

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

June 11, 2018

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-001610**

Plaintiff(s)  
NRZ REO VI CORP.

vs.

Defendant(s)  
ANTHONY P. MANCUSO  
BONNIE J. MANCUSO

**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:**

ANTHONY P. MANCUSO  
BONNIE J. MANCUSO

ALL THE CERTAIN tracts of land with the improvements thereon erected, situate, lying and being in Peach Bottom Township, York County, Pennsylvania, bounded, limited and described as follow, to wit:

**TRACT NO. 1**

BEGINNING at a point at the southernmost corner of Lot No. W-32, the said point being in the center line of Township road No. 611; thence departing from the center line of the said Township Road No. 611, and proceeding along the southeastern side of Lot No. W-32, North 54 degrees 9 minutes East, 200 feet to a point; thence South 40 degrees 14 minutes East, 185 feet to a point at Lot No. W-28, South 54 degrees 48 minutes West, 200 feet to a point in the center line of the said township Road No. 611; thence proceeding along and through the center line of the said Township road No. 611, North 40 degrees 17 minutes West, 102 feet to the place of beginning. It being known and numbered as Lot No. W-30, on a Plat of lots surveyed by David R. Wilson on June 10, 1963 and recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania in Plat Book O Page 13. The improvements thereon being known as No. 230 Bair Road.

**TRACT NO. 2**

BEGINNING at a point in the centerline of a private road laid out and designated as Valley View Road, the said point being South 37 degrees 58 minutes East 175 feet along the center line of such road from the intersection of the centerline of Valley View Road with the centerline of another private road laid out and designated as Forest View Drive; thence departing from the centerline of the said Valley View Road and proceeding along the southeastern side of Lot W-31 of this development south 57 degrees 40 minutes 8 seconds West 192.5 feet to a point at Lot W-30 of this development; thence proceeding along the northeastern side of Lot W-30, of this development, South 40 degrees 14 minutes East 157.95 feet to a point; thence proceeding along a new line of division of lands now or formerly of James M. Malone, North 54 degrees 48 minutes East 187.73 feet to a point in the centerline of the said Valley View Road; thence proceeding along and through the centerline of Valley View Road, North 38 degrees 48 minutes 52 seconds West 148 feet to the place of beginning. It being known and numbered as Lot No. 2, on a Plan of Lots of James M. Malone, as surveyed by Joseph W. Shaw on August 6, 1987 and recorded in the Office of Recorder of Deeds in and for York County, Pennsylvania, in Plat Book HH, at Page 999. It also being the larger part of Lot W-29 on a Plan of lots of Charles G. Rist, as surveyed by David R. Wilson on October 25, 1961, revised June 10, 1964 and recorded in the Office of Recorder of Deeds in and for York County, Pennsylvania in Plan Book O at Page 13.

Title to said Premises vested in Anthony P. Mancuso and Bonnie J. Mancuso by Deed from Elaine M. Chrystal dated October 18, 2000 and recorded on April 19, 2001 in the York County Recorder of Deeds in Book 1433, Page 960 as Instrument No. 2001020058.

Being known as: 230 Bair Rd, Delta, PA 17314

Tax Parcel Number: 43-000-04-0330.00-00000

PROPERTY ADDRESS: 230 BAIR ROAD, DELTA, PA 17314

UPI# 43-000-04-0330.00-00000

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**