

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

October 01, 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-002338**

**Plaintiff(s)**

LSF8 MASTER PARTICIPATION  
TRUST

vs.

**Defendant(s)**

JEFFREY L. RICE  
SHEILA M. RICE

**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:**

JEFFREY L. RICE  
SHEILA M. RICE

ALL THAT CERTAIN tract of land situate in Hellam Township, York County, Pennsylvania, known and identified as Lot No. 6 on the Final Subdivision Plan of Watershed Estates, Phase II, recorded in Plan Book QQ, Page 312, and more fully described as follows:

BEGINNING at a point in the Northwest line of Chelsea Way (formerly Watershed Court), said point being the division line between Lots 6 and 7; thence South 45 degrees 23 minutes 41 seconds West along the Northwest line of Chelsea Way, the distance of 147.41 feet to a point at the division line between Lots 5 and 6; thence North 30 degrees 19 minutes 10 seconds West along the division line between Lots 5 and 6, the distance of 293.44 feet to a point; thence North 28 degrees 24 minutes 14 seconds West along the division line between Lots 5 and 6, the distance of 278.23 feet to land now or formerly of Harry L. and Anna Mae Almoney; thence North 54 degrees 29 minutes 40 seconds East along land now or formerly of Richard S. and Kern K. Matthews, the distance of 95.03 feet to the division line between Lots Nos. 6 and 7; thence South 32 degrees 29 minutes 25 seconds East along the division line between Lots 6 and 7, the distance of 279.74 feet to a point; thence South 36 degrees 26 minutes 18 seconds East along the division line between Lots 6 and 7, the distance of 265.70 feet to the Northwest line of Chelsea Way, being the point and place of beginning.

BEING property known and numbered as 109 Chelsea Way York, PA 17406

BEING the same premises which John E. Adams, Jr. by deed dated October 17, 2002 and recorded in the Office of Recorder of Deeds in and for York County on October 23, 2002 at Book 1523, Page 5542 and instrument #2002085942, conveyed unto Jeffrey L. Rice and Sheila M. Rice, his wife.

PARCEL #31-000-LJ-0042.H0-00000

PROPERTY ADDRESS: 109 CHELSEA WAY, YORK, PA 17406

UPI# 31-000-LJ-0042.H0-00000

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**