

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-002758-06

Plaintiff(s)

NORTHWEST SAVINGS BANK

Defendant(s)

WILLIAM A. KLINGER

VS.

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:

WILLIAM A. KLINGER

THE UNITED STATES OF AMERICA

Address: 890 Old Trail Road, Newberry Township, Etters, PA 17319

Parcel ID #39-000-25-0008.00-00000

ALL THAT certain tract of land situate, lying and being in NEWBERRY TOWNSHIP, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING for a point at the corner of Lot No. 1 on the hereinafter referred to subdivision plan and the western edge of a public right-of-way known as Old Trail Road (T-686); thence along, in and through said Old Trail Road (T-686) North eight (08) degrees eighteen (18) minutes forty-three (43) seconds West, ten and eight hundredths (10.08) feet to a point; thence continuing along, in and through said Old Trail Road (T-686) North seventeen (17) degrees twelve (12) minutes fifty-six (56) seconds West, eight and seventy-one hundredths (8.71) feet to a point; thence South eighty-three (83) degrees one (01) minute twelve (12) seconds East, nine and thirteen hundredths (9.13) feet to a point; thence by a curve to the right whose radius is six hundred seventy-five and zero hundredths (675.00) feet and having a long chord of one hundred eight and sixteen hundredths (108.16) feet to a point; thence North fifty-five (55) degrees seventeen (17) minutes twenty (20) seconds East, thirty-six and fifty-one hundredths (36.51) feet to a point thence South eighty-three (83) degrees forty-four (44) minutes thirteen (13) seconds East, one hundred sixty-eight and ninety-three hundredths (168.93) feet to a point at lands now or formerly of Valley Green Land Development Company and is a twenty-five (25) foot wide access easement; thence along said last mentioned lands and along and through said access easement South forty-eight (48) degrees fifty-seven (57) minutes twenty-eight (28) seconds West, fifty-nine and ninety-one hundredths (59.91) feet to a point; thence continuing along same South thirty-nine (39) degrees forty (40) minutes forty-seven (47) seconds East, three and twenty-three hundredths (3.23) feet to a point in a twenty-five (25) feet wide proposed access easement and at Lot No. 1 on the hereinafter referred to subdivision plan; thence along said Lot No. 1 South forty-nine (49) degrees forty-seven (47) minutes forty (40) seconds West, ninety-three and thirty-one (93.31) feet to a point; thence continuing along said Lot No. 1 by a curve to the right whose radius is one hundred and zero hundredths (100.00) feet having a long chord of sixty-three and ninety-three hundredths (63.93) feet to a point, the point and place of BEGINNING. CONTAINING 15,549 square feet and being known as Lot No. 2 on a Final Subdivision Plan prepared by Alpha Consulting Engineers, Inc., dated August 16, 1999 and recorded in the Office of the Recorder of Deeds for York County Pennsylvania in Plan Book QQ, Page 960.

PROPERTY ADDRESS: 890 OLD TRAIL ROAD, ETTERS, PA 17319

UPI# 39-000-25-0008.00-00000

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