

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 04, 2017

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-000769**

**Plaintiff(s)**  
JAMES B. NUTTER &  
COMPANY

VS.

**Defendant(s)**  
JOHN JOSEPH THEILER

**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:**

JOHN JOSEPH THEILER  
A/K/A JOHN THEILER

ALL THE FOLLOWING DESCRIBED TWO (2) TRACTS OF LAND SITUATE IN YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO WIT:

TRACT NO. 1: BEGINNING AT A POINT AT THE NORTHWEST CORNER OF TWO 50 FEET WIDE STREETS KNOWN AS WHITNEY DRIVE AND ALLEGHENY DRIVE; THENCE ALONG THE NORTH SIDE OF SAID ALLEGHENY DRIVE, SOUTH 75 DEGREES 42 MINUTES 00 SECONDS WEST 90 FEET TO A POINT; THENCE ALONG THE EAST SIDE OF LOT NO. 73; NORTH 14 DEGREES 18 MINUTES 00 SECONDS WEST, 133.71 FEET TO A POINT; THENCE ALONG PROPERTY NOW OR FORMERLY OF KATE DIETZ, NORTH 76 DEGREES 46 MINUTES 20 SECONDS EAST 90.02 FEET TO A POINT ON THE WEST SIDE OF ABOVEMENTIONED WHITNEY DRIVE; THENCE ALONG THE WEST SIDE OF SAID WHITNEY DRIVE, SOUTH 14 DEGREES 18 MINUTES 00 SECONDS EAST, 132.03 FEET TO A POINT THE PLACE OF BEGINNING. BEING LOT NO. 74 ON PLAN OF LOT OF ARLINGTON PARK.

TRACT NO. 2: BEGINNING AT A POINT ON THE NORTH SIDE OF A 50 FOOT WIDE STREET KNOWN AS ALLEGHENY DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF LOT NO. 74; THENCE ALONG THE EAST LINE OF LOT NO. 74, SAID LINE BEING THE WEST SIDE OF A 50 FOOT WIDE PROPOSED STREET, NORTH 14 DEGREES 18 MINUTES 00 SECONDS WEST, 132.03 FEET TO A POINT; THENCE ALONG PROPERTY NOW OR FORMERLY KATE DIETZ, NORTH 76 DEGREES 46 MINUTES 20 SECONDS EAST 25 FEET TO A POINT; THENCE THROUGH THE CENTER OF SAID PROPOSED STREET, SOUTH 14 DEGREES 18 MINUTES 00 SECONDS EAST, 131.56 FEET TO A POINT ON THE NORTH SIDE OF ABOVE-MENTIONED ALLEGHENY DRIVE; THENCE ALONG THE NORTH SIDE OF ALLEGHENY DRIVE, SOUTH 75 DEGREES 42 MINUTES 00 SECONDS WEST, 25 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES which Ellen M. Dohm, a single person, by Deed dated May 26, 2004 and recorded May 27, 2004 in the Office of the Recorder of Deeds in and for York County Deed Book 1655, Page 3160 granted and conveyed unto JOHN THEILER and PATRICIA THEILER, husband wife.

And the said Patricia Theiler departed this life on August 16, 2008. Title to the property passed to John Theiler by operation of law.

BEING KNOWN AS: 453 ALLEGHENY DRIVE, YORK, PA 17402

PARCEL #54-000-10-0074.00-00000

PROPERTY ADDRESS: 453 ALLEGHENY DRIVE, YORK, PA 17402

UPI# 54-000-10-0074.00-00000

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**