

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: 2016-SU-003084

Plaintiff(s)

WELLS FARGO BANK, N.A. C/O
CITIMORTGAGE, INC.

VS.

Defendant(s)

CHARLES M. PORTZ

**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:

CHARLES M. PORTZ

ALL THAT CERTAIN lot or tract of land, with the improvements thereon erected, situate, lying and being in West Manchester Township, York County, Pennsylvania, being Lot No. 43 as shown on "Final Subdivision Plan of West Ridge Townhomes", made by James R. Holley & Associates, Inc., York, Pennsylvania, said plan being recorded in York County Recorder of Deeds Office on July 29, 1994, in Plan Book NN, Page 11, more particularly bounded and described as follows, to wit:

BEGINNING at a point set on the Southeasterly side of Robin Road fifty (50) feet wide, a corner of Lot No. 42 on said plan; thence extending from said beginning point and measured along said Lot No. 42 and passing through a party wall easement between these premises and the premises adjoining on the East, South six (06) degrees thirty-seven (37) minutes zero (00) seconds East, a distance of one hundred forty-five, and twenty-three one-hundredths (145.23) feet to a point in line of lands now or formerly of Leisureville Apt. Ltd. Partnership; thence extending along said lands, South eighty-three (83) degrees twenty-three (23) minutes zero (00) seconds West; twenty-four and no one-hundredths (24.00) feet to a point; a corner of Lot No. 46 on said plan; thence extending along said Lot No. 46 and passing through a party wall between these premises and the premises adjoining on the West; North six (06) degrees thirty-seven (37) minutes zero (00) seconds West; one hundred forty-five and twenty-three one-hundredths (145.23) feet to a point set on the Southeasterly side of Robin Road, aforesaid; thence extending along same, North eighty-three (83) degrees twenty-three (23) minutes zero (00) seconds East, twenty-four and no one-hundredths (24.00) feet to a point, the first mentioned point and place of BEGINNING, Containing 3,485.60 sq. ft, (as shown on said plan).

Title to said Premises vested in Charles M. Portz by Deed from Golden Lotus, Inc., a PA corporation dated July 31, 2014 and recorded on August 27, 2014 in the York County Recorder of Deeds in Book 2290, Page 442 as Instrument No. 2014034056

Being known as: 2924 Robin Rd, York, PA 17404

Tax Parcel Number: 51-000-41-0043.00-00000

PROPERTY ADDRESS: 2924 ROBIN ROAD, YORK, PA 17404

UPI# 51-000-41-0043.00-00000

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