

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT
October 01, 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-002907

<u>Plaintiff(s)</u>		<u>Defendant(s)</u>
FIRST GUARANTY MORTGAGE CORPORATION	VS.	TIMOTHY WELSH FARRAH F WELSH

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:

TIMOTHY WELSH
FARRAH F WELSH

ALL THAT PROPERTY SITUATED IN WEST MANHEIM TOWNSHIP, YORK COUNTY, STATE OF PENNSYLVANIA,
DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF SKYLITE DRIVE AT CORNER OF LOT NO. 4 ON
THE SUBDIVISION PLAN HEREINAFTER REFERRED TO; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF
SKYLITE DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES;

(1) BY A CURVE TO THE LEFT HAVING A RADIUS OF TWO HUNDRED TEN (210.00) FEET, THE LONG CHORD BEARING
AND DISTANCE OF WHICH IS SOUTH FORTY-EIGHT (48) DEGREES THIRTY-SIX (36) MINUTES FIFTY NINE SECONDS
(59) SECONDS WEST, THIRTY-THREE AND NINETY-SIX HUNDREDTHS (33.96) FEET FOR AN ARC DISTANCE OF
THIRTY-FOUR (34.00) FEET TO A POINT; AND

(2) BY A CURVE TO THE RIGHT HAVING A RADIUS OF TWO HUNDRED TWENTY-SEVEN AND TWENTY-NINE
HUNDREDTHS (227.29) FEET, THE LONG CHORD BEARING AND DISTANCE OF WHICH IS SOUTH FIFTY-SEVEN (57)
DEGREES, TEN (10) MINUTES FIVE (05) SECONDS WEST, ONE HUNDRED THREE AND SEVENTY-TWO HUNDREDTHS
(103.72) FEET FOR AN ARC DISTANCE OF ONE HUNDRED FOUR AND SIXTY-FOUR HUNDREDTHS (104.64) FEET TO A
POINT AT LOT NO. 6 ON THE SUBDIVISION PLAN HEREINAFTER REFERRED TO, SAID POINT BEING IN THE CENTER
OF A TWENTY (20) FOOT WIDE DRAINAGE EASEMENT; THENCE ALONG LOT NO. 6 AND THROUGH THE CENTER OF
SAID DRAINAGE EASEMENT, NORTH TWENTY-FOUR (24) DEGREES EIGHTEEN (18) MINUTES FIFTY-FIVE (55)
SECONDS WEST, ONE HUNDRED SEVENTY-SIX AND ELEVEN HUNDREDTHS (176.11) FEET TO A POINT AT LANDS OR
LLOYD R. KLINEDINST; THENCE ALONG SAID KLLNEDINST'S LANDS THE FOLLOWING TWO COURSES AND
DISTANCES;

(1) NORTH SEVENTY-TWO (72) DEGREES THIRTY-SEVEN (37) MINUTES THIRTY-TWO (32) SECONDS EAST,
SEVENTY-FIVE (75) FEET TO A POINT; AND

(2) NORTH THIRTY-NINE (39) DEGREES THIRTY-FOUR (34) MINUTES SEVEN (07) SECONDS EAST, SEVENTY-SIX AND
ONE HUNDREDTHS (76.01) FEET TO A POINT AT LOT NO. 4, AFORESAID; THENCE ALONG LOT NO. 4, SOUTH
TWENTY-ONE (21) DEGREES FORTY-EIGHT (48) MINUTES FORTY-SIX (46) SECONDS EAST, ONE HUNDRED
SEVENTY-FIVE AND THIRTY-FIVE HUNDREDTHS (175.35) FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE
OF SKYLITE DRIVE, THE POINT AND PLACE OF BEGINNING. CONTAINING 23,406 SQUARE FEET AND DESIGNATED
AS LOT NO. 5 ON FINAL PLAN, SHORES HILL ESTATES-PHASE ONE, PREPARED BY WORLEY SURVEYING, DATED
JUNE 29, 1992, DESIGNATED AS FILE NO. E-3043, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS
OF YORK COUNTY, PENNSYLVANIA, IN PLAN BOOK LL PAGE 794.

Parcel ID: 52-000-BD-0143.K0-00000

Property Address: 207 Skylite Drive, Hanover, PA 17331

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY WELSH AND FARRAH F. WELSH, HUSBAND AND WIFE, AS
TENANTS BY THE ENTIRETIES BY DEED FROM RICHARD D. WILLINGHAN, JR AND DAWN MARIE WILLINGHAN,
HUSBAND AND WIFE RECORDED 12/14/2005 IN DEED BOOK 1777 PAGE 4558, IN THE OFFICE OF THE RECORDER OF
DEEDS OF YORK COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 207 SKYLITE DRIVE, HANOVER, PA 17331

UPI# 52-000-BD-0143.K0-00000

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**