

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-000691

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
DEBT COLLECTION SOLUTIONS, LLC		JAMES MICHAEL MITCHELL

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:

JAMES MICHAEL MITCHELL

By virtue of a Writ of Execution No.: 2025-SU-000691

JAMES MICHAEL MITCHELL, owner of property situate SHREWSBURY TOWNSHIP, New Freedom, YORK County, Pennsylvania being:

1636 Deer Creek Rd., Shrewsbury Township,
York County, New Freedom, Pennsylvania 17349

Property ID:45-000-BJ-0013.A0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$8,483.36

Attorneys for Plaintiff
Saxton & Stump

PROPERTY ADDRESS: 1636 DEER CREEK ROAD, NEW FREEDOM, PA 17349

UPI# 45000BJ0013A000000

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