

# 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-001449

Plaintiff(s)

THE BANK OF NEW YORK  
MELLON FKA THE BANK OF  
NEW YORK AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS OF  
THE CWABS INC.,  
ASSET-BACKED  
CERTIFICATES, SERIES 2005-16

vs.

Defendant(s)

DEBORAH L. PETERSON

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:

DEBORAH L. PETERSON  
AKA DEBORAH L. PETERSEN

ALL THAT CERTAIN piece or parcel of land and premises, situate, lying and being in the Township of Monaghan in the County of York and Commonwealth of Pennsylvania, more particularly described as follows:

BEING known as Lot No. 212 on and bounded and described according to a Final Subdivision Plan of Memphord Estates, Section Five (5) drawn by Charles W. Junkins, Registered Surveyor, dated January 13, 1987 and revised February 12, 1987, revised April 10, 1987, revised April 21, 1987, and recorded in York County Records in Plan Book HH, Page 622, as follows, to wit:

BEGINNING at a point at a concrete, monument on the eastern line of Winter Drive at corner of Lot No. 195 as shown on Plan of Memphord Estates Extension, Section Two (2) recorded in Plan Book AA, Page 193; thence along Lot No. 195, South seventy-one degrees Seventeen minutes forty-four seconds East, (S 71 degrees 17 minutes 44 second E) one hundred fifty and no one hundredths (150.00) feet to a concrete monument at corner of Lot No. 196 on the aforementioned plan; thence along Lot No. 196 South thirty-six degrees fifty-three minutes two seconds East (S 36 degrees 53 minutes 2 seconds E) ninety-one and thirty-six hundredths (91.36) feet to a concrete monument at corner of Lot No. 197 on the above mentioned plan; thence along Lot No. 197 South four degrees sixteen minutes twenty seconds West, (S 4 degrees 16 minute 20 second W) forty-five and ninety hundredths (45.90) feet to a point at corner of Lot No. 211 on the above mentioned plan; thence along Lot No. 211, North seventy-one degrees four minutes twenty-one seconds West, (N 71 degree 04 minute 21 second W) two hundred thirty-six and eighty-three hundredths (236.83) feet to a point on the eastern line of Winter Drive; thence along the eastern line of Winter Drive, North eighteen degrees forty-two minutes sixteen seconds East, (E 18 degree 42 minute 16 second E) ninety-five and eighteen hundredths (95.18) feet to a point at a concrete monument at corner of Lot No. 195, being the first mentioned point and place of BEGINNING.

CONTAINING 19,858 square feet and being known and numbered as 12 Winter Drive.

SUBJECT NEVERTHELESS, to the restrictions for Memphord Estates recorded in York County Records aforesaid in Deed Book 66-V, Page 186.

Parcel#: 38-000-01-0212.00-00000

Property Address: 12 Winter Drive, Dillsburg, PA 17019

PROPERTY ADDRESS: 12 WINTER DRIVE, DILLSBURG, PA 17019

UPI# 38-000-01-0212.00-00000

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**