

# 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-001767**

**Plaintiff(s)**

M&T BANK

**Defendant(s)**

BRENDA L. HECKENER  
GERALD M. HECKENER

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:**

BRENDA L. HECKENER  
GERALD M. HECKENER

ALL the following two (2) described tracts of land situate, lying and being in Washington Township, York County, Pennsylvania, bounded, limited and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point in the center of Davidsburg Road (L.R. 66035); thence running along and with the center of Davidsburg Road (L.R. 66035), North eight eighty-seven (87) degrees twenty-seven (27) minutes forty (40) seconds East, seven hundred sixty-six and seventy-three hundredths (766.73) feet to a point in said Davidsburg Road; thence leaving Davidsburg Road, passing through a steel pin set and running along and with lands now or formerly of John E. Melhorn, South forty-six (46) degrees forty-two (42) minutes seventeen (17) seconds East, four hundred nineteen and sixty-eight hundredths (419.68) feet to a steel pin at lands now or formerly of Ernest Hoffman; thence along and with lands now or formerly of Ernest Hoffman and lands now or formerly of James C. and Diane L. Clarke, South forty-three (43) degrees thirty-seven (37) minutes twelve (12) seconds West, nine hundred twenty-one and eighty-three hundredths (921.83) feet to a steel pin set at Lot No. 4 as shown on the hereinafter referenced subdivision plan; thence along and with said Lot No. 4, North forty-two (42) degrees twenty-five (25) minutes fifty-three (53) seconds West, three hundred eighty-nine and thirty-four hundredths (389.34) feet to a steel pin set; thence continuing along Lot No. 4, North twenty-eight (28) degrees forty-one (41) minutes five (05) seconds West, seventy and eighty-seven hundredths (70.87) feet to a steel pin set; thence continuing along the same, North forty (40) degrees fifty-six (56) minutes twenty-seven (27) seconds West, three hundred forty-six and ninety-one hundredths (346.91) feet to a steel pin set at Lot No. 2; thence along and with said Lot No. 2, North fifty (50) degrees fifty-six (56) minutes five (05) seconds East, one hundred ninety-seven and ninety hundredths (197.90) feet to a steel pin; thence continuing along Lot No. 2 North nineteen (19) degrees twenty-five (25) minutes thirty-five (35) seconds West, one hundred ninety-five and ninety-six hundredths (195.96) feet, passing through a steel pin, to a point in the center of Davidsburg Road (L.R. 66035), the point and place of BEGINNING. CONTAINING 14.829 acres (gross), and 14.319 acres (net).

The above described tract of land is known as Lot No. 1 on the final Plan Subdivision for Gerald M. Heckener, as prepared by Group Hanover Consulting Engineers/Surveyors, dated May 4, 1987, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book HH, at page 730.

IT BEING a part of that tract of land which Gerald M. Heckener, unmarried and Stephanie A. Heckener, unmarried, by deed dated the 3rd day of October, 1993, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 757, at page 399, granted and conveyed unto Gerald M. Heckener.

TRACT NO. 2: BEGINNING at a steel pin set at lands now or formerly of Lupe Guerra; thence along and with lands now or formerly of Lupe Guerra, North fifty (50) degrees fifty-six (56) minutes five (05) seconds East, one hundred twelve and forty-four hundredths (112.44) feet to an existing steel pin at lands of Gerald M. Heckener, being known as Lot No. 1 of a previously approved subdivision plan recorded in Plan Book HH at page 730 and described as Tract No. 1 above; thence along and with Lot No. 1, lands of Gerald M. Heckener, South forty (40) degrees fifty-five (55) minutes twenty-seven (27) seconds East, three hundred forty-six and ninety-one hundredths (346.91) feet to an existing steel pin; thence continuing along lands of the same, South twenty-eight (28) degrees forty-one (41) minutes six (06) seconds East, seventy and eighty-seven hundredths (70.87) feet to an existing steel pin; thence continuing along said lands South forty-two (42) degrees twenty-five (25) minutes fifty-three (53) seconds East, three hundred eighty-nine and thirty-four hundredths (389.34) feet to an existing steel pin at lands now or formerly of James C. Clark; thence along and with lands now or formerly of James C. Clark, South forty-three (43) degrees thirty-seven (37) minutes twelve (12) seconds West, seventy-one and ninety-one hundredths (71.91) feet to a steel pin set at Lot No. 4; thence along and with said Lot No. 4 North forty-three (43) degrees twenty-seven (27) minutes six (06) seconds West, eight hundred sixteen and sixty-six hundredths (816.66) feet to a steel pin set at lands now or formerly of Lupe Guerra, the point and place of BEGINNING. CONTAINING 1.656 acres.

The above described tract of land is known as Lot No. on the Final Subdivision Plan for Gerald M. Heckener, Resubdivision of Lot #4, as prepared by Group Hanover Consulting Engineers/Surveyors, dated March 31, 1993, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book MM, at page 522.

IT BEING a part of that tract of land which Gerald M. Heckener, unmarried and Stephanie A. Heckener, unmarried, by deed dated the 3rd day of October, 1993, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 757, at page 399, granted and conveyed unto Gerald M. Heckener.

SUBJECT TO the restrictions for said Lot No. 6 as set forth on the referenced subdivision plan.  
THE ABOVE DESCRIBED Tract No. 2, being Lot No. 6 is to be an agricultural add-on to Tract No. 2, being Lot No. 6, is to be an agricultural add-on to Tract No. 1 herein described, being Lot No. 1, and said Tract No. 2 is to become an integral, non-separable part of Tract No. 1.

BEING THE SAME PREMISES AS Gerald M. Heckener and Brenda L. Heckener, Husband and Wife, by Deed dated July 27, 2006, and recorded on August 3, 2006, by the York County Recorder of Deeds in Deed Book 1830, Page 7073, Instrument No. 2006060666, granted and conveyed unto Gerald M. Heckener and Brenda L. Heckener, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 6673 Davidsburg Road, East Berlin, PA 17316.

PARCEL NOs.: 50-000-KD-0005.00-00000 and 50-000-KD-0005.F0-00000.

PROPERTY ADDRESS: 6673 DAVIDSBURG ROAD, EAST BERLIN, PA 17316

UPI# 50-000-KD-0005.00-00000 & 50-000-KD-0005.F0-00000

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**