

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-000222-06

Plaintiff(s)
SPECIALIZED LOAN
SERVICING LLC

VS.

Defendant(s)
WARREN L. BLAKEMORE
DEBRA S. BLAKEMORE

**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:

WARREN L. BLAKEMORE
A/K/A WARREN BLAKEMORE
DEBRA S. BLAKEMORE

ALL THAT CERTAIN lot or tract of land situated in Conewago Township, York County, Pennsylvania, being known as Lot 166 shown on a subdivision plan prepared by Johnston and Associates, Inc. for Wandering Streams, Inc., Drawing No. 2003-05 Sheet 3 as revised 05/01/03 and recorded in the Office of the Recorder of Deeds in and for York County on December 18, 2003, in Plan Book SS Page 450 and bounded and described as follows:

BEGINNING at a point along the northern right-of-way line relocated Smith Road (not yet constructed), said point an approximate distance of 337.19 feet west of the centerline of the Susquehanna Trail (T-956); thence from a said point North 52 degrees 34 minutes 15 seconds East 164.04 feet to a point; thence South 22 degrees 46 minutes 07 seconds West 65.88 feet to a point; thence South 10 degrees 47 minutes 54 seconds West 90.58 feet to a point; thence along a curve to the right having a radius of 175.00 feet for a length of 102.51 feet, chord length of 101.05 feet and chord bearing of North 50 degrees 19 minutes 30 seconds West to a point and place of beginning.

Subject to a 10.0 feet wide drainage easement along the entire side (north) property line, as shown on a subdivision plan prepared by Johnston and Associates, Inc. for Wandering Streams, Inc., Drawing No. 2003-05 Sheet 5 as revised 05/01/03 and recorded in the Office of the Recorder of Deeds in and for York County on December 18, 2003, in Plan Book SS Page 450.

Title to said Premises vested in Warren Blakemore and Debra S. Blakemore by Deed from Gerald R. Horst, Leon Ray Burkholder and Doris J. Burkholder, T/D/B/A Burkholder Builders (Equitable Owners) dated July 21, 2005 and recorded on August 1, 2005 in the York County Recorder of Deeds in Book 1743, Page 4835.

Being known as: 25 Smith Road, York, PA 17406

Tax Parcel Number: 23-000-07-0166.00-00000

PROPERTY ADDRESS: 25 SMITH ROAD, YORK, PA 17406

UPI# 23-000-07-0166.00-00000

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