566.49  
Attorneys for Plaintiff  
Orlans Law Group PLLC  
PROPERTY ADDRESS: 18011 DAVE ANNE CIRCLE, STEWARTSTOWN, PA 17363  
UPI# 320000700130000000

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