

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-000106

Plaintiff(s)

U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE ON BEHALF OF AND
WITH RESPECT TO AJAX MORTGAGE LOAN
TRUST 2017-D, MORTGAGE-BACKED NOTES

vs.

Defendant(s)

DENNIS J. WONDER
BONITA L. WONDER

**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:

DENNIS J. WONDER
BONITA L. WONDER

ALL the following two (2) tracts of land, No. 1 situate, lying and being part in Manheim and part in West Manheim Township; No. 2 situate, lying and being in West Manheim Township tracts being in York County and State of Pennsylvania, bounded and limited as follows, to wit:

TRACT No. 1: BEGINNING at a post; thence by land now or formerly of Anthony T. Nace, North thirty and one-half (30 1/2) degrees East, eighteen and three-tenths (18.3) perches to a post or stone; thence by land now or formerly of Albert H. Markle Estate North sixty-three and one-half (63 1/2) degrees West, forty (40) perches to a black oak; thence North sixteen and one-half (16 1/2) degrees East, twenty (20) perches to a post; thence North sixty-eight (68) degrees West, fifty-nine (59) perches to a post; thence South twenty-four and one-half (24 1/2) degrees West, thirty (30) perches to a post; thence South fifty-eight and one-half (58 1/2) degrees East, four (4) perches to a post; thence South twenty-six (26) degrees West, five and three-tenths (5.3) perches to a post; thence North sixty-three and three-fourths (63 3/4) degrees West, four and one-tenth (4.1) perches to a post; thence South thirty (30) degrees West, fifty-two (52) perches to a post; thence by land now or formerly of Wesley Craumer South sixty-six and three-fourths (66 3/4) degrees East, thirty-one and two-tenths (31.2) perches to a post; thence by land now or formerly of John Hoffacker, North forty-five (45) degrees East, twenty-eight (28) perches to a stone; thence North eighty-two (82) degrees East, twenty-nine (29) perches to a post; thence North twenty-seven (27) degrees East, eight and seven-tenths (8.7) perches to a post; thence South sixty-three and three-fourths (63 3/4) degrees East, thirty-eight and two-tenths (38.2) perches to the place of BEGINNING. CONTAINING 32 acres and 56 perches, more or less.

TRACT No. 2: BEGINNING at a white oak; thence by land now or formerly of George W. Hoffacker North thirty-two and one-fourth (32 1/4) degrees East, ten (10) perches to a stake; thence along land now or formerly of Monroe Rinehart South forty-seven (47) degrees West, seventeen and six-tenths (17.6) perches to a stone; thence along land now or formerly of William Hahn, South thirty-eight (38) degrees East, thirty-four and four-tenths (34.4), perches to the place of BEGINNING. CONTAINING 2 acres and 124 perches, more or less.

RESERVING, NEVERTHELESS, a right of way one perch wide along the first above described line, for the use of the owners, their heirs and assigns, for all of the series of the lots created by the division of the whole tract of which this was a part, to pass and repass to and from any and all of said lots, for all lawful purposes, with or without all manner of conveyances and terms, as fully as is reserved in the deed from Edward C. Hoffacker, Administrator, to John G. W. Hoffacker, dated March 31, 1885.

Being the same premises which Elmer G. Wonder, a widower, by Deed dated 5/30/2000 and recorded 5/31/2000 in Deed Book 1400, page 1843 conveyed Dennis J. Wonder and Bonita L. Wonder, h/w.

Tax Parcel# 37-000-BE-0002.00-00000

BEING KNOWN AS: 2758 Black Rock Road, Hanover, PA 17331

PROPERTY ADDRESS: 2758 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 37-000-BE-0002.00-00000

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