

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: 2015-SU-002184-06

Plaintiff(s)

NORTHWEST SAVINGS BANK

VS.

Defendant(s)

CYNTHIA L. BRAID
WILLIAM A. KLINGER
THE UNITED STATES OF AMERICA

**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:

CYNTHIA L. BRAID
WILLIAM A. KLINGER
THE UNITED STATES OF AMERICA

Address: 7695 Harmony Grove Road, Warrington Township, Wellsville, PA 17365

Parcel ID #49-000-LD-0014.D0-00000

ALL that certain tract of land situate in Warrington Township, York County, Pennsylvania, being more fully bounded, limited and described as follows, to wit:

BEGINNING at a pin at Lot No. 3 at a right-of-way at other lands now or formerly of James L. and Frances K. Lauer, his wife; thence by Lots Nos. 3, 2 and 1 North thirty-nine (39) degrees thirty (30) minutes East, five hundred forty-one (541.00) feet to a point at lands now or formerly of Reed; thence by land now or formerly of Reed and crossing Pennsylvania Department of Highways Legislative Route No. 66034 South fifty-one (51) degrees twenty-seven (27) minutes East, five hundred ninety-seven and fifty hundredths (597.50) feet to a point in stones at lands now or formerly of Thomas Baldwin; thence by said lands now or formerly of Thomas Baldwin South forty-two (42) degrees two (02) minutes West, four hundred fifty-nine and sixty hundredths (459.60) feet to stones; thence by other lands now or formerly of Thomas Baldwin South thirty-nine (39) degrees forty-five (45) minutes West, eighty-two and ten hundredths (82.10) feet to other lands now or formerly of James L. Lauer and Frances K. Lauer, his wife; thence by the same North fifty-one (51) degrees twenty-seven (27) minutes West, five hundred seventy-six and fifty hundredths (576.50) feet to a point at a private right-of-way and the place of BEGINNING. CONTAINING 7.274 acres of land according to a survey by Clarke H. Bentzel, January 14, 1969.

PROPERTY ADDRESS: 7695 HARMONY GROVE ROAD, WELLSVILLE, PA 17365

UPI# 49-000-LD-0014.D0-00000

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