

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

June 11, 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-001924**

Plaintiff(s)  
DITECH FINANCIAL LLC

vs.

Defendant(s)  
DAVID RUSSELL

**And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:**

**AS THE REAL ESTATE OF:**

DAVID RUSSELL

Tract No. 1:

ALL that certain lot of land, situate on the East side of South Penn Street, and known and numbered as 117 South Penn Street, in the City of York, York County, Pennsylvania, bounded and described as follows, to wit:

ON the West by South Penn Street; on the North by property now or formerly of William P. McIlvain; on the East by property now or formerly of Ben Mann; and on the South by property now or formerly of Francis Gallatin, Containing in front on Penn Street twenty feet and extending Eastwardly of a uniform width sixty-four feet to said property now or formerly of Ben Mann.

Tract No. 2:

BEGINNING at a point at the Southwest corner of lands known as #372-374 West King Street, said point being located the following two (2) courses and distances from the Southeast corner of the intersection of West King Street and South Penn Street, namely; (1) South twenty-one (21) degrees forty-four (44) minutes twelve (12) seconds East a distance of one hundred twenty-eight and forty-three one-hundredths (128.43) feet; (2) North sixty-eight (68) degrees two (2) minutes twenty-six (26) seconds East a distance of sixty-six and seven one-hundredths (66.07) feet; extending thence along lands known as #372.374 West King Street North sixty-eight (68) degrees two (2) minutes twenty-six (26) seconds East a distance of forty (40) feet to a point at other lands of the Redevelopments Authority of the City of York; extending thence along said last mentioned lands South twenty-one (21) degrees fifty-seven (57) minutes thirty-four (34) seconds East a distance of twenty (20) feet to a point at lands known as the rear of #119 South Penn Street; extending thence along said last mentioned lands South sixty-eight (68) degrees two (2) minutes twenty-six (26) seconds West a distance of forty (40) feet to a point at lands known as #117 South Penn Street; extending thence along said last mentioned lands North twenty-one (21) degrees fifty-seven (57) minutes thirty-four (34) seconds West a distance of twenty (20) feet to the point of BEGINNING. Containing 800 square-feet of land.

The property address being known as No. 117 S. Penn Street, York, Pennsylvania 17404-3829.

Parcel#: 09-199-03-0028.00-00000

PROPERTY ADDRESS: 117 SOUTH PENN STREET, YORK, PA 17404

UPI# 09-199-03-0028.00-00000

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**