

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 05, 2018

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-000771

Plaintiff(s)
QUICKEN LOANS INC.

vs.

Defendant(s)
STEPHANIE M. RIDER

**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:

STEPHANIE M. RIDER
A/K/A S. MARIE RIDER

PARCEL NO.: 39-000-OH-0114.F0-00000

ALL THAT CERTAIN tract of land and improvements situate thereon in Newberry Township, York County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin (fnd.) on the Northeastern prior dedicated right-of-way line of Grandview Drive, T-949A, fifty (50) foot right-of-way, existing twenty-four (24) foot Macadam Cartway, said point being at the Western corner of land now or late of Laurence A. Miller; thence by the prior dedicated right-of-way line of Grandview Drive by a curve extending to the left in a Northwesterly direction, having a radius of 2,912.72 feet, an arc length of 400.24 feet to a concrete monument (to be set) at the Southeast corner of PROP. Lot 7 (combined) on the hereinafter mentioned Plan of Lots; thence PROP. Lot 7 (combined) the following courses and distances: (1) North 38°05'40" East, a distance of 249.13 feet to an iron pin (to be set); (2) North 82°08'10" East, a distance of 67.59 feet to an iron pin (to be set); and (3) South 51°54'20" East, a distance of 352.00 feet to an iron pin (to be set) at land now or late of Laurence A. Miller; thence by land now or late of Laurence A. Miller, South 38°05'40" West, a distance of 270.27 feet to an iron pin (fnd.) at the prior dedicated right-of-way line of Grandview Drive, T-949A, the point and place of BEGINNING.

BEING PROP. Lot 9 on a Minor Final Subdivision Plan of Lots 7 and 9 Grandview Drive recorded in Cumberland County Plan Book 1911, Page 2968, and containing 110,335.30 square feet, or 2.5329 acres.

HAVING THEREON ERECTED a dwelling being known as 3140 Grandview Drive.

Fee Simple Title Vested in S. Marie Rider, a Married Woman by deed from, Dennise L. Rosen and Philip I. Rosen, Husband and Wife, dated 8/31/2007, recorded 9/5/2007, in the York County Recorder of deeds in Deed Book 1923, Page 3585, as Instrument No. 2007072184.

PROPERTY ADDRESS: 3140 GRANDVIEW DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-OH-0114.F0-00000

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