

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-003333

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
COLONIAL SAVINGS, F.A.		STEVEN G. STAUFFER, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF PENNY M. FRITZ, DECEASED

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:

STEVEN G. STAUFFER, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF PENNY M. FRITZ, DECEASED

ALL THAT CERTAIN Unit #1038 in Susquehanna Village Condominium, a condominium situate in Manchester Township, York County, Pennsylvania, more specifically described in the Declaration of Condominium Plan relating to Susquehanna Village Condominium, recorded on the 4th day of March, 1994, in the Office of the recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 842, Page 433, and Plan Book MM, Page 778, as amended by First Amendment to Declaration dated May 5, 1994, and recorded on May 5, 1994, in Land Record Book 886, Page 529, and First Amendment to Declaration Plan dated May 4, 1994, and recorded on May 5, 1994, in Plan Book GG, Page 1009, as amended by Second Amendment to Declaration dated June 24, 1994, and recorded on June 24, 1994, in Land Record Book 922, Page 231, and Second Amendment to Declaration dated June 23, 1994, and recorded on June 24, 1994, in Plan Book GG, Page 1037, as amended by Third Amendment to Declaration dated October 17, 1994, and recorded on October 18, 1994, in Land Record Book 993, Page 260, and Third Amendment to Declaration Plan dated October 17, 1994, and recorded on October 18, 1994, in Plan Book GG, Page 1073, which Unit includes an undivided percentage interest in the common elements and common expenses as defined and provided for in said Declaration; subject, nevertheless, to conditions and covenants contained in the said Declaration, Exhibits, and Amendments thereto.

PARCEL NO. 36-000-KH-0170.C0-C0019

BEING KNOWN AS 1038 Village Way, York, PA 17404

BEING THE SAME PREMISES which Steven G. Stauffer, Administrator of the Estate of Penny M. Fritz Estate, by Deed dated October 16, 2013 and recorded October 16, 2013, in the Office of the Recorder of Deeds in and for the County of York, in Deed Book 2255, Page 2010, as Instrument No. 2013058142, granted and conveyed unto Steven G. Stauffer.

PROPERTY ADDRESS: 1038 VILLAGE WAY, YORK, PA 17404

UPI# 36-000-KH-0170.C0-C0019

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