

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 10, 2020

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-NO-000158

| <u>Plaintiff(s)</u> | vs. | <u>Defendant(s)</u> |
|---|-----|---------------------|
| FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO METRO BANK | | PUB TRAIL LLC |

And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PUB TRAIL LLC

ALL THOSE THREE TRACTS of land, with the improvements thereon erected, situate in Manchester Township, York County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1: BEGINNING at a point at the intersection of the Susquehanna Trail and a corner of lands now or formerly of Rodney E. Trimmer; thence along said land South seventy (70) degrees twenty-two (22) minutes thirty (30) seconds West, two hundred thirty-seven and eighty-six hundredths (237.86) feet to a hub stake at a public twelve feet wide alley; thence along said alley North nineteen (19) degrees thirty-seven (37) minutes thirty (30) seconds West, sixty-five feet to a point; thence along Lot No. 2 on a Plan of Lots laid out by J.H. Skelton, North seventy (70) degrees twenty-two (22) minutes thirty (30) seconds East, two hundred thirty-seven and eighty-six hundredths (237.86) feet to a point on the West side of the Susquehanna Trail; thence along the West side of the Susquehanna Trail South nineteen (19) degrees thirty-seven (37) minutes and thirty (30) seconds East, sixty-five (65) feet to the point and place of BEGINNING.

TRACT NO. 2: BEGINNING at a point on the West side of the Susquehanna Trail at the northwestern corner of Tract No. 1 above, and running thence along the said Susquehanna Trail North nineteen (19) degrees thirty-seven (37) minutes thirty (30) seconds West, one hundred thirty (130) feet to a point; thence South seventy (70) degrees twenty-two (22) minutes thirty (30) seconds West, two hundred thirty-seven and eighty-six one hundredths (237.86) feet to a public twelve feet wide alley; thence along said alley South nineteen (19) degrees thirty-seven (37) seconds East, one hundred thirty (130) feet to a point at Tract No. 1 above; thence along Tract No. 1, North seventy (70) degrees, twenty-two (22) minutes thirty (30) seconds East, two hundred thirty-seven and eighty-six one-hundredths (237.86) feet to a point and place of BEGINNING.

TRACT NO. 3: BEGINNING at a point on the West side of the Susquehanna Trail at the northwestern corner of Tract No. 2 above, and running thence along the said Susquehanna Trail, North nineteen (19) degrees thirty-seven (37) minutes thirty (30) seconds West, sixty (60) feet to a point at lands of James A. Hare; thence along said lands of James A. Hare, South seventy (70) degrees twenty-two (22) minutes thirty (30) seconds West, two hundred thirty-seven and eight-six one hundredths (237.86) feet to a hub stake at a 12 feet wide public alley; thence along said alley South nineteen (19) degrees thirty-seven (37) minutes thirty (30) seconds East, sixty (60) feet to a point at Tract No. 2 above; thence along Tract No. 2 North seventy (70) degrees twenty-two (22) minutes thirty (30) seconds East, two hundred thirty-seven and eighty-six hundredths (237.86) feet to a point and place of BEGINNING.

THEY BEING the same three (3) tracts of land which Todd M. Wilt and Connie Ann Wilt, husband and wife, by deed dated December 13, 2007, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Records Book 1938, at page 8752, granted and conveyed unto Pub Trail, LLC, GRANTORS HEREIN.

PROPERTY ADDRESS: 3594 SUSQUEHANNA TRAIL, YORK, PA 17406

UPI# 36-000-06-0142.00-00000

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