

# 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-002876**

**Plaintiff(s)**  
ARVEST CENTRAL MORTGAGE  
COMPANY

vs.

**Defendant(s)**  
PATRICIA L. NOWAK

**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:

PATRICIA L. NOWAK

PARCEL NO.: 25-000-CL-0012.D0-00000

ALL that certain tract of land situate, lying and being in East Hopewell Township, York County, Pennsylvania, identified as Lot No. 2 on a Plan of Lots of "Pleasant View," which Plan is recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book CC, page 243, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Pennsylvania Legislative Route No. 66011, at a corner of Lot No. 1 on said Plan; thence South 83 degrees 56 minutes East, 145.00 feet to an iron pin; thence by a curve to the right having a radius of 175.00 feet, the chord of which distends South 68 degrees 41 minutes 30 seconds East, 92.01 feet, an arc distance of 93.11 feet to an iron pin; thence along Lot No. 1, North 36 degrees 33 minutes East, 226.17 feet to an iron pin; thence along lands now or formerly of Pleasant Valley Golf Club, South 82 degrees 59 minutes East, 172.12 feet to an iron pipe; thence by the same, South 12 degrees 16 minutes West, 209.90 feet to an iron pin; thence along Lot No. 3, South 75 degrees 15 minutes West, 227.59 feet to an iron pin; thence by the same, along a curve to the left having a radius of 150.00 feet, the chord of which distends North 49 degrees 20 minutes 30 seconds West, 170.32 feet, an arc distance of 181.12 feet; thence by the same, North 83 degrees 56 minutes West, 145.00 feet to a point in the center line of Legislative Route No. 66011; thence along the center line of said highway, North 06 degrees 04 minutes East, 25.00 feet to the point and place of BEGINNING. Containing 1.459 acres.

TOGETHER with all and singular ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions, and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of Grantors in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

Fee Simple Title Vested in Patricia L. Nowak, by deed from, Martin P. Joines and Elaine K. Joines, husband and wife, dated 5/4/2010, recorded 5/6/2010, in the York County Recorder of deeds in Deed Book 2073, Page 8329.

PROPERTY ADDRESS: 8232 PLEASANT VALLEY ROAD, STEWARTSTOWN, PA 17363

UPI# 25-000-CL-0012.D0-00000

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**