

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

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: 2015-SU-004123-06**

**Plaintiff(s)**

DITECH FINANCIAL LLC FKA  
GREEN TREE SERVICING LLC

vs.

**Defendant(s)**

RONALD R. ZORBAUGH

**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:**

RONALD R. ZORBAUGH

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in the southwestern side of and known as No. 1630 South Drive, West Manchester Township, York County, Pennsylvania, being more fully bounded and described according to a plan by Gordon L. Brown & Associates, Engineers & Surveyors, dated April 18, 1997, bearing Drawing No. J-4349, as follows:

BEGINNING at an iron pipe on the southwestern side of South drive, which iron pipe is located two hundred and zero hundredths (200.00) feet northwestwardly from the southwest corner of South Drive and Laucks Road and at land now or formerly of Robert H. Flichbaugh, thence along said land and land now or formerly of Harold L. Heaps, South twenty-two (22) degrees fifty-five (55) minutes West, one hundred ninety-three and ten hundredths (193.10) feet to a point at land now or formerly of Stuart H. Boyer; thence along said land, North seventy (70) degrees fifty-eight (58) minutes West, one hundred and twenty-three (100.23) feet to an iron pipe at land now or formerly of Larry A. Gross; thence along said land, North twenty-two (22) degrees fifty-five (55) minutes East, one hundred ninety-nine and eighty-nine hundredths (199.80) feet to an iron pipe on the southwestern side of South Drive; thence along the southwestern side of South Drive, South sixty-seven (67) degrees five (05) minutes West, one hundred and zero hundredth (100.00) feet to an iron pipe on the southwestern side of South Drive and place of BEGINNING.

Title to said premises is vested in Ronald R. Zorbaugh, by Deed from Gary Lucas and F. Arlene Lucas, Husband and Wife dated March 30, 2007 and recorded April 13, 2007 in Book Number 1886, Page 4321.

Parcel ID: 51-000-09-0108.00-00000

Being known as: 1630 South Drive, York, Pennsylvania 17408.

PROPERTY ADDRESS: 1630 SOUTH DRIVE, YORK, PA 17408

UPI# 51-000-09-0108.00-00000

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**