

# 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-002909**

**Plaintiff(s)**

FIRST GUARANTY MORTGAGE CORPORATION

vs.

**Defendant(s)**

TERRI KROBOT  
STEPHEN D KROBOT

**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:**

TERRI KROBOT  
STEPHEN D KROBOT  
AKA STEPHEN KROBOT

ALL THAT CERTAIN Unit in the property known, named and identified as "Fair Prospect Condominium" situate in Shrewsbury Township, York County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S. 3101 et seq by the recording in the Department of Records of York County, a certain Declaration including Plats and Plans attached thereto dated 07/29/2002 recorded 08/02/2002 in Land Record Book 1508, page 1736 including First Amendment to declaration Plan recorded in Plan Book RR 986; and Second Amendment to the Declaration of Condominium dated 07/29/2002 and recorded 08/02/2002 in Land Record Book 1508, page 1747, including Second Amendment to Declaration of Plan recorded in Plan Book RR, page 987. Subsequently amended Las Amendment, the 25th Amendment recorded in Land Record Book 1661, page 2016 added Units 55 and 56.

BEING DESIGNATED as Unit No. 55.

TOGETHER with a proportionate undivided interest in the Common Elements as defined in said Declaration as further amended from time to time as to Unit No. 55.

Property Address: 222 Prospect Circle, Shrewsbury, PA 17361

Parcel ID: 45-000-BJ-0061.E0-C0055

BEING the same premises which VICTORIAA. BARONE and JASON BESTIMT, husband and wife, by deed dated 10/9/2009 and recorded 11/4/2009, in the Office for the Recorder of Deeds, etc., in and for the County of YORK in Record Book Volume 2049 Page 4203, granted and conveyed unto STEPHEN D. KROBOT and TERRI KROBOT, husband and wife, in fee.

PROPERTY ADDRESS: 222 PROSPECT CIRCLE, SHREWSBURY, PA 17361

UPI# 45-000-BJ-0061.E0-C0055

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**