

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: 2017-SU-000144

Plaintiff(s)

HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE
FOR ACE SECURITIES CORP.
HOME EQUITY LOAN TRUST,
SERIES 2006-FM1, ASSET
BACKED PASS-THROUGH
CERTIFICATES C/O OCWEN
LOAN SERVICING, LLC

vs.

Defendant(s)

BRIAN M. BYNAKER
STEPHANIE A. BYNAKER

**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:

BRIAN M. BYNAKER
A/K/A BRIAN M.
STEPHANIE A. BYNAKER

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED SITUATE, LYING AND BEING ON BROADWAY, IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO-WIT:

BEGINNING FOR A CORNER ON SAID BROADWAY AT LOT OWNED BY FRED A. STEVENS AND WIFE; THENCE ALONG SAID LOT WESTWARD, TWO HUNDRED TWENTY-FIVE (225) FEET TO A CORNER AT A TWENTY (20) FEET WIDE ALLEY; THENCE ALONG SAID ALLEY SOUTHWARD THIRTY-TWO (32) FEET, NINE (9) INCHES TO A CORNER AT LOT OWNED BY CURTIS A. SEIDENSTRICKER; THENCE ALONG SAID LAST MENTIONED LOT EASTWARD, TWO HUNDRED TWENTY-FIVE (225) FEET TO A CORNER AT BROADWAY AFORESAID, AND THENCE ALONG SAID BROADWAY NORTHWARD, THIRTY-TWO (32) FEET, NINE INCHES TO THE PLACE OF THE BEGINNING.

IT BEING THE SAME LOT OF GROUND WHICH MINERVA B. MARKEL, WIDOW, BY HER DEED DATED THE 30TH DAY OF SEPTEMBER, 1961, RECORDED IN THE RECORDER'S OFFICE IN AND FOR YORK COUNTY, PENNSYLVANIA IN DEED BOOK 51X, PAGE 310, SOLD AND CONVEYED UNTO WILLIAM FORBES, WHO PASSED AWAY ON JANUARY 11, 1998, AND CAROLINE S. FORBES, HIS WIFE, THUS PASSING TITLE BY OPERATION OF LAW TO CAROLINE S. FORBES, THE GRANTOR HEREIN.

BEING KNOWN AS 632 Broadway, Hanover, PA 17331

BEING PARCEL No. 67-000-15-0212.00-00000

BEING the same premises in which Caroline S. Forbes, widow by her Attorney-in-Fact, Goldie F. Cramer, by Power of Attorney dated June 22, 1994 by deed dated 11/05/2003 and recorded 03/03/2004 in the office of the recorder of deeds for York County in Book 1636 Page 8829, granted and conveyed unto Brian M. and Stephanie A. Bynaker, husband and wife, as tenants by the entireties.

PROPERTY ADDRESS: 632 BROADWAY, HANOVER, PA 17331

UPI# 67-000-15-0212.00-00000

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**