

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-002351

Plaintiff(s)

NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY

vs.

Defendant(s)

MARY GORDON

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:

MARY GORDON
AKA MARY E. GORDON

ALL THAT CERTAIN, that certain piece, parcel or tract of ground, situate, lying and being in the TOWNSHIP OF SHREWSBURY, York County, Pennsylvania, more fully shown on a plan of lot known as Smith mill Farms and which plan is about to be recorded in the office of Recorder of Deeds of York County, Pennsylvania said Lot being No. 3 on said plan, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Western edge of Township Road No. T-403, known as Keeney Mill Road at the Northwesternmost corner of Lot No. 4 on said plan; thence along the Western edge of said Township Road No. T-403 North zero (00) degrees, forty-two (42) minutes, zero (00) seconds East, twenty-nine and ninety-eight hundredths (29.98) feet to a point; thence by the same by a curve to the right, the radius of which is three hundred twelve and three hundredths (312.03) feet and the chord of which extends North twelve (12) degrees, two (02) minutes East one hundred twenty-two and sixty-four Hundredths (122.64) feet for an arc distance of one hundred twenty-three and forty-four hundredths (123.44) feet; thence by the same North twenty-three (23) degrees, twenty-two (22) minutes, zero (00) seconds East fifty-two and eighteen hundredth (52.18) feet to a point at the Southwesternmost corner of Lot No. 2 on said plan; thence along Lot No. 2 South eighty-two (82) degrees, sixteen (16) minutes, forty-nine (49) seconds East two hundred ninety-six and sixty-three hundredths (296.63) feet to a point marking a corner of Lot No. 6 and a corner of Lot No. 7 on said plan; thence along Lot No. 7 South one (01) degree, thirty-eight (38) minutes, twenty-five (25) seconds East one hundred eighty and no hundredths (180) feet to a point marking a corner of Lot No. 8 and Lot No. 4 on said plan; thence along Lot No. 4 North eighty-six and forty-two hundredths (346.42) feet to the place of BEGINNING. Containing an area of 1.443 acres.

The improvements thereon being commonly known as 17019 Keeney Mill Road, New Freedom, PA 17349.

Parcel#: 45-000-AI-0013.B0-00000

PROPERTY ADDRESS: 17019 KEENEY MILL ROAD, NEW FREEDOM, PA 17349

UPI# 45-000-AI-0013.B0-00000

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