

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-000765

Plaintiff(s)

PNC MORTGAGE, A DIVISION
OF PNC BANK, NATIONAL
ASSOCIATION

vs.

Defendant(s)

RICHARD GONZALEZ

**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:

RICHARD GONZALEZ

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN BOROUGH OF DOVER, YORK COUNTY, PENNSYLVANIA, DESCRIBED IN ACCORDANCE WITH A PLAT OF SURVEY MADE BY STEWART, WHITTIER & ASSOCIATES, YORK, PENNSYLVANIA DATED MARCH 18, 1976, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF DOGWOOD DRIVE, SAID POINT BEING 301.52 FEET FROM THE NORTHEAST CORNER OF LOT NO. 12, SAID POINT BEING A CORNER OF LOT NO. 1; THENCE EXTENDING ALONG LOT NO. 1, SOUTH 52 DEGREES 29 MINUTES 00 SECONDS EAST, 122.66 FEET TO A POINT ON THE LINE OF LOT NO. 12; THENCE EXTENDING ALONG LOT NO. 12 AND 13, BY TWO FOLLOWING COURSES AND DISTANCES: (1) SOUTH 35 DEGREES 46 MINUTES 00 SECONDS WEST, 45.63 FEET TO A POINT AND, (2) SOUTH 48 DEGREES 47 MINUTES 20 SECONDS WEST, 27.32 FEET TO A POINT, A CORNER OF LOT NO. 3; THENCE EXTENDING ALONG LOT NO. 3, NORTH 52 DEGREES 29 MINUTES 00 SECONDS WEST, 93.76 FEET TO A POINT ON THE SOUTHERN LINE OF DOGWOOD DRIVE; THENCE EXTENDING ALONG SAID LINE BY THE TWO FOLLOWING COURSES AND DISTANCES: (1) BY A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET, AN ARC DISTANCE OF 52.36 FEET TO A POINT AND; (2) NORTH 37 DEGREES 31 MINUTES 00 SECONDS EAST, 29.11 FEET TO A POINT, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 ON A PLAN OF DEL WOOD MANOR RECORDED AT YORK COUNTY IN THE OFFICE OF THE RECORDER OF DEEDS IN PLAN BOOK V AT PAGE 353.

UNDER AND SUBJECT, NEVERTHELESS, TO CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BY FEE SIMPLE DEED FROM RICHARD GONZALEZ AND TAMMY GONZALEZ TO RICHARD GONZALEZ, AS SET FORTH IN INST #2013043199, DATED 07/26/2013 AND RECORDED 07/31/2013, YORK COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

Tax/Parcel ID: 59-000-03-0002.00-00000

109 Dogwood Drive, Dover, PA 17315

PROPERTY ADDRESS: 109 DOGWOOD DRIVE, DOVER, PA 17315

UPI# 59-000-03-0002.00-00000

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