

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: 2017-SU-002697

Plaintiff(s)

OCWEN LOAN SERVICING, LLC

Defendant(s)

DIANE C. BINGAMAN

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:

DIANE C. BINGAMAN

Tract No. 1: ALL OF THE FOLLOWING described premises situate in East Manchester Township, County of York and Commonwealth of Pennsylvania known as Lot No. 2 on a plan of lots surveyed by Winfield Glick, Registered Surveyor on June 20, 1946, and being more particularly bounded limited and described as follows, to wit:

BEGINNING at an iron pin in the State Highway leading to Strinestown, said point being located four hundred five (405) feet northeast of the point where the said State Highway crosses the Little Conewago Creek, and extending thence from said point along lands now or formerly of D. L. Hitchcock, known as Lot No. 1 on said above-mentioned Plan, South forty-five (45) degrees East, one hundred seventy (170) feet to a point at a twelve (12) feet wide alley; extending thence from said point along said alley, South forty-five (45) degrees West, fifty (50) feet to a point at other lands now or formerly of D. L. Hitchcock, known as Lot No. 3 on said above-mentioned Plan; extending thence from said point along said last-mentioned lands, North forty-five (45) degrees West, one hundred seventy (170) feet to a point in the aforementioned State Highway; extending thence from said point in and through said State highway, North forty-five (45) degrees East, fifty (50) feet to an iron pin in said State Highway and place of BEGINNING.

THE SAID TRACT NO. 1 BEING the same premises which W. C. McKinley, Sheriff of York County, by his deed dated the 27th day of December, 1967, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Deed Book 60-V, at Page 574, granted and conveyed unto JAMES P. DIETZ, and PAUL A. DIETZ and ELEANOR M. DIETZ, his wife. The said Paul A. Dietz died on October 14, 1983 and the said Eleanor M. Dietz died on December 31, 1998, whereupon title vested solely in JAMES P. DIETZ, single

Tract No. 2: ALL of the following described premises situate in East Manchester Township, County of York and Commonwealth of Pennsylvania being described in accord with a survey prepared by Clark H. Bentzel, Registered Surveyor, dated September 21, 1970 Drawing No. E-1570-6, and being more fully bounded, limited and described as follows, to wit:

Beginning at a point at other lands now or formerly of Mary L. Hitchcock, Widow; thence along the same, South forty-five (45) degrees no (00) minutes East one hundred seventy and no one-hundredths (170) feet to a point on the North side of a twelve foot wide alley; thence along said alley, South forty-six (46) degrees forty-seven (47) minutes West, twenty-five and no one-hundredths (25.00) feet to a pipe at other lands now or formerly of Mary L. Hitchcock, Widow, of which this was a part; thence along the same, North forty-five (45) degrees no (00) minutes West, one hundred seventy and no one-hundredths (170.00) feet to a pipe; thence North forty-six (46) degrees forty-seven (47) minutes East, twenty-five and no one-hundredths (25.00) feet to a point and place of beginning.

BEING the house number 905 Conewago Creek Road, Manchester, PA 17345.

TAX ID No. 26-000-NH-0041.00-00000

Fee Simple Title Vested in Diane C. Bingaman, as sole owner by deed from, Gene R. Valore, (deceased) and Diane C. Bingaman, as joint tenants with right of survivorship and not as tenants in common, dated October 22, 2009, recorded December 18, 2009, in the York County Recorder of deeds in Deed Book 2056, Page 4557.

PROPERTY ADDRESS: 905 CONEWAGO CREEK ROAD, MANCHESTER, PA 17345

UPI# 26-000-NH-0041.00-00000

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**