

# 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-002696

Plaintiff(s)

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS  
TRUSTEE FOR SOUNDVIEW  
HOME LOAN TRUST  
2005-OPT1, ASSET-BACKED  
CERTIFICATES, SERIES  
2005-OPT1, C/O OCWEN LOAN  
SERVICING, LLC

vs.

Defendant(s)

MARIO J. VITALE  
APRIL M. VITALE

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:

MARIO J. VITALE  
A/K/A M.J. VITALE A/K/A MO J. VITALE  
APRIL M. VITALE  
A/K/A APRIL VITALE

ALL that certain piece, parcel or tract of land situate, lying and being in Paradise Township, York County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point at the western right-of-way line of Moul Road (T-483), the said point being at the southernmost corner of Lot No. 30 of this development, thence proceeding along the southwestern line of Lot No. 30 of this development, North forty-five (45) degrees twenty-four (24) minutes seven (07) seconds West three hundred two and fifty-eight hundredths (302.58) feet to a point at the line of Lot No. 35 of this development; thence proceeding along the line of Lot No. 35 of this development, South forty-four (44) degrees twenty-one (21) minutes fourteen (14) seconds West one hundred fifty (150) feet to a point at the northernmost corner of Lot No. 32 of this development; thence proceeding along the northeastern Line of Lot No. 32 of this development, South forty-five (45) degrees twenty-four (24) minutes seven (07) seconds East three hundred one and sixty-eight hundredths (301.68) feet to a point on the Western right-of-way line of the said Moul Road; thence proceeding along the western right-of-way line of the said Moul Road, North forty-four (44) degrees thirty-six (36) minutes sixteen (16) seconds East one hundred fifty (150) feet to the place of BEGINNING. Containing 45,319.10 square feet or 1.04 acres, more or less. It being known and numbered as Lot no. 31 as shown on "Final Subdivision Plan of Granite Ridge" as prepared James R. Holley & Associates, Inc. dated September 12, 2000, last revised August 15, 2001 as Project No. 000908 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book RR, page 626

BEING the house number 6813 Moul Road, Thomasville, PA 17364-9465.

TAX ID No. 42-000-HE-0029.E0-00000

Fee Simple Title Vested in Mario J. Vitale and April M. Vitale, husband and wife by deed from, Carl E. Baldwin and Kay A. Baldwin, husband and wife, dated March 31, 2005, recorded April 15, 2005, in the York County Recorder of deeds in Deed Book 1718, Page 1177.

PROPERTY ADDRESS: 6813 MOUL ROAD, THOMASVILLE, PA 17364

UPI# 42-000-HE-0029.E0-00000

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**