

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-001078

Plaintiff(s)

QUICKEN LOANS INC

VS.

Defendant(s)

ANNETTE M. WHEELER
THOMAS D. WHEELER

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:

ANNETTE M. WHEELER
THOMAS D. WHEELER

PARCEL NO.: 45-000-BJ-0032.A0-00000

Land Situated in the Township of Shrewsbury in the County of York in the State of PA.

ALL THAT CERTAIN tract of land with the improvements thereon erected situate in Shrewsbury Township, York County, Pennsylvania, being more particularly bounded and described as follows:

TRACT 1: BEGINNING at a point in Pennsylvania Legislative Route No. 66118, which point is south twenty-eight (28) degrees West one hundred sixty-six and fifty-three hundredths (166.53) feet from another point in said Legislative Route marking a common corner of lands of James L. Streett and Charles F. Bartneslager; thence in and through said Legislative Route, South twenty-eight (28) degrees no (00) minutes no (00) seconds West, two hundred forty-eight and fifty-two hundredths (248.52) feet to a point; thence in and through lands of the grantors herein, of which this was a part, crossing over an iron pipe set thirty and fifty-five hundredths (30.55) feet from the beginning point of this course, North fifty-one (51) degrees four (04) minutes no (00) seconds West, two hundred thirty-seven and sixteen hundredths (237.16) feet to an iron pipe; thence by the same North twenty-eight (28) degrees no (00) minutes no (00) seconds East one hundred twenty-five and sixty-two hundredths (125.62) feet to an iron pipe; thence by the same and crossing over an iron pipe set thirty-one and sixty-three hundredths (31.63) feet from the termination point of this course, South eighty (80) degrees thirty (30) minutes no (00) seconds East, two hundred forty-five and fifty-four hundredths (245.54) feet to the point and place of beginning. Containing 1.000 acre.

The aforesaid description is in accordance with a survey prepared by Joseph W. Shaw, Registered Surveyor, on February 28, 1976, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book Y, Page 644.

TRACT 2: BEGINNING at a point in or near the center line of Pennsylvania Legislative Route No. 66118 at a corner of lands now of James L. Streett; thence in and through said highway, South twenty-eight (28) degrees zero (00) minutes zero (00) seconds West, one hundred sixty-six and fifty-three hundredths (166.53) feet to a point; thence along other lands of the grantee herein, crossing over an iron pipe set thirty-one and sixty-three hundredths (31.63) feet from the beginning of this course, North eighty (80) degrees thirty (30) minutes zero (00) seconds West, two hundred forty-five and fifty-four hundredths (245.54) feet to an iron pipe; thence by the same, South twenty-eight (28) degrees zero (00) minutes zero (00) seconds West, one hundred twenty-five and sixty-two hundredths (125.62) feet to an iron pipe; thence by the same and crossing over an iron pipe set thirty and fifty-five hundredths (30.55) feet from the termination point of this course, South fifty-one (51) degrees four (04) minutes zero (00) seconds East, two hundred thirty-seven and sixteen hundredths (237.16) feet to a point in Pennsylvania Legislative Route No. 66118; thence in and through said highway, South thirty-six (36) degrees fifty-eight (58) minutes fifty-seven (57) seconds West, sixty-two and eighty-eight hundredths (62.88) feet to a point; thence in and through lands of the grantors herein, of which this was a part, and which is about to be conveyed to James W. Wales, crossing over an iron pipe set thirty (30) feet from the beginning of this course, North fifty (50) degrees twenty-five (25) minutes fifty-four (54) seconds West, two hundred twenty-seven and sixty-six hundredths (227.66) feet to an iron pipe; thence by the same, South twenty-eight (28) degrees West, seventy-five and twenty-three hundredths (75.23) feet to an iron pipe; thence along lands of James L. Streett, North forty-four (44) degrees thirty (30) minutes nineteen (19) seconds West, two hundred seventy-five and twenty-eight hundredths (75.28) feet to an iron pipe; thence along the right-of-way line of Interstate Route No. 83, North zero (00) degrees fifty (50) minutes zero (00) seconds West, one hundred thirteen and thirty hundredths (113.30) feet to an iron pipe; thence along lands of James L. Streett and crossing over a concrete monument set thirty-four and eighty-seven (87) degrees twenty-six (26) minutes thirty-eight (38) seconds East, six hundred thirty-eight and seventy-four hundredths (638.74) feet to the place of BEGINNING. Containing 2.651 acres.

The aforesaid description is in accordance with a survey prepared by Joseph W. Shaw, Registered Surveyor, on February 28, 1976 and revised December 1, 1977 which revised plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book AA, Page 18. The above described premises are designated as Lot 2 on said plan.

Commonly known as: 1028 Windy Hill Road, New Freedom, PA 17349

Fee Simple Title Vested in Thomas D. Wheeler and Annette M. Wheeler, husband and wife, as Tenants by the Entireties, by deed from, Thomas D. Wheeler, a married man, dated 12/18/2002, recorded 1/7/2003, in the York County Recorder of deeds in Deed Book 1538, Page 8650, as Instrument No. 2003001591.

PRIOR DEED FOR INFORMATIONAL PURPOSES:

Fee Simple Title Vested in Thomas D. Wheeler, a single adult by deed from, Grover Gardner and Ruth A. Gardner, his wife, dated 5/30/2002, recorded 6/3/2002, in the York County Recorder of deeds in Deed Book 1498, Page 2512, as Instrument No. 2002044309.

PROPERTY ADDRESS: 1028 WINDY HILL ROAD, NEW FREEDOM, PA 17349

UPI# 45-000-BJ-0032.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