

# 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-002366**

**Plaintiff(s)**

WELLS FARGO BANK, N.A.

VS.

**Defendant(s)**

WESLEY C. ZEPP

**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:**

WESLEY C. ZEPP

ALL the following described tract of land, with the improvements thereon erected, situate, lying and being in Penn Township,  
York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a corner at a point at Hartman Avenue at Lot No. 101, lands now or formerly of Homer C. Sterner and Miriam  
K. Sterner; thence along Hartman Avenue, South 55 degrees 15 minutes West, 70 feet to a point at Lot No. 103; thence along  
Lot No. 103, North 34 degrees 45 minutes West, 117 feet to a point at a public alley; thence along said alley, North 55  
degrees 15 minutes East, 70 feet to a point at Lot No. 101 aforesaid; thence along said Lot No. 101, South 34 degrees 45  
minutes East, 117 feet to a point and place of BEGINNING (Being known on a plan of lots known as Sterner's Addition-Section  
Two, as prepared by Donald E. Worley, Registered Surveyor, on April 2, 1970, as Lot No. 102).

Title to said Premises vested in Wesley C. Zepp by Deed from Kenneth E. Brown and Deborah A. Brown dated December 21,  
2009 and recorded on December 30, 2009 in the York County Recorder of Deeds in Book 2057, Page 8745 as Instrument No.  
2009075168.

Being known as: 839 Hartman Avenue, Hanover, PA 17331

Tax Parcel Number: 44-000-07-0242.00-00000

PROPERTY ADDRESS: 839 HARTMAN AVENUE, HANOVER, PA 17331

UPI# 44-000-07-0242.00-00000

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**