

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

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-000974

Plaintiff(s)

OCWEN LOAN SERVICING, LLC

Defendant(s)

TODD D. SCHROYER

vs.

**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:

TODD D. SCHROYER

ALL THAT CERTAIN tract of land situate on the Southern line of Altland Avenue, in the Township of West Manchester, County of York and Commonwealth of Pennsylvania, known and numbered as 1632 Altland Avenue, and being further identified as Lot No. 15 and a small portion of Lot No. 14 on a revised Plan of Holly Heights, prepared by Daugherty and Smyser, Registered Engineers, dated February 7, 1955, recorded in deed Book 40-V, Page 359, Records of York County, and being more fully bounded and described as follows:

BEGINNING at a point on the Southern line of Altland Avenue at a corner of the remaining portion of Lot No. 14 on said Plan, which property is known and numbered as 1648 Altland Avenue, and is now owned by H. Richard Brothers and Violet G. Brothers, husband and wife; said point of beginning is also measured two hundred nine and eighty-four hundredths (209.84) feet in a Westwardly direction from the intersection of the Southern line of Altland Avenue with the Western line of Steward Street; thence extending along the Southern line of Altland Avenue South sixty-three degrees twenty minutes twenty seconds East, eleven and seven hundred and fifty-five thousandths (11.755) feet to a point; thence continuing along the Southern line of Altland Avenue by a curve to the left having a radius of three hundred and sixty (360) feet for an arc distance of sixty and twenty-one hundredths (60.21) feet to a point at Lot No. 16 on said Plan, which property is known and numbered as 1616 Altland Avenue and is now owned by Leroy E. Michael and Pearl H. Michael, husband and wife; thence extending along said Lot No. 16 on said Plan South seventeen degrees four minutes forty seconds West, two hundred eleven and two hundredths (211.02) feet to a point at Lot No. 3 on said Plan; thence extending along Lots Nos. 3 & 4 on said Plan South eighty-five degrees eight minutes West one hundred twenty-one and seventy-six hundredths (121.76) feet to a point at the above mentioned Lot No. 14 on said Plan, now owned by H. Richard Brothers and Violet G. Brothers, husband and wife; thence extending through Lot No. 14 on said Plan North twenty-six degrees thirty-nine minutes forty seconds East, two hundred sixty-six and seventy two hundredths (266.72) feet to the first mentioned point on the Southern line of Altland Avenue and the place of BEGINNING.

ALSO KNOWN AS : 1632 Altland Avenue, York, PA 17404

TAX ID #: 51-000-02-0030.00-00000

Fee Simple Title Vested in Todd D. Schroyer, single man by deed from, John Lester Eller and Helen L. Eller, husband and wife, dated 08/15/2001, recorded 08/16/2001, in the York County Recorder of deeds in Deed Book 1451, Page 6683, Instrument # 2001050672.

PROPERTY ADDRESS: 1632 ALTLAND AVENUE, YORK, PA 17404

UPI# 51-000-02-0030.00-00000

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