

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-002716

Plaintiff(s)

FBC MORTGAGE, LLC

Defendant(s)

KEVIN M. KEOUGH

vs.

And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEVIN M. KEOUGH

ALL that certain lot or piece of ground, together with the improvements thereon erected, situate in the Township of Springettsbury, County of York and Commonwealth of Pennsylvania, being Lot No. 93 on sub-division plan of Section "C", Penn Oaks North, prepared by C. S. Davidson, Inc., C. E., on April 15, 1959, and recorded in Plan Book K, Page 112, York County records, and being more particularly bounded and described according to a plan of survey made by C. S. Davidson, Inc., C. E., dated April 28, 1961, as follows, to wit:

BEGINNING at a point on the East side of Folkstone Way, said point being located Northwardly 541.54 feet as measured along the East side of Folkstone Way from its intersection with the North side of Kingston Road; and running thence along the East side of Folkstone Way by a curve to the left having a radius of 1,225.00 feet for a distance of 73.17 feet, the chord of which is North 08 degrees 50 minutes 00 seconds West, 73.16 feet to a point at Lot No. 92; and running thence along Lot No. 92, North 79 degrees 27 minutes 20 second East, 130.00 feet to a point at other lands of the W. A. Clarke Company; and running thence along said last mentioned land by a curve to the right having a radius of 1,255.00 feet for a distance of 80.94 feet, the chord of which is South 08 degrees 50 minutes 00 seconds East, 80.92 feet to a point at Lot No. 94, and running thence along Lot No. 94, South 82 degrees 52 minutes 40 seconds West, 130.00 feet to a point on the East side of Folkstone Way and the place of BEGINNING.

UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on ground.

BEING KNOWN AND NUMBERED as 335 Folkstone Way, York, Pennsylvania.

Parcel ID: 46-000-22-0093.00-00000

BEING the same premises which RACHAEL K. GROTHE, fka RACHAEL K. EACHUS, single person, by deed dated 2/27/2017 and recorded 3/2/2017, in the Office for the Recorder of Deeds, etc., in and for the County of YORK in Record Book Volume 2410 Page 7083, granted and conveyed unto KEVIN M. KEOUGH, married man, in fee.

PROPERTY ADDRESS: 335 FOLKSTONE WAY, YORK, PA 17402

UPI# 46-000-22-0093.00-00000

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