

# 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-000553

Plaintiff(s)

FEDERAL NATIONAL  
MORTGAGE ASSOCIATION  
("FANNIE MAE")

vs.

Defendant(s)

TIMOTHY LUCKENBAUGH

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:

TIMOTHY LUCKENBAUGH

All that certain tract of land, with any improvements thereon erected, situate, lying and being at 924 Stoverstown Road in the Village of Bair, West Manchester Township, York County, Pennsylvania, bounded and described and limited as follows, to w

Beginning at an iron pin in the center of Main Street and extending Southeast sixty-seven and three-fourths (67 3/4) degrees along said Main Street, a distance of twenty-five (25.0) feet to an iron pin; thence extending Southwest along lands now or formerly of Paul Smith, twenty-two and one-fourth (22 1/4) degrees, a distance of one hundred ninety-two and nine tenths (192.9) feet to an iron pin; thence extending Northwest along lands now or formerly of H.E. Sprenkle, sixty-seven and three-fourths (67 3/4) degrees, a distance of twenty-five (25.00) feet to an iron pin; thence extending North twenty-two and one-fourth (22 1/4) degrees along lands now or formerly of Harry C. Fishel, a distance of one hundred ninety-two and nine tenths (192.9) feet to an iron pin and place of beginning.

UNDER AND SUBJECT, NEVERTHELESS, to restrictions, covenants, easements and conditions that now appear of record

Tax ID #51-000-15-0046.00-00000

BEING KNOWN AS: 924 Stoverstown Road, York, PA 17408

TITLE TO SAID PREMISES IS VESTED IN Timothy Luckenbaugh

PROPERTY ADDRESS: 924 STOVERSTOWN ROAD, YORK, PA 17408

UPI# 51-000-15-0046.00-00000

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