

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 09, 2019

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-000044

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
LSF9 MASTER PARTICIPATION TRUST		MICHELLE R. URBAN SCOTT A. URBAN

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:

MICHELLE R. URBAN
SCOTT A. URBAN

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Newberry in the County of York and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the centerline of Palmer Drive (50 feet wide), which point is 240 feet, measured Northeastwardly along said centerline from the centerline of Township Road T-949 (Valley Green Road), and which point is on the line dividing Lots Nos. 49 and 50 as the same are shown on the hereinafter mentioned Plan of Lots; thence, North 64 degrees 30 minutes East, along the centerline of Palmer Drive, aforesaid, 125 feet to a point in the line dividing Lots Nos. 48 and 49 on said Plan; thence, South 25 degrees 30 minutes East along said dividing line, 145 feet to a point in the Northern line of land now or late of Frederick H. Roller; thence, South 64 degrees 30 minutes West, along said line of Roller lands, 125 feet to a point in the line dividing Lots Nos. 49 and 50, aforesaid; thence, North 25 degrees 30 minutes West, along the last said dividing line, 145 feet to a point in the centerline of Palmer Drive, the place of BEGINNING.

BEING Lot No. 49 on the Plan showing property belonging to Gold Enterprises, Inc., which Plan is recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book "T", Page 615.

UNDER AND SUBJECT TO, nevertheless, to all restrictions, reservations, conditions, covenants, easements and rights-of-way of prior record.

BEING Parcel ID 39-000-06-0137.00-00000

BEING KNOWN for informational purposes 50 Palmer Drive, Etters, PA

BEING THE SAME PREMISES which was conveyed to Scott A. Urban and Michelle R. Urban, his wife, by deed of Emil Peter Maruscak and Caroline G. Maruscak, his wife, dated 05/19/2006 and recorded 05/30/2006 as Instrument No. 2006040698 BK 1814 PG 2175 in the York County Recorder of Deeds Office, in fee.

PROPERTY ADDRESS: 50 PALMER DRIVE, ETTERS, PA 17319

UPI# 39-000-06-0137.00-00000

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