

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: 2012-NO-002276-30

Plaintiff(s)

PNC BANK, NATIONAL
ASSOCIATION

Defendant(s)

MORNINGSTAR MARKETPLACE LTD.

VS.

**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:

MORNINGSTAR MARKETPLACE LTD.

ALL that following described lot of ground situate, lying and being in Jackson Township, County of York, Commonwealth of Pennsylvania, and more particularly described in a certain Revised Final Subdivision Plan for Raymond Calderone, prepared by David A. Hoffman, Land Surveyor, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book NN, Page 1044 on February 14, 1996 and further bounded and limited as follows, to wit:

BEGINNING at a point in the right of way of U.S. Route 30 at the corner of lands now or formerly of Alda M. Ketterman, extending thence along property now or formerly of Alda M. Ketterman, North ten (10) degrees five (05) minutes fifty-one (51) seconds West, a distance of two hundred fifty-nine and sixty-nine one-hundredths (259.69) feet to a pin; thence continuing along lands now or formerly of Alda M. Ketterman, North twenty (20) degrees fifteen (15) minutes fifty-five (55) seconds West, a distance of two hundred twenty-nine and thirty-six one-hundredths (229.36) feet to a pin; thence along other lands now or formerly of Shahnawaz Mathias trading as Eastern Development and Design, North sixty-nine (69) degrees forty-four (44) minutes five (05) seconds East, a distance of two hundred twenty-five and zero one-hundredths (225.00) feet to a pin; thence along other lands now or formerly of Shahnawaz Mathias trading as Eastern Development and Design. North twenty (20) degrees fifteen (15) minutes fifty-five (55) seconds West, a distance of two hundred ninety-two and forty-two one-hundredths (292.42) feet to a point; thence by the same South sixty-nine (69) degrees seven (07) minutes ten (10) seconds West, a distance of five hundred sixty-seven and fifty-one one-hundredths (567.51) feet to a point in the right of way of Biesecker Road also known as State Route No. 3061; thence along the right of way of said Biesecker Road, North twenty-five (25) degrees forty-four (44) minutes fifty (50) seconds West (erroneously shown on plan as North nineteen (19) degrees fifty-nine (59) minutes six (06) seconds West), a distance of one hundred two and ten one-hundredths (102.10) feet to a point; thence along other lands now or formerly of Shahnawaz Mathias trading as Eastern Development and Design. North fifty-eight (58) degrees fifty-two (52) minutes twenty-five (25) seconds East, a distance of eight and sixty-six one-hundredths (8.66) feet to a point; thence along lands now or formerly of Robert W. Lertrich, North twenty-three (23) degrees seven (07) minutes thirty-five (35) seconds West, a distance of one hundred fifty-four and twenty-six one-hundredths (154.26) feet to a point; thence continuing along same, North fifty-one (51) degrees twenty-two (22) minutes twenty-five (25) seconds East, a distance of one hundred nineteen and sixty-eight one-hundredths (119.68) feet to a point; thence continuing along lands of the same, North thirty-two (32) degrees thirty-seven (37) minutes thirty-five (35) seconds West, a distance of one hundred thirteen and fifty-nine one-hundredths (113.59) feet to a concrete monument at the corner lands now or formerly of Jasper M. Lindsey; thence continuing along lands now or formerly of Jasper M. Lindsey, lands now or formerly of Charles M. Rife and lands now or formerly of Chesapeake Estate, North fifty-two (52) degrees eighteen (18) minutes nine (09) seconds East, a distance of one thousand two hundred twenty and twenty-seven one-hundredths (1,220.27) feet to a point; thence along other lands now or formerly of Shahnawaz Mathias trading as Eastern Development and Design, South thirty-three (33) degrees forty-eight (48) minutes fifty-seven (57) seconds East, a distance of eight hundred eighty-three and thirty-nine one-hundredths (883.39) feet to a point; thence continuing along other lands now or formerly of Shahnawaz Mathias trading as Eastern Development and Design, South fifty-six (56) degrees West, a distance of four hundred sixty-four and ninety-two one-hundredths (464.92) feet to a point; thence continuing along other lands now or formerly of Shahnawaz Mathias trading as Eastern Development and Design, South one (01) degree nine (09) minutes fifteen (15) seconds West, a distance of seven hundred two and thirty-one one-hundredths (702.31) feet to a point in the right of way of Lincoln Highway also known as U.S. Route 30; thence continuing along the right of way line of Lincoln Highway by a curve to the left with a radius of two thousand eight hundred seventy-five and thirty-eight one-hundredths (2,875.38) feet an arc length of three and two one-hundredths (3.02) feet to a point, the chord of which is South seventy-nine (79) degrees fifty-five (55) minutes fifty-five (55) seconds West, a distance of three and two one-hundredths (3.02) feet; thence continuing along the right of way line of Lincoln Highway South seventy-nine (79) degrees fifty-four (54) minutes eight (08) seconds West, a distance of four hundred fifty and ninety one-hundredths (450.90) feet to a point in the right of way of Lincoln Highway and the place of BEGINNING. Being known as Lot No. 1

TOGETHER with all that certain grant of right of way for the purpose of ingress and egress as set forth in Land Record Book 1304, Page 8904.

BEING THE SAME PREMISES which Raymond Calderone, Guiseppa Calderone, his wife, by her attorney-in-fact Raymond Calderone, Anthony Calderone and Maria Calderone, his wife, by their attorney-in-fact Raymond Calderone by deed dated May 22, 1998 and recorded May 22, 1998 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1324, Page 7750, granted and conveyed unto Morningstar Marketplace, LTD, its successors and assigns.

AND BEING THE SAME premises which Shahnawaz Mathias, t/a Eastern Development and Design, granted and conveyed unto Morningstar Marketplace, Ltd. by deed dated and recorded May 22, 1998 in Record Book 1324, Page 7754.

ALSO BEING THE SAME PREMISES which Shahnawaz Mathias, also known as Shah Mathias, trading as Eastern Development and Design, and as General Partner of Morningstar Marketplace, Ltd., also known as Morning Star Market Place, Ltd. a Pennsylvania limited partnership, "revised, released and quit-claimed unto" Morningstar Marketplace, Ltd., a Pennsylvania limited partnership by Quit Claim Deed dated November 18, 1998 and recorded November 24, 1998 in Record Book 1344, Page 8021.

PROPERTY ADDRESS: 5309 LINCOLN HIGHWAY WEST, THOMASVILLE, PA 17364

UPI# 33-000-HF-0077.B0-00000

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**