

# 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-001498**

**Plaintiff(s)**

OCWEN LOAN SERVICING, LLC

**Defendant(s)**

HERBERT W. KEMPER

vs.

**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:**

HERBERT W. KEMPER

ALL that certain Lot of ground, with the improvements thereon erected, situate in West Manchester Township, York County, Pennsylvania, known as Lot No. 26 on the Plan of Lots known as "Second Addition to Trimmer Manor", which Plan is recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Plan Book K, Page 34, being more particularly bounded and described as follows, to wit;

BEGINNING at a point on the Northern side of Cottonwood Road in the Western line of Lot No. 27, said point of Beginning being eighty-one and one one-hundredths (81.01) feet West from the intersection of the Northern side of said Cottonwood Road with the Western side of Elm Road as measured by and with the Northern side of said Cottonwood Road; thence extending along the Northern side of said Cottonwood Road, North sixty-seven (67) degrees twenty-one (21) minutes twenty (20) seconds West, seventy-five (75) feet to a point in the Eastern line of Lot No. 25; thence extending along the Eastern line of said Lot No. 25, North twenty-two (22) degrees thirty-eight (38) minutes forty (40) seconds East, one hundred twenty-six and eighty-seven one-hundredths (126.87) feet to a point at other lands now or formerly of Norman A Trimmer and wife; thence extending along said other lands now or formerly of Norman A Trimmer and wife. South seventy-one (71) degrees forty-eight (48) minutes twenty (20) seconds East, seventy-five and twenty-three one-hundredths (75.23) feet to a point in the Western line of Lot No. 27; thence extending along the Western line of said Lot No. 27, South twenty-two (22) degrees thirty-eight (38) minutes forty (40) seconds West, one hundred thirty-two and seventy-one one-hundredths (132.71) feet to a point on the Northern side of said Cottonwood Road and the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to conditions and restrictions as set forth in prior recorded Instruments

Premises being 2305 Cottonwood Road, York, PA 17408

BEING the same premises in which Frances R. Eberly, widow by Marie A. Luer, her Attorney-in-fact, Specially Constituted by Letter of Attorney dated the 7th day of July 1998 and about to be recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania by deed dated December 3, 2002 in the office of the recorder of deeds for York County on December 4, 2002 in book 1532 and page 3592, granted and conveyed unto Herbert W. Kemper and Sandra A. Kemper, husband and wife.

NOTE: SANDRA A. KEMPER DEPARTED THIS LIFE 4/16/15

PROPERTY ADDRESS: 2305 COTTONWOOD ROAD, YORK, PA 17408

UPI# 51-000-10-0221.00-00000

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**