

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

June 11, 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-002809

Plaintiff(s)

YORK TRADITIONS BANK

Defendant(s)

SHERRY L. STIPSAK

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:

SHERRY L. STIPSAK

TRACT NO. 1: ALL THAT CERTAIN tract of land situate, lying and being on the West side of Clare Lane and sometimes known as Lot No. 20 in Longview Heights, in the Township of Windsor, County of York and State of Pennsylvania, more fully bounded, limited and described as follows, to wit:

BEGINNING at a stake at the intersection of the Western line of Clare Lane and the Southern line of Lot No. 21, said stake being the following courses and distances from a stake at the Southeast corner of Carol Avenue and Pennsylvania Department of Highways Legislative Route 66020, viz: by a curve to the left having a radius of four hundred twenty-one and fifty-six one-hundredths (421.56) feet, a distance of one hundred forty-nine and eighty-five one-hundredths (149.85) feet and North sixty-nine (69) degrees thirty-three (33) minutes fifty (50) seconds East three hundred fifteen (315) feet to a point; by a curve to the right having a radius of twenty (20) feet, a distance of thirty-one and forty one-hundredths (31.40) feet to a point in the Western line of Clare Lane and South twenty (20) degrees twenty-eight (28) minutes fifty (50) seconds East one hundred fifty-five and two one-hundredths (155.02) feet to a point at the intersection of the Western line of Clare Lane and the Southern line of Lot No. 21 and the point of BEGINNING; thence along the Western line of Clare Lane South twenty (20) degrees twenty-eight (28) minutes fifty (50) seconds East eighty (80) feet to a point at the Northeast corner of Lot No. 19 and other property now or formerly of William H. Lentz and Mary E. Lentz, his wife; thence along said last mentioned property and Lot No. 19 South sixty-nine (69) degrees thirty-one (31) minutes ten (10) seconds West one hundred thirty (130) feet to a point in the Eastern line of Lot No. 25; thence along the Eastern line of Lot No. 25; thence along the Eastern line of Lot No. 25 and Lot No. 24 North twenty (20) degrees twenty-eight (28) minutes fifty (50) seconds West eighty (80) feet to a point at Lot No. 21; thence along the Southern line of Lot No. 21 and other property now or formerly of William H. Lentz and Mary E. Lentz, his wife, North sixty-nine (69) degrees thirty-one (31) minutes ten (10) seconds East one hundred thirty (130) feet to a point in the Western line of Clare Lane and the place of BEGINNING.

TRACT NO. 2: ALL THAT CERTAIN tract of land situate, lying and being on the Western side of Clare Lane and sometimes known as Lot No. 19 in Longview Heights, in the township of Windsor, County of York and State of Pennsylvania, more fully bounded, limited and described as follows, to wit:

BEGINNING at a stake at the intersection of the Western line of Clare Lane and the Southern line of Lot No. 20, being other lands of the Grantees hereto, said stake being the following courses and distances from a stake at the Southeast corner of Carol Avenue and Pennsylvania Department of Highways Legislative Route 66020, viz: By a curve to the left having a radius of four hundred twenty-one and fifty-six one-hundredths (421.56) feet, a distance of one hundred forty-nine and eighty-five one-hundredths (149.85) feet and North sixty-nine (69) degrees thirty-three (33) minutes fifty (50) seconds East three hundred fifteen (315) feet to a point; by a curve to the right having a radius of twenty (20) feet a distance of thirty-one and forty one-hundredths (31.40) feet to a point in the Western line of Clare Lane and South twenty (20) degrees twenty-eight (28) minutes fifty (50) seconds East two hundred thirty-five and two one-hundredths (235.02) feet to a point at the intersection of the Western line of Clare Lane and the Southern line of Lot No. 20 and the point of BEGINNING; thence along the Western line of Clare Lane South twenty (20) degrees twenty-eight (28) minutes fifty (50) seconds: East eighty (80) feet to a point at the Northeast corner of Lot No. 16 and lands now or formerly of Leander Miller, Jr.; thence along last mentioned lands and Lot No. 18 South sixty-nine (69) degrees thirty-one (31) minutes ten (10) seconds West one hundred twenty-nine and sixty-three one-hundredths (129.63) feet to a point in the Eastern line of Lot No. 26 and lands of the Grantors hereto; thence along the Eastern line of Lot No. 26 and said last mentioned lands North twenty-two (22) degrees twenty-three (23) minutes forty-six (46) seconds West ten and twenty-two one-hundredths (10.22) feet to a point; thence continuing along the Eastern line of Lot No. 26 and the Eastern line of Lot No. 25 and by lands of said Grantors and by lands now or formerly of Samuel R. Seitz and Ruth D. Seitz, his wife, North twenty (20) degrees twenty-eight (28) minutes fifty (50) seconds West sixty-nine and seventy-eight one-hundredths (69.78) feet to a point in the Southern line of said Lot No. 20; thence along the Southern line of said Lot No. 20 and other lands of the Grantees hereto North sixty-nine (69) degrees thirty-one (31) minutes ten (10) seconds East one hundred thirty (130) feet to a point in the Western line of Clare Lane and the point of BEGINNING.

NOTE: DONALD J STIPSAK DIED ON 3/3/2012

PARCEL#: 53-000-08-0020.00-00000

Property Address: 830 Clare Lane, York, PA 17402

PROPERTY ADDRESS: 830 CLARE LANE, YORK, PA 17402

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**