

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: 2015-SU-002767-06

Plaintiff(s)

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE
FOR UPLAND MORTGAGE
LOAN TRUST A

VS.

Defendant(s)

WILSON IRIZARRY
MARISOL IRIZARRY

**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:

WILSON IRIZARRY
MARISOL IRIZARRY

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City of York, County of York and Commonwealth of Pennsylvania, and being designated as Lot #304 on a certain map entitled "Plan of Fireside Terrace, Section B, prepared by C. S. Davidson, Inc. C.E., dated May 20, 1954, revised July 9, 1954" in the Office of the Recorder of Deeds in and for the County of York, Pennsylvania, on August 25, 1954, in Deed Book 38-R, Page 564, said parcel of land being known as 756 Fireside Road, York, Pennsylvania and being more fully described as follows, to wit:

BEGINNING at a point on the South side of Fireside Road at the corner of Lot No. 303 as shown on the aforesaid plan; thence along the said south side of Fireside Road North eighty-two (82) degrees five (05) minutes forty-six (46) seconds East sixty-eight and thirty-six one-hundredths (68.36) feet to a point at the corner of Lot No. 305; thence along the said Lot No. 305, South seven (07) degrees fifty four (54) minutes ten (10) seconds East one hundred and zero one-hundredths (100.00) feet to a point; thence South eighty-two (82) degrees five (05) minutes forty-six (46) seconds West sixty-eight and thirty-six one-hundredths (68.36) feet to a point at the corner of Lot No. 303, as shown on the aforesaid plan; thence along the said Lot 303, North seven (07) degrees fifty-four (54) minutes ten (10) seconds West, one hundred and zero one-hundredths (100.00) feet to a point and place of BEGINNING.

Title to said Premises vested in Marisol Irizarry and Wilson Irizarry by Deed from Garfield W. McKim and Barbara N. McKim dated October 22, 2004 and recorded on October 28, 2004 in the York County Recorder of Deeds in Book 1685, Page 3942 as Instrument No. 2004092648.

Being known as: 756 Fireside Road, York, PA 17404

Tax Parcel Number: 14-605-05-0019.00-00000

PROPERTY ADDRESS: 756 FIRESIDE ROAD, YORK, PA 17404

UPI# 14-605-05-0019.00-00000

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