

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-002831

<u>Plaintiff(s)</u>		<u>Defendant(s)</u>
QUICKEN LOANS INC.	VS.	CYNTHIA J. MUELLER

**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:

CYNTHIA J. MUELLER

Tax Id Number(s): 50-000-KD-0029.C0-00000

The land hereinafter referred to is situated in the City of East Berlin, Washington Township, County of York, State of PA, and is described as follows:

All that certain tract of land, with the improvements thereon erected, situate in the Township of Washington, County of York and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan prepared by Stanley Jarmolenko, Registered Surveyor, dated March 9, 1979 as revised June 10, 1979 and recorded in the Office of the Recorder of Deeds in Plan Book BB, Page 284, and designated thereon as Lot No. 2, as follows, to wit:

Beginning at a point in the centerline of Pine Ridge Road, also known as Township Road #843 at corner of lands now or foitnerly of David E. Eshelman and Patricia Eshelman, his wife, thence North thirty-six (36) degrees two (02) minutes West, three hundred seventy-five and no one-hundredths (375.00) feet to an iron pin at other lands now or formerly of David E. Eshelman and Patricia Eshelman, his wife; thence by lands of same South fifty-three (53) degrees eighty-five (85) minutes West, three hundred seventy-five and no one-hundredths (375.00) feet to an iron pin at other lands now or formerly of David E. Eshelman and Patricia Eshelman, his wife; thence by lands of same South thirty-six (36) degrees two (02) minutes East, three hundred seventy-five and no one-hundredths (375.00) feet to a point in the centerline of Pine Ridge Road at lands now or formerly of Randall Moyer; thence by lands now or formerly of Randall Moyer and lands now or formerly of David E. Eshelman and Patricia Eshelman, his wife, in and along the centerline of Pine Ridge Road North fifty-three (53) degrees fifty-eight (58) minutes East three hundred seventy-five and no one-hundredths (375.00) feet to an iron pin in the centerline of pine Ridge Road, being the first mentioned point and place of beginning.

Containing a total acreage of 3.223 acres, 0.201 acre being within the dedicated right-of-way line, leaving a net acreage of 3.022 acres.

Commonly known as: 40 Pine Ridge Rd, East Berlin, PA 17316

PROPERTY ADDRESS: 40 PINE RIDGE ROAD, EAST BERLIN, PA 17316

UPI# 50-000-KD-0029.C0-00000

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**