

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: 2019-SU-000445

Plaintiff(s)

LAKEVIEW LOAN SERVICING,
LLC

vs.

Defendant(s)

SCOTT R. WARD
TESSIA M. WARD

**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:

SCOTT R. WARD
TESSIA M. WARD

ALL THAT CERTAIN parcel of land with the improvements thereon erected, located in Dover Township, York County, Pennsylvania, being known as Lot No. 101, as shown on a plan entitled Final Phase III Subdivision Plan for Ashley Farms, last revised January 7, 2005, said plan being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book 1738, page 3090, said lot being more fully bounded and deathbed as follows, to wit:

BEGINNING at a 5/8 inch rebar to be set, said rebar being on the lot line of lots 100 and 101 where said lot line intersection with the southern right of way line of Jessica Drive (50 feet right of way width); thence along the western line of lot 100, South 52 degrees 07 minutes 18 seconds East, a distance of 134.36 feet to a 5/8 inch rebar to be set on the northwestern line of Stormwater Management Area Parcel C; thence along the northwestern line of Stormwater Management Area Parcel C, South 18 degrees 46 minutes 04 seconds West, a distance of 105.33 feet to a 5/8 inch rebar to be set at the rear corner of lots 101 and 102; thence along the eastern line of Lot 102, North 70 degrees 47 minutes 15 seconds West, a distance of 146.52 feet to a 5/8 inch rebar to be set on the southern right of way line of aforementioned Jessica Drive; thence along said right of way, the following two (2) courses and distances: 1) North 19 degrees 12 minutes 45 seconds East, a distance of 36.31 feet to a 5/8 inch rebar to be set; 2) along a curve to the right having a radius of 350.00 feet, an arc length of 114.02 feet, and a chord bearing and distance of North 28 degrees 32 minutes 43 seconds East, 113.52 feet to a 5/8 inch rebar to be set at the lot line of lots 100 and 101; the place of BEGINNING.

ALSO KNOWN AS 3174 Jessica Road, Dover, PA 17315

PARCEL ID 24-000-30-0101.00-00000

BEING the same premises which MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR MOVEMENT MORTGAGE, LLC, A LLC by Deed dated June 13, 2017 and recorded in the Office of Recorder of Deeds of York County on June 13, 2017 at Book 2425, Page 1520 granted and conveyed unto Scott R. Ward and Tessia M. Ward, husband and wife.

PROPERTY ADDRESS: 3174 JESSICA ROAD, DOVER, PA 17315

UPI# 24-000-30-0101.00-00000

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