

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 03, 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: 2018-SU-000967

Plaintiff(s)

BAYVIEW LOAN SERVICING,
LLC

VS.

Defendant(s)

CHUCK JANIGA A/K/A CHARLES JANIGA,
EXECUTOR OF THE ESTATE OF THOMAS E.
FREELAND, DECEASED

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:

CHUCK JANIGA A/K/A CHARLES JANIGA, EXECUTOR OF THE ESTATE OF THOMAS E. FREELAND, DECEASED

ALL THAT CERTAIN tract of land, situate in Manchester Township, York County, Pennsylvania, being known as Lot No. 2 shown on a subdivision plan prepared by Johnston and Associates, Inc. Drawing No. 2005-12 Sheet 1 as revised 11/17/05, said plan being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book 1790, Page 6332, and being more fully bounded and described as follows:

BEGINNING at a point along the Southern right-of-way line of Lewisberry Road (State Route S.R. 4009) at a distance of one hundred fifty-six and ninety one-hundredths (156.90) feet from its intersection with the Eastern right-of-way line of Church Road (State Route S.R. 0238); thence South fifty-four (54) degrees three (03) minutes one (01) second East, one hundred twenty-one and nine one-hundredths (121.09) feet to a point; thence South thirty-five (35) degrees fifty-six (56) minutes fifty-nine (59) seconds West, one hundred twenty-three and eighty-five one-hundredths (123.85) feet to a point; thence North fifty-nine (59) degrees forty-five (45) minutes zero (00) seconds West, one hundred twenty and thirty-one one-hundredths (120.31) feet to a point; thence North thirty (30) degrees forty-three (43) minutes fifty-five (55) seconds East, fifteen and eighteen one-hundredths (15.18) feet to a point; thence North thirty-five (35) degrees fifty-six (56) minutes fifty-nine (59) seconds East, one hundred twenty and sixty-nine one-hundredths (120.69) feet to a point and the place of BEGINNING.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS John M. Dotzel Builders, Inc., by Deed dated September 22, 2006, and recorded on September 25, 2006, by the York County Recorder of Deeds in Deed Book 1843, Page 498, as Instrument No. 2006075856, granted and conveyed unto Thomas E. Freeland, an Individual.

AND THE SAID Thomas E. Freeland depart this life on May 18, 2017, leaving a Last Will and Testament dated May 26, 2015, same being probated by the York County Register of Wills on June 13, 2017, wherein he named Chuck Janiga and John Kalasaky as Executors of the Estate.

AND THE SAID John Kalasaky renounced the right to administer the Estate of Thomas E. Freeland, Deceased, in favor of Chuck Janiga a/k/a Charles Janiga.

AND THE SAID Chuck Janiga a/k/a Charles Janiga was duly appointed as Executor of the Estate of Thomas E. Freeland, Deceased, and granted Letters Testamentary on June 13, 2017, by the York County Register of Wills under Case No. 6717-1070.

WHEREBY TITLE to the aforementioned premises vested with Chuck Janiga a/k/a Charles Janiga, Executor of the Estate of Thomas E. Freeland, Deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 2790 Lewisberry Road, York, PA 17404.

PARCEL NO.: 36-000-KH-0166.B0-00000.

PROPERTY ADDRESS: 2790 LEWISBERRY ROAD, YORK, PA 17404

UPI# 36-000-KH-0166.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**