

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: 2019-SU-001274

Plaintiff(s)

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE FOR
MFRA TRUST 2015-1

vs.

Defendant(s)

STANLEY J. SHAFFER, JR.
JUNE L. SHAFFER

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:

STANLEY J. SHAFFER, JR.
JUNE L. SHAFFER

ALL THE FOLLOWING two (2) tracts of land with the improvements thereon erected, situate, lying and being in Lower Windsor Township, York County, Pennsylvania, bounded, limited and described as follows:

TRACT NO. 1: BEGINNING at an iron pin located at the intersecting points of Tract No. 1 and Tract No. 2 opposite lands now or formerly of Eugene Roth and wife; thence along the division line of Tracts No. 2 and No. 1 and across a thirty-three (33) feet wide right of way, Cabin Creek and lands opposite now or formerly of Frank Kober, and wife, North eleven (11) degrees thirty-eight (38) minutes twenty-six (26) seconds East, four hundred ninety-eight and ninety-eight hundredths (498.98) feet to an iron pin at the intersecting point of Tract No. 1 lands now or formerly of Frank Kober and wife and lands now or formerly of Robert Heidenreich; thence along the division line of Tract No. 1 with lands now or formerly of Robert Heidenreich; thence along the division line of Tract No. 1 with lands now or formerly of Robert Heidenreich and lands now or formerly of Roger Detwiler Estate, South eighty-one (81) degrees five (5) minutes East, seven hundred fifty-nine and thirty-three hundredths (759.33) feet to a locust tree, the intersecting point of Tract No. 1 with lands now or formerly of Roger Detwiler Estate and lands now or formerly of Clarence Schaeffer and wife; thence along division line of Tract No. 1 and lands now or formerly of Clarence Schaeffer and across Cabin Creek, South eleven (11) degrees forty-two (42) minutes West, five hundred sixty-two and twenty-six hundredths (562.26) feet to a point in the center of a thirty-three (33) feet wide right of way; thence along the division line of Tract No. 1 and lands now for formerly of Clarence Schaeffer and through the center of aforesaid thirty-three (33) feet wide right of way North seventy-four (74) degrees forty-five (45) minutes West, one hundred five and ninety hundredths (105.90) feet to a point in the center of said right of way; thence along the division line of Tract No. 1 and lands now for formerly of Clarence Schaeffer and wife, South six (6) degrees twenty-six (26) minutes West one hundred fifty-seven and sixty-four hundredths (157.64) feet to a fence post, the intersecting point of Tract No. 1, lands now or formerly of Clarence Schaeffer and wife and lands now or formerly of Eugene Roth and wife, North sixty-one (61) degrees thirty-seven (37) minutes West three hundred fourteen and thirty-seven hundredths (314.37) feet to a fence post located on said division line; thence along said division line North sixty-three (63) degrees sixteen (16) minutes thirty-six (36) seconds West, one hundred thirty-four and ninety-two hundredths (134.92) feet to an iron pin on said division line; thence along said division line, North sixty-five (65) degrees fifty-five (55) minutes forty-six (46) seconds West, two hundred forty eighty-four hundredths (240.84) feet to an iron pin and the place of BEGINNING.

CONTAINING 10.285 acres of land.

EXCEPTING AND RESERVED from above described Tract No. 1 is a thirty-three (33) feet wide right of way for the use and benefit of Grantors and their assigns of property adjacent to said Tract No. 1 for ingress and egress to the respective assigns of said Grantors.

ALSO, EXCEPTED AND RESERVED from above described Tract No. 1 is a fourteen (14) feet wide private right of way for the use and benefit of Eugene Roth and wife and their assigns for ingress and egress to and from lands of Eugene Roth and wife. Said fourteen (14) feet wide right of way is described as follows:

BEGINNING at a point in the division line of Tract No. 1 and lands now or formerly of Eugene Roth and wife, said point being located on said division line North sixty-one (61) degrees thirty-seven (37) minutes West, one hundred ninety-eight and twenty-eight hundredths (198.28) feet from a fence post, the intersecting point of Tract

No. 1, lands now or formerly of Clarence Schaeffer and wife and lands now or formerly of Eugene Roth and wife; thence along said division line, North sixty-one (61) degrees thirty-seven (37) minutes West, fifteen and seventy-three hundredths (15.73) feet to a point in said division line; thence along and through Tract No. 1, North fifty-five (55) degrees thirty (30) minutes East, ninety-eight and ninety-four hundredths (98.94) feet to an iron pipe located on the South side of above referred to thirty-three (33) feet wide right of way; thence along the South side of aforesaid thirty-three (33) feet wide right of way, South seventy (70) degrees no (00) minutes East, seventeen and seventy hundredths (17.70) feet to an iron pipe located on the South side of said right of way; thence along and through Tract No. 1, South fifty-five (55) degrees thirty (30) minutes West, one hundred one and seventy-five hundredths (101.75) feet to the point and place of BEGINNING.

HAVING ERECTED THEREON a Residential Dwelling being known and numbered as 135 Forge Hill Road, Wrightsville, PA 17368.

TRACT NO. 2: BEGINNING at an iron pin located in Lower Windsor Township Road Route 759 known as Forge Hill Road; thence along and through said road to a point on the East edge of said road, North forty-two (42) degrees six (6) minutes thirty-two (32) seconds West, ninety-seven and forty hundredths (97.40) feet to an iron pin on the East side of said road and the center of a thirty-three (33) feet wide intersecting right of way with said road; thence along and through the center of said thirty-three (33) feet wide right of way, South seventy-six (76) degrees twelve (12) minutes forty-eight (48) seconds East, four hundred eighteen and eighty-three hundredths (418.83) feet to a point in the center of said thirty-three (33) feet wide right of way on division line between Tracts No. 1 and No. 2; thence along the division line of Tract No. 1 and No. 2, South eleven (11) degrees thirty-eight (38) minutes twenty-six (26) seconds West, one hundred five and fifty-nine hundredths (105.59) feet to an iron pin where Tracts No. 1 and No. 2 intersect with lands now or formerly of Eugene Roth and wife; thence along the division line of Tract No. 2 with lands now or formerly of Eugene Roth and wife, North sixty-seven (67) degrees forty-five (45) minutes five (5) seconds West, three hundred forty-five and ninety hundredths (345.90) feet to the point and place of BEGINNING.

CONTAINING 0.674 acres of land.

EXCEPTING AND RESERVING unto the grantors herein and their assigns, a thirty-three (33) feet wide right of way for benefit of lands of adjoining owners and lands now or formerly of Eugene Roth and wife and others for ingress and egress to and from their respective land to Township Road No. 759.

The courses, distanced and location of rights of ways reserved and granted in above Tracts No. 1 and No. 2 as well as the courses and distanced as set forth in this deed, are displayed on a survey or drawing prepared by Lowerll K. Thomas, R.S., of Craley, Pennsylvania and dated May 7, 1979.

BEING vacant land.

BEING THE SAME PREMISES AS Elaine J. Mitzel, single woman, dated September 25, 1986, and recorded on September 26, 1986, by the York County Recorder of Deeds in Deed Book 93-M, at Page 736, granted and conveyed unto Stanley J. Shaffer, Jr., and June L. Shaffer, as Tenants by the Entireties.

PARCEL NO.: 35-000-JM-0083.C0-00000

PROPERTY ADDRESS: 135 FORGE HILL ROAD, WRIGHTSVILLE, PA 17368

UPI# 35-000-JM-0083.C0-00000

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