

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-002698

Plaintiff(s) DITECH FINANCIAL LLC vs. Defendant(s) LEIGH S. SMITH

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:

LEIGH S. SMITH

ALL THAT CERTAIN tract of land with the improvements thereon erected and situate on the Eastern side of, and known as, No. 25 South Ogontz Street, SPRING GARDEN TOWNSHIP, York County, Pennsylvania, being more fully bounded and described according to a plan by Gordon L Brown & Assoc., Engineers & Surveyors, dated April 3, 1972, bearing Drawing No. J-4333, as follows:

BEGINNING at a point at the intersection of the Eastern side of South Ogontz Street and the Northern side of Beech Alley; thence along the Eastern side of South Ogontz Street, North 01 degree 30 minutes West, 71.00 feet to an iron pipe at land now or formerly of Arthur Seitz; thence along said land, North 88 degrees 30 minutes East, 50.00 feet to an iron pipe at land now or formerly of James R. Vassar, Jr.; thence along said land the following three courses and distances: (1) South 01 degree 30 minutes East, 21.00 feet to an iron pipe; (2) North 88 degrees 30 minutes East, 26.00 feet to an iron pipe; (3) South 01 degree 30 minutes East, 50.00 feet to an iron pipe on the Northern side of Beech Alley; thence along the Northern side of Beech Alley, South 88 degrees 30 minutes West, 76.00 feet to a point at the intersection of tile Eastern side of South Ogontz Street and the Northern side of Beech Alley and the place of BEGINNING.

Property Address: 25 South Ogontz Street, York, PA 17403

Parcel ID: 48-000-07-0025.00-00000

PROPERTY ADDRESS: 25 SOUTH OGONTZ STREET, YORK, PA 17403

UPI# 48-000-07-0025.00-00000

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