

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-003291

Plaintiff(s)

U.S. BANK, NATIONAL
ASSOCIATION, AS
INDENTURE TRUSTEE OF THE
FIRSTPLUS HOME LOAN
OWNER TRUST, ASSET
BACKED SECURITIES, SERIES
1998-3

VS.

Defendant(s)

RONALD K. PECHART
JULIE A. PECHART

**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:

RONALD K. PECHART
JULIE A. PECHART

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate, lying and being in the TOWNSHIP OF CONEWAGO, County of York, Pennsylvania, as shown on a Plan made from a survey by Gordon L. Brown, Registered Surveyor, dated June 15, 1962, and known as Plan No. J-521, more fully bounded, limited and described as follows, to wit:

BEGINNING at a spike in the center line of Pennsylvania Department of Highways Legislative Route 66038 at other lands now or formerly of Eugene M. Swartz; thence along line of lands of same and through an iron pipe, North thirty-three (33) degrees zero (00) minutes East, one hundred sixty-one and no one-hundredths (161.00) feet to an iron pipe; thence along line of lands of same, South sixty-four (64) degrees zero (00) minutes East, one hundred fifty-five and four one-hundredths (155.04) feet to a point on line of lands now or formerly of Walter Lehigh; thence along line of lands of same, South thirty-three (33) degrees zero (00) minutes West, two hundred twenty-seven and twenty-three one-hundredths (227.23) feet to a spike in the center of Pennsylvania Department of Highways Legislative Route 66038; thence in and through said Legislative Route, North thirty-nine (39) degrees fifty-four (54) minutes West, one hundred sixty-one and no one-hundredths (161.00) feet to a point and the place of BEGINNING.

Title to said Premises vested in Ronald K. Pechart and Julie A. Pechard by Deed from Richard Seidenstricker and Sherry E. Seidenstricker dated April 27, 1992 and recorded on April 29, 1992 in the York County Recorder of Deeds in Book 0372, Page 782.

Being known as: 970 Locust Point Road, York, PA 17402 a/k/a York, PA 17406

Tax Parcel Number: 23-000-MH-0013.00-00000

PROPERTY ADDRESS: 970 LOCUST POINT ROAD, YORK, PA 17402 A/K/A, YORK, PA 17406

UPI# 23-000-MH-0013.00-00000

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