

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

August 06, 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-000001

Plaintiff(s)

OCWEN LOAN SERVICING, LLC

vs.

Defendant(s)

KRYSTAL BALDWIN  
SCOTT E. BALDWIN  
A/K/A SCOTT BALDWIN

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:

KRYSTAL BALDWIN  
SCOTT E. BALDWIN  
A/K/A SCOTT BALDWIN

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED, LIMITED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ALONG THE RIGHT-OF-WAY LINE OR BREEZEWOOD DRIVE, A FIFTY (50.00) FEET WIDE RIGHT-OF-WAY, AND CORNER OF LOT NO. 53 ON THE HEREINAFTER REFERRED TO SUBDIVISION PLAN; THENCE ALONG LOT NO. 53, NORTH EIGHTY-THREE (83) DEGREES TWENTY-TWO (22) MINUTES THIRTY (30) SECONDS WEST. ONE HUNDRED THIRTY-FOUR AND FIFTY-FOUR ONE-HUNDREDTHS (134.54) FEET TO A POINT AT CORNER OF LOT NO. 36 ON THE HEREINAFTER REFERRED TO SUBDIVISION PLAN; THENCE ALONG LOT NO. 36 NORTH EIGHT (8) DEGREES FORTY-TWO (42) MINUTES THIRTY-THREE (33) SECONDS EAST, ONE HUNDRED FOUR AND SIXTY-FIVE ONE HUNDREDTHS (104.65) FEET TO A POINT ALONG LINE OF LANDS NOW OR FORMERLY OF BAIR J. AND MARION D. GEISSINGER; THENCE ALONG SAID LAST MENTIONED LANDS, SOUTH SEVENTY-FIVE (75) DEGREES FIFTY-EIGHT (58) MINUTES THREE (3) SECONDS EAST, ONE HUNDRED TWENTY-EIGHT AND EIGHTY-ONE ONE HUNDREDTHS (128.81) FEET TO A POINT ALONG THE RIGHT-OF-WAY LINE OF BREEZEWOOD DRIVE, AFORESAID; THENCE ALONG THE RIGHT-OF-WAY LINE OF BREEZEWOOD DRIVE, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF ONE THOUSAND TWO HUNDRED EIGHT-NINE AND TWELVE ONE HUNDREDTHS (1,289.12) FEET, AND ARC LENGTH OF EIGHT-EIGHT AND FOUR ONE-HUNDREDTHS (88.04) FEET, AND ALONG CHORD BEARING AND DISTANCE OF SOUTH FOUR (4) DEGREES FORTY (40) MINUTES FOUR (4) SECONDS WEST, EIGHTY-EIGHT AND THREE ONE HUNDREDTHS (88.03) FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 12,673 SQUARE FEET AND DESIGNATED AS LOT NO. 54 ON FINAL PLAN OF MORELOCK HILLS PREPARED BY GROUP HANOVER, INC. DATED JULY 9, 1993, PROJECT NO. 882740 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN PLAN BOOK MM, PAGE 893 AND REVISED PLAN RECORDED IN PLAN BOOK NN, PAGE 103.

ALSO KNOWN AS: 183 Breezewood Drive, Hanover, PA 17331-7927

Tax ID #: 44-000-29-0054.00-00000

Fee Simple Title Vested Scott E. Baldwin by deed from, Scott E. Baldwin and Krystal Baldwin, Husband and wife, dated 09/25/2013, recorded 02/28/2014, in the York County Recorder of deeds in Deed Book 2269, Page 8572.

PROPERTY ADDRESS: 183 BREEZEWOOD DRIVE, HANOVER, PA 17331

UPI# 44-000-29-0054.00-00000

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**