

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-001468

Plaintiff(s)

NATIONSTAR MORTGAGE LLC

vs.

Defendant(s)

MICHAEL P. KILGOUR

KELLY J. KILGOUR

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:

MICHAEL P. KILGOUR

KELLY J. KILGOUR

ALL that certain tract of land, situate, lying and being in Manchester Township, York County, Pennsylvania, being known and numbered as Lot No. 9 on a Final Subdivision Plan of MacGregor Downs, prepared by Gordon L. Brown & Associates, Inc., dated February 28, 1997, and bearing the Drawing No. L-3958, being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book QQ, page 307, more particularly bounded and limited as follows, to wit:

BEGINNING at point on the western right-of-way line of Bernays Drive at the dividing line of Lot No. 9 and Lot No. 10; thence continuing along Lot No. 10, South eighty-one (81) degrees, thirty-four (34) minutes, twenty-five (25) seconds West, a distance of one hundred thirty-two and forty one-hundredths (132.40) feet to a point at Lot No. 11; thence continuing along Lot No. 11, North eight (08) degrees, twenty-five (25) minutes, thirty-five (35) seconds West, a distance of one hundred fourteen and seventy-eight one-hundredths (114.78) feet to a point at the lands now or formerly of Tyrone C. Miller; thence continuing along land now or formerly of Tyrone C. Miller, North seventy-eight (78) degrees, ten (10) minutes, forty-five (45) seconds East, a distance of one hundred thirty-two and sixty-three one-hundredths (132.63) feet to a point on the western right-of-way line of Bernays Drive; thence continuing along the western right-of-way line of Bernays Drive, South eight (08) degrees, twenty-five (25) minutes, thirty-five (35) seconds East, a distance of one hundred twenty-two and sixty-three one-hundredths (122.63) feet to a point and place of BEGINNING.

Containing 15,717 square feet.

Title to said Premises vested in Michael P. Kilgour and Kelly J. Kilgour by Deed from Cherry Hill Building Corp., a Pennsylvania corporation dated May 19, 2004 and recorded on May 27, 2004 in the York County Recorder of Deeds in Book 1655, Page 3547 as Instrument No. 2004047277.

Being known as: 1963 Bernays Drive, York, PA 17404

Tax Parcel Number: 36-000-40-0009.00-00000

PROPERTY ADDRESS: 1963 BERNAYS DRIVE, YORK, PA 17404

UPI# 36-000-40-0009.00-00000

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