

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 09, 2018

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-001277

Plaintiff(s)

CITIBANK, NA, AS TRUSTEE,
FOR THE WAMU MORTGAGE
PASS-THROUGH
CERTIFICATES, SERIES
2004-CB3

VS.

Defendant(s)

RONALD F. SAPAK

**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:

RONALD F. SAPAK

ALL THAT CERTAIN tract of land situated, lying, and being in DOVER TOWNSHIP, York County, Pennsylvania, being designated as Lot No. 45 on a Revised Phase II and Proposed Phase III Subdivision Plan of Harmony Heights at Salem Run, dated January 11, 1999, prepared by Imagineering, Inc., and recorded July 13, 1999 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book QQ, page 241, more particularly described as follows, to wit:

BEGINNING at a point at Lot No. 44 and the edge of a twenty (20) foot Utility Easement; thence along said easement, North thirty-eight (38) degrees forty-five (45) minutes zero (00) seconds East, twenty-eight and thirty-five hundredths (28.35) feet [erroneously stated as twenty-three and thirty-five hundredths (23.35) feet on the above-referenced Plan] to a point at Lot No. 182 (Common Open Area); thence along Lot No. 182, South fifty-one (51) degrees fifteen (15) minutes zero (00) seconds East, one hundred feet (100) feet to a point; thence along Lot No. 182 and Lot No. 51, South thirty-eight (38) degrees forty-five (45) minutes zero (00) seconds West, twenty-eight and thirty-five hundredths (28.35) feet to a point at Lot No. 44; thence along Lot No. 44, North fifty-one (51) degrees fifteen (15) minutes zero (00) seconds West one hundred (100) feet to a point at the edge of a twenty (20) foot Utility Easement, the place of BEGINNING.

TOGETHER WITH AND SUBJECT TO the provisions as contained in the Declaration of Harmony Heights at Salem Run recorded November 20, 1998 in Land Record Book 1344, page 5976, as amended, and the By-laws of the Planned Community of Harmony Heights at Salem Run recorded November 20, 1998 in Land Record Book 1344, page 6025.

BEING the same premises which Ronald F. Sapak, executor of the last will and testament of Francis T. Sapak, deceased, by deed dated August 12, 2010 and recorded April 20, 2011 in the Recorder of Deeds Office in and for York County, PA in Deed Book 2123, Page 8392, Instrument Number 2011019595, granted and conveyed unto Ronald F. Sapak.

BEING PARCEL ID NO.: 24-000-26-0245.00-00000

PROPERTY ADDRESS: 3261 HARMONY ROSE COURT, A/K/A 3261 HARMONYROSE COURT, DOVER, PA 17315

UPI# 24-000-26-0245.00-00000

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