

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 05, 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-000687**

**Plaintiff(s)**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE, IN TRUST FOR  
REGISTERED HOLDERS OF  
FIRST FRANKLIN MORTGAGE  
LOAN TRUST 2005-FF4,  
ASSET-BACKED  
CERTIFICATES, SERIES  
2005-FF4

VS.

**Defendant(s)**

JOHN S MOATS  
THE UNITED STATES OF AMERICA

**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:**

JOHN S MOATS  
THE UNITED STATES OF AMERICA

ALL THAT CERTAIN, tract of land situate on the Western side of Teslin Road in Manchester Township, York County, Pennsylvania, being known as Lot No. 2 on a Plan of "Gwendale," dated May 8, 1953 and recorded on June 19, 1959 in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book K, Page 93, more particularly described as follows, to wit:

BEGINNING at a point on the west side of Teslin Road, said point being located southwardly four hundred five (405) feet from the southwest corner of the intersection of Teslin Road and Piedmont Drive; and running thence along the west side of Teslin Road South twenty-four (24) degrees twenty-three (23) minutes forty (40) seconds East eighty (80) feet to a point at Lot No. 1; and running thence along Lot No. 1 South sixty-five (65) degrees thirty-six (36) minutes twenty (20) seconds West one hundred forty (140) feet to a point at lands now or formerly of Edward E. Rishel; and running thence along said last mentioned lands North twenty-four (24) degrees twenty-three (23) minutes forty (40) seconds West eighty (80) feet to a point at Lot No. 3; and running thence along Lot No. 3 North sixty-five (65) degrees thirty-six (36) minutes twenty (20) seconds East one hundred forty (140) feet to a point on the west side of Teslin Road and the place of BEGINNING. Being Lot No. 2 in the Gwendale Development.

BEING the same premises which Joseph R. Cauchon and Michele Cauchon, husband and wife, by deed dated February 15, 2005 and recorded February 22, 2005 in the Recorder of Deeds Office in and for York County, PA in Deed Book 1707, Page 390, Instrument Number 2005013235, granted and conveyed unto John Moats, a married person.

AND FOREVER BEING the same premises which Yong Feng He and Jirong Zhang, by deed dated July 21, 2009 and recorded October 8, 2009 in the Recorder of Deeds Office in and for York County, PA in Deed Book 2046, Page 785, Instrument Number 2009059271, granted and conveyed unto John Moats, a married person.

BEING PARCEL ID NO.: 36-000-07-0225.00-00000

PROPERTY ADDRESS: 2020 TESLIN ROAD, YORK, PA 17404

UPI# 36-000-07-0225.00-00000

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**