

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-002812

Plaintiff(s)

WELLS FARGO BANK,
NATIONAL ASSOCIATION, AS
TRUSTEE FOR ABFC 2004-OPT1
TRUST, ABFC ASSET-BACKED
CERTIFICATES, SERIES
2004-OPT1 C/O OCWEN LOAN
SERVICING, LLC

vs.

Defendant(s)

GAIL L. HENSHAW

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:

GAIL L. HENSHAW

ALL THAT CERTAIN lot or tract of ground with the building and improvements thereon erected, situate in East Prospect Borough, York County, Pennsylvania, bounded and described in accordance with a survey made by Gordon L. Brown and Associates, Inc., Engineers and Surveyors, York, Pennsylvania, dated September 21, 1979, Dwg. No. J-6347 as follows, to wit:

Beginning at an iron pin set on the south side of West Maple Street at a corner of lands now or formerly of Ray W. Elfner, which iron pin is measured one hundred twenty-nine (129) feet along same to the West curb line of Lemon Avenue; thence extending from said beginning iron pin and measured along lands now or formerly of Ray W. Elfner, South fifteen (15) degrees thirty (30) minutes no (00) seconds east, one hundred fifty three and fifty-three one-hundredths (153.53) feet to an iron pin at a corner of lands now or formerly of east Prospect Athletic Association; thence extending along same, south seventy (70) degrees fifty-three (53) minutes twenty (20) seconds West, sixty-eight and no one-hundredths (68.00) feet to an iron pin at a corner of lands now or formerly of Kenneth E. Crumbling; thence extending along said lands, North fifteen (15) degrees twenty-one (21) minutes twenty (20) seconds West, one hundred forty-nine and seventy-seven one-hundredths (149.77) feet to an iron pin set on the south side of West Maple Street; thence extending along same, north sixty-seven (67) degrees forty-four (44) minutes no (00) seconds East, sixty-eight and no one-hundredths (68.00) feet to an iron pin, the first mentioned iron pin and place of Beginning.

BEING known and numbered as 43 West Maple Street (as shown on said plan).

Being composed of the following two tracts of land:

(1) Being the same premises which J. Luther Keller and Senora A. Keller, his wife, by their indenture bearing date the 8th day of January, A.D. 1932, and recorded in the office of the recorder of Deeds in and for York County, Pennsylvania, in Record Book 25-O, Page 63, on the 22nd day of April, A.D. 1933, granted and conveyed unto Jacob R. Anstine and Mary M. Anstine, his wife.

(2) Being the same premises which James J. Frey and Tillie Frey, his wife, by their Indenture bearing date the 24th day of August, A.D. 1946, and recorded in the office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 32-V, Page 41, on the 29th day of January, A.D. 1947, granted and conveyed unto Jacob R. Anstine and Mary M. Anstine, his wife.

AND the said Jacob R. Anstine thereafter departed this life whereupon the title to the above described premises became vested in the said Mary M. Anstine by right of survivorship.

AND the said Mary M. Anstine died on the 4th day of May, A.D. 1975, leaving a will dated the 15th day of March, A.D. 1968, duly proved and probated and filed of record in the Register of Wills Office, York County, Pennsylvania, to Will No. 67-75-554, wherein and whereby she appointed the said Roland G. Anstine as Executor of her last will and testament. The said Roland G. Anstine was granted Letters Testamentary by the Register of Wills of York County, Pennsylvania, on the 13th day of May, A.D. 1975.

UNDER AND SUBJECT to restrictions and conditions as now appear of record

ALSO KNOWN AS 46 West Maple Street, East Prospect, PA 17317

PARCEL ID No. 60-000-01-0069.00-00000

Fee Simple Title Vested in Barry E. Henshaw and Gail L. Henshaw, his wife by deed from, Roland G. Anstine, executor of the estate of Mary M. Anstine, deceased, dated October 5, 1979, recorded October 9, 1979, in the York County Recorder of deeds in Deed Book 174, Page 19507. Barry E. Henshaw departed this life on 01/12/2016.

PROPERTY ADDRESS: 46 WEST MAPLE STREET, EAST PROSPECT, PA 17317

UPI# 60-000-01-0069.00-00000

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