

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: 2017-SU-000108

Plaintiff(s)
WELLS FARGO BANK, N.A.

vs.

Defendant(s)
JAMES W. HEATON, III
CANDICE HEATON

**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:

JAMES W. HEATON, III
CANDICE HEATON

ALL THAT CERTAIN tract of land situate in the Township of East Hopewell, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point in a public road at lands now or formerly of John H. Shenberger, said point being South thirty-seven (37) degrees West one hundred (100) feet from the Southwest corner of property now or formerly of George Crumling; thence by said other lands of John H. Shenberger North fifty-three (53) degrees West one hundred fifty (150) feet to a point at lands of John H. Shenberger; thence by same South thirty-seven (37) degrees West one hundred (100) feet to a point at other lands of John H. Shenberger; thence by same South fifty-three (53) degrees East one hundred fifty (150) feet to a point in said first mentioned public road; thence through said public road North thirty-seven (37) degrees East one hundred (100) feet to a point and place of BEGINNING.

Title to said Premises vested in James W. Heaton III by Deed from James W. Heaton Jr. and Freedia D. Heaton dated October 24, 2003 and recorded on October 30, 2003 in the York County Recorder of Deeds in Book 1613, Page 8308 as Instrument No. 2003110954.

Being known as: 7289 Hickory Road, Stewartstown, PA 17363

Tax Parcel Number: 25-000-CL-0040.A0-00000

PROPERTY ADDRESS: 7289 HICKORY ROAD, STEWARTSTOWN, PA 17363

UPI# 25-000-CL-0040.A0-00000

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