

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: 2016-SU-002988

Plaintiff(s)

NEW PENN FINANCIAL, LLC
D/B/A SHELLPOINT
MORTGAGE SERVICING

vs.

Defendant(s)

MELISSA FISHER
DANIEL F. FISHER

**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:

MELISSA FISHER
DANIEL F. FISHER

TRACT NO. 1: ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN EAST PROSPECT BOROUGH, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA, AND KNOWN AND NUMBERED AS LOT NO. 1 ON A SUBDIVISION PLAN OF ROBERT E. HAAG, INC., LAND SURVEYORS, FOR DONALD R. ALDINGER AND KAREN E. ALDINGER AND GLEN A. YOHE AND CINDY A. YOHE AND RICHARD E. SLAYBURGH AND LAURA M. SLAYBURGH BEARING DRAWING NO. 2236-435, DATED DECEMBER 1988 AND RECORDED AUGUST 10, 1989 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA IN PLAN BOOK JJ, PAGE 460, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A P.K. NAIL SET ON THE NORTHEAST CORNER OF THE INTERSECTION OF THE EASTERN SIDE OF A THIRTY (30) FEET WIDE PUBLIC ACCESS ROAD WITH THE NORTHERN SIDE OF A FOURTEEN (14) FEET WIDE ALLEY; THENCE ALONG LANDS NOW OR FORMERLY OF THE ESTATE OF ETHEL M. FREY, NORTH NINETEEN (19) DEGREES FIFTY TWO (52) MINUTES TWENTY (20) SECONDS WEST, A DISTANCE OF TWO HUNDRED SEVENTY EIGHT AND EIGHTY SEVEN ONE-HUNDREDTHS (278.87) FEET TO A STEEL PIN SET AT LANDS NOW OR FORMERLY OF H. PAUL STEIN; THENCE CONTINUING ALONG SAME, NORTH FIFTY-FOUR (54) DEGREES SEVEN (07) MINUTES THIRTY (30) SECONDS EAST, A DISTANCE OF THREE HUNDRED SEVENTY EIGHT AND TWENTY ONE-HUNDREDTHS (378.20) FEET TO A STEEL PIN AT SAID LANDS AND LOT NO. 4 ON SAID PLAN; THENCE CONTINUING ALONG SAID LOT NO. 4, SOUTH THREE (03) DEGREES TWENTY (20) MINUTES TEN (10) SECONDS WEST, A DISTANCE OF ONE HUNDRED NINE AND SEVENTY ONE-HUNDREDTHS (109.70) FEET TO A STEEL PIN SET AT SAID LOT 4; THENCE CONTINUING ALONG SAME AND LOT NO. 2 ON SAID PLAN, SOUTH FIFTY-FOUR (54) DEGREES SEVEN (07) MINUTES THIRTY (30) SECONDS WEST, A DISTANCE OF TWO HUNDRED SIX AND THIRTY SEVEN ONE-HUNDREDTHS (206.37) FEET TO A STEEL PIN SET AT SAID LOT 2; THENCE CONTINUING ALONG SAME, SOUTH ELEVEN (11) DEGREES SEVEN (07) MINUTES THIRTY (30) SECONDS WEST, A DISTANCE OF ONE HUNDRED SEVENTEEN AND EIGHTY-FIVE ONE-HUNDREDTHS (117.85) FEET TO A STEEL PIN SET; THENCE CONTINUING ALONG SAME, SOUTH NINETEEN (19) DEGREES SEVENTEEN (17) MINUTES FIFTY-FIVE (55) SECONDS EAST, A DISTANCE OF ONE HUNDRED TWENTY-FIVE AND ZERO ONE-HUNDREDTHS 125.00 FEET TO A STEEL PIN SET ON THE NORTH SIDE OF SAID ALLEY; THENCE CONTINUING ALONG SAME, SOUTH SEVENTY (70) DEGREES FORTY-TWO (42) MINUTES FIVE (05) SECONDS WEST, A DISTANCE OF SIXTY AND ZERO ONE-HUNDREDTHS (60.00) FEET TO A P.K. NAIL SET, THE POINT AND PLACE OF BEGINNING.

TRACT NO. 2: ALL THE FOLLOWING DESCRIBED PIECE, PARCEL AND LOT OF GROUND SITUATE, LYING AND BEING IN THE BOROUGH OF EAST PROSPECT, IN THE COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO WIT:

BEGINNING AT A PEG ON THE NORTHERN SIDE OF MAPLE STREET AND THE EASTERN SIDE OF A STREET THIRTY (30) FEET WIDE; THENCE ALONG SAID SIDE OF SAID STREET, NORTH TWENTY-ONE AND ONE-HALF (21 1/2) DEGREES WEST, ONE HUNDRED SEVENTY (170) FEET TO A STAKE ON THE SOUTHERN SIDE OF A FOURTEEN (14) FEET ALLEY; THENCE ALONG SAID SIDE OF SAID ALLEY, NORTH SIXTY-EIGHT AND ONE-HALF (68 1/2) DEGREES EAST, THIRTY-SIX (36) FEET TO A STAKE; THENCE BY LOT NOW OR FORMERLY OF REGINALD A. KOONS AND DOROTHY L. KOONS, HIS WIFE, SOUTH TWENTY-ONE AND ONE-HALF (21 1/2) DEGREES EAST, TWENTY-FOUR (24) FEET TO A STAKE; THENCE BY THE SAME, NORTH SIXTY-EIGHT AND ONE-HALF (68 1/2) DEGREES EAST, ONE (1) FEET SIX (06) INCHES TO STAKE; THENCE BY THE SAME, SOUTH TWENTY-ONE AND ONE-HALF (21 1/2) DEGREES EAST, ONE HUNDRED FORTY-SIX (146) FEET TO STAKE ON THE NORTHERN SIDE OF SAID MAPLE STREET; THENCE ALONG SAID SIDE OF SAID STREET, SOUTH SIXTY-EIGHT AND ONE-HALF (68 1/2) DEGREES WEST, THIRTY-SEVEN (37) FEET SIX (06) INCHES TO THE PLACE OF BEGINNING.

PARCEL-ID: 60-000-01-0056.B0-00000 AND 60-000-01-0056.C0-00000

49 West Maple Street Wrightsville, PA 17368
West Maple Rear Street Wrightsville, PA 17368

PROPERTY ADDRESS: 49 WEST MAPLE STREET, WRIGHTSVILLE, PA 17368

UPI# 60-000-01-0056.B0-00000

PROPERTY ADDRESS: WEST MAPLE REAR STREET, WRIGHTSVILLE, PA 17368

UPI# 60-000-01-0056.C0-00000

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**