

# 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: 2016-SU-001219-06**

**Plaintiff(s)**

WELLS FARGO BANK, N.A.

**Defendant(s)**

RAY R. STRAUSBAUGH, III

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:

RAY R. STRAUSBAUGH, III

ALL THAT CERTAIN lot or tract of land situated on the North side of Westwood Drive, Conewago Township, York County, Pennsylvania as shown on a plan prepared by Richard P. March. P.E. dated August 18, 1971, having a Plan Number 36-8S-71 more particularly bounded and described as follows, to wit:

SITUATE in Conewago Township.

BEGINNING at an iron pin in the Northern line of said Westwood Drive; thence along Lot No. 107 North twenty (20) degrees thirty-five (35) minutes East, a distance of one hundred one and fifteen one-hundredths (101.15) feet to an iron pin; thence along lands formerly of Richard H. Waltersdorff, Inc. South seventy-one (71) degrees forty-one (41) minutes thirty (30) seconds East, a distance of one hundred ten and ninety-five one hundredths (110.95) feet to an iron pin; thence along Lot No. 109 South forty-six (46) degrees forty-one (41) minutes twenty-five (25) seconds West, a distance of one hundred thirty-three and eighteen one-hundredths (133.18) feet to an iron pin; thence along the line of said Westwood Drive with a curve to the left, said curve having a radius of one hundred sixty-two and ninety-nine one-hundredths (162.99) feet the chord of said curve being North fifty-four (54) degrees twenty-two (22) minutes thirty (30) seconds West, a distance of fifty-four and eleven one-hundredths (54.11) feet to an iron pin, the place of beginning.

Containing 9,100 square feet of land.

Being Lot No. 108.

Title to said Premises vested in Ray R. Strausbaugh III by Deed from CitiFinancial Mortgage Company, Inc., By Michael Messier, Assistant Vice President dated October 9, 2002 and recorded on December 6, 2002 in the York County Recorder of Deeds in Book 1532, Page 8805 as Instrument No. 2002098715.

Being known as: 243 Westwood Dr, York, PA 17404

Tax Parcel Number: 23-000-03-0108.00-00000

PROPERTY ADDRESS: 243 WESTWOOD DRIVE, YORK, PA 17404

UPI# 23-000-03-0108.00-00000

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**