

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-003317

Plaintiff(s)

NEW PENN FINANCIAL, LLC
D/B/A SHELLPOINT
MORTGAGE SERVICING

VS.

Defendant(s)

TRACY A. MONTAGUE

**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:

TRACY A. MONTAGUE

ALL THAT CERTAIN tract of land situate in the Township of Franklin, County of York and Commonwealth of Pennsylvania, being more fully bounded, limited and described as follows, to wit:

BEGINNING at a point on the southern side of Furman Road (50 feet wide) at the dividing line between Lots No. 70 and 80 of the hereinafter named subdivision plan; thence extending along the southern side of Furman Road South seventy-one (71) degrees thirty-eight (38) minutes forty (40) seconds East, a distance of fifty and zero hundredths (50.00) feet to a point on the dividing line between Lots No. 80 and 81 South eighteen (18) degrees twenty-one (21) minutes twenty (20) seconds West a distance of one hundred sixty and zero hundredths (160.00) feet to other lands now or formerly of Twin Hills, Inc.; thence along same North seventy-one (71) degrees thirty-eight (38) minutes forty (40) seconds West, a distance of fifty and zero (50.00) feet to a point at the dividing line between Lots No. 70 and 80 of the hereinafter named subdivision plan; thence extending along the dividing line between Lots No. 79 and 80 North eighteen (18) degrees twenty-one (21) minutes twenty (20) seconds East, a distance of one hundred sixty and zero hundredths (160.00) feet to a point on the southern side of Furman Road (50 feet wide) being the Point and Place of BEGINNING.

BEING designated as Lot No. 80 on a Final Plan of Subdivision for Twin Hills, Phase 1, prepared by R. Raffensperger. Said Plan is recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book FF, at page 518.

HAVING THEREON erected a dwelling commonly known as 8 Furman Road.

Parcel ID: 29-000-04-0080.00-00000

BEING the same premises which TRACY A. MONTAGUE, FORMERLY KNOWN AS TRACY A. MARTIN, UNMARRIED, by deed dated 8/15/2003 and recorded 8/22/2003, in the Office for the Recorder of Deeds, etc., in and for the County of YORK in Record Book Volume 1597 Page 1242, granted and conveyed unto TRACY A. MONTAGUE, UNMARRIED, in fee.

PROPERTY ADDRESS: 8 FURMAN ROAD, DILLSBURG, PA 17019

UPI# 29-000-04-0080.00-00000

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