

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: 2013-SU-001280-06

Plaintiff(s)

PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR BY
MERGER TO NATIONAL CITY
MORTGAGE, A DIVISION OF
NATIONAL CITY BANK

vs.

Defendant(s)

ABAYOMI H. ADEYEMI

**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:

ABAYOMI H. ADEYEMI

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in DOVER TOWNSHIP, York County, Pennsylvania, known as Lot 17, as shown on the plan entitled "Final Subdivision Plan for Ashcombe Farms West w Phases 2 & 3" by R. J. Fisher and Associates, Inc., dated 7 December 2004 and last revised on 8 April 2005 and recorded in the Office of the Recorder of Deeds, for York County, Pennsylvania, in Land Recorded Book 1755, Page 336, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly right-of-way Line of Sheppard Drive, said point being the northeasterly corner of Lot 18; thence North sixty-seven (67) degrees thirty-four (34) minutes five (05) seconds West, a distance of one hundred thirty and seventy-one one-hundredths (130.71) feet to a point; thence North twenty-two (22) degrees twenty-five (25) minutes fifty-five (55) seconds East, a distance of forty and fifty-four one-hundredths (40.54) feet to a point; thence South seventy-five (75) degrees forty-eight (48) minutes forty-five (45) seconds East, a distance of one hundred eighteen and sixty-one one-hundredths (118.61) feet to a point on the westerly right-of-way line of Sheppard Drive; thence on a curve to the right having a radius of three hundred seventy-five and no one-hundredths (375.00) feet an arc length of fifty-nine and thirteen one-hundredths (59.13) feet, on a chord bearing or South nine (09) degrees twenty-three (23) minutes fifty-two (52) seconds West, and a chord distance of fifty-nine and seven one-hundredths (59.07) feet to a point and place of BEGINNING. CONTAINING 6,186 sq. ft. (0.14 acres).

UNDER AND SUBJECT TO restrictions and conditions as now appear of record.

PARCEL NO.: 24-000-34-0027.00-00000

PROPERTY ADDRESS: 3944 Sheppard Drive, Dover, PA 17315

PROPERTY ADDRESS: 3944 SHEPPARD DRIVE, DOVER, PA 17315

UPI# 24-000-34-0027.00-00000

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