

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-001513

Plaintiff(s)

U.S. BANK NATIONAL
ASSOCIATION AS LEGAL
TITLE TRUSTEE FOR TRUMAN
2016 SC6 TITLE TRUST

vs.

Defendant(s)

RICHARD T. FRIEND

**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:

RICHARD T. FRIEND

ALL THAT CERTAIN piece, parcel or lot of land together with improvements, situated in Newberry Township, York County, Pennsylvania and bounded and described as follows:

BEGINNING at a point on the Northern right-of-way line of Holly Lane (50.00 feet wide); said point being located at the Southeast corner of Lot No. 67, then along the Eastern boundary line of Lot No. 67, and passing through a 20 foot drainage easement, North 31 degrees 43 minutes 00 seconds West, for a distance of 174.28 feet, to a point on the Southwest corner of Lot No. 72, then along the Southern boundary line of Lot No. 72, and along a line of said 20 foot drainage easement, North 60 degrees 50 minutes 38 seconds East, for a distance of 95.09 feet, to a point on Northwest corner of Lot No. 65, then along the Western boundary line of Lot No. 65, and passing through a 20 foot drainage easement, South 31 degrees 43 minutes 00 seconds East, for a distance of 170.01 feet, to a point on the northern right-of-way line of Holy Lane (50.00 feet wide); then along said right-of-way line of Holly Lane, South 58 degrees 16 minutes 22 seconds West, for a distance of 95.00 feet to a point and the place of BEGINNING.

CONTAINING therein 16,354 square feet and being Lot 66 on Final Subdivision Plan for Phase 11- The Woods, recorded In York County Plan, Book SS, Page 743.

UNDER AND SUBJECT to restrictions, easements, licenses, exceptions, reservations, covenants, agreements, conveyances and Declaration of Covenants and Restrictions specifically set forth In Record Book 1700, Page 7669.

BEING THE SAME PREMISES which Golf Enterprises, Inc., a Pennsylvania Corporation, by deed dated July 13, 2006 and recorded on July 28, 2006 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1826, Page 183, Instrument Number 2006058669, granted and conveyed unto Richard T. Friend.

BEING KNOWN AS: 85 Holly Lane, Etters, PA 17319.

TAX PARCEL NO. 39-000-29-0066.00-00000

Residential Property.

TO BE SOLD AS THE property of RICHARD T. FRIEND.

PROPERTY ADDRESS: 85 HOLLY LANE, ETTERS, PA 17319

UPI# 39-000-29-0066.00-00000

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

(c) CountySuite Sheriff, Teleosoft, Inc.