

# 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: 2012-SU-001213-06**

**Plaintiff(s)**

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR IN INTEREST TO  
BANK OF AMERICA,  
NATIONAL ASSOCIATION, AS  
TRUSTEE, (SUCCESSOR BY  
MERGER TO LASALLE BANK  
NATIONAL ASSOCIATION) AS  
TRUSTEE FOR MORGAN

vs.

**Defendant(s)**

LOUIS A. SANTO  
JOY M. SANTO

**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:**

LOUIS A. SANTO  
JOY M. SANTO

ALL that certain lot or tract of land located in Monaghan Township, York County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the eastern dedicated right-of-way line of Meadow Trail (T-915) said point being located the following four (4) courses from the dividing line between land now or late of David C. Miller Jr. (Lot No. 1) and Lot No. 9 1) by a curve to the right, having a radius of two hundred eighteen and ninety-six hundredth feet ( $R = 218.96'$ ), an arc distance of ninety-three and sixty-eight hundredth feet ( $A/L = 93.68'$ ); 2) South forty-six degrees, twenty-six minutes, thirty-seven seconds West ( $S 46^{\circ} 26' 37'' W$ ), a distance of thirty-two and eighty-seven hundredth feet ( $32.87'$ ) to a point; 3) South fifty-one degrees, seventeen minutes, twelve seconds West ( $S 51^{\circ} 17' 12'' W$ ), a distance of ninety-seven and thirty-one hundredth feet ( $97.31'$ ) to a point; 4) South fifty-two degrees, fifty-four minutes, zero seconds West ( $S 52^{\circ} 54' 00'' W$ ) a distance of one hundred eighty-five feet ( $185.00'$ ) to a point; thence from said point of Beginning, by Lot No. 11 the following two (2) courses 1) South thirty-seven degrees, six minutes, zero seconds East ( $S 37^{\circ} 06' 00'' E$ ), a distance of four hundred sixty-nine and forty-four hundredth feet ( $469.44'$ ) to a point; 2) South seventy-four degrees, zero minutes, zero seconds East ( $S 74^{\circ} 00' 00'' E$ ), a distance of one hundred sixty-one and twelve hundredth feet ( $161.12'$ ) to a point; thence by Lot No. 11 and Lot No. 10 North fifty-eight degrees, zero minutes, zero East ( $N 58^{\circ} 00' 00'' E$ ), a distance of three hundred sixteen feet ( $316.00'$ ) to a point; thence by Lot No. 9 North eighty degrees, zero minutes, zero seconds East ( $N 80^{\circ} 00' 00'' E$ ), a distance of five hundred twenty feet ( $520.00'$ ) to a point on the line of land reputed to be Jane Hartman; thence by land reputed to be Jane Hartman the following two (2) courses 1) South ten degrees, two minutes, thirty-six seconds East ( $S 10^{\circ} 02' 36'' E$ ), a distance of two hundred thirty-six and twenty-three hundredth feet ( $235.23'$ ) to a point; 2) South sixteen degrees, thirty minutes, zero seconds East ( $S 16^{\circ} 30' 00'' E$ ), a distance of three hundred thirty-nine and twenty hundredth feet ( $339.20'$ ) to a point; thence by Lot No. 14 the following two (2) courses 1) North eighty-seven degrees, twenty minutes, zero seconds West ( $N 87^{\circ} 20' 00'' W$ ), a distance of five hundred twenty-one and fourteen hundredth feet ( $521.14'$ ) to a point; 2) North seventy-four degrees, thirty-six minutes, zero seconds West ( $N 74^{\circ} 36' 00'' W$ ), a distance of four hundred forty-six and eighty-five hundredth feet ( $446.85'$ ) to a point; thence by Lot No. 13 North thirty-seven degrees, six minutes, zero seconds West ( $N 37^{\circ} 06' 00'' W$ ), a distance of seven three and twenty-nine hundredth feet ( $703.29'$ ) to a point on the eastern dedicated right-of-way line of Meadow Trail; thence by said eastern dedicated right-of-way line of Meadow Trail North fifty-two degrees, fifty-four minutes, zero seconds East ( $N 52^{\circ} 54' 00'' E$ ), a distance of twenty-five feet ( $25.00'$ ) to a point, the place of Beginning. Said tract contains 392,002.86 square feet or 8.9992 acres.

BEING Lot No. 12 on a "Final Subdivision Plan of Lots 1-A, 1-B and 5 for Hidden Meadows" as recorded in the Office of the Recorder of Deeds of and for York County Pennsylvania, dated February 5, 2001, last revised June 21, 2002 and recorded on July 24, 2002 in Plan Book "RR", Page 971,

BEING A PORTION OF THE PREMISES which Vernon Eugene Bressler and Bertha B. Bressler, husband and wife, by deed dated December 7, 1994 and recorded December 14, 1994 in the York County Recorder of Deeds Office in Record Book 1025, Page 581, granted and conveyed unto Barbara A. Bressler, a single woman, Grantor herein.

PARCEL #38-000-PE-0048.K0-00000

PROPERTY ADDRESS: 312 MEADOW TRAIL, DILLSBURG, PA 17019

UPI# 38-000-PE-0048.K0-00000

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**