

# 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-002636

Plaintiff(s)

CARRINGTON MORTGAGE  
SERVICES, LLC

vs.

Defendant(s)

KRISTEN L. KERPAN  
MATTHEW E. KERPAN

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:

KRISTEN L. KERPAN  
MATTHEW E. KERPAN

ALL THAT CERTAIN tract or parcel of land situate in the Township of Newberry, County of York and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Northern line of Cartref Road (Township Road T-904) (50 feet wide), which point is on the line dividing Lots Nos. P-171 and P-172 as the same are shown on the hereinafter mentioned Plan of Lots; thence South 73 degrees, 18 minutes, 40 seconds West along said line of Township Road T-904, 95 feet to a point in the line dividing Lots Nos. P-172 and P-173 as shown on said Plan; thence North 16 degrees, 41 minutes, 20 seconds West along said dividing line 185.11 feet to a point in the Southern line of Lot No. P-198; thence North 51 degrees, 4 minutes, 00 seconds East along said line of Lot No. P-198 a distance of 25.29 feet to a point; thence North 39 degrees, 00 minutes, 00 seconds East continuing along the same and beyond 86.69 feet in the line dividing Lots Nos. P-171 and P172 aforesaid; thence South 16 degrees, 41 minutes, 20 seconds East along the last said dividing line 243.57 feet to a point in the Northern line of Township Road T-904, the place of beginning.

BEING KNOWN AS 290 Cartref Road, Etters, PA 17319

BEING THE SAME PREMISES which Federal National Mortgage Association aka Fannie Mae, by Deed dated March 6, 2008 and recorded March 26, 2008 in the Office of the Recorder of Deeds in and for the County of York, in Deed Book 1955, Page 2660, as Instrument No. 2008018072, granted and conveyed unto Matthew E. Kerpan and Kristen L. Kerpan, in fee.

PARCEL NO. 39-000-06-0172.00-00000.

PROPERTY ADDRESS: 290 CARTREF ROAD, ETTERS, PA 17319

UPI# 39-000-06-0172.00-00000

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