

# 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-000826**

**Plaintiff(s)**  
LAKEVIEW LOAN SERVICING, LLC

vs.

**Defendant(s)**  
DONNA J. HAMPTON  
JOYCE E. SWEITZER

**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:

DONNA J. HAMPTON  
JOYCE E. SWEITZER

PARCEL NO.: 53-000-42-0133.00-00000

ALL THAT CERTAIN Unit, being Unit No. 133 of Laurel Vistas, a Planned Community (the "Community"), located in Windsor Township, York County, Pennsylvania, which Unit has heretofore been submitted to the provisions of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S.A. § 5101, et seq., and designated in the Declaration of Planned Community of Laurel Vistas, a Planned Community, dated May 17, 2007 and recorded November 9, 2007 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 1932, page 3986, as amended by an Amendment to Declaration of Planned Community of Laurel Vistas, a Planned Community recorded in Land Record Book 2065, Page 7827 ("Declaration") and such certain Declaration Plan for Laurel Vistas, a Planned Community, recorded in Plan Book GG, Page 2662; subject, nevertheless, to conditions and covenants contained in said Declaration and Exhibits thereto, and more fully described on a plan entitled "Final Subdivision Plan, Phase I Laurel Vistas", prepared by Rettew Associates, Inc., dated September 11, 2006, bearing Drawing No. 04-04495-001, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 1891, Page 7009. TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

ALSO KNOWN AS 1230 Gardenia Drive, Windsor, PA 17366

Fee Simple Title Vested in Joyce E. Sweitzer, Unmarried Woman and Donna J. Hampton, Unmarried Woman, as Joint Tenants with the Right of Survivorship by deed from Willow Creek, LLC, dated 1/23/2014, recorded 1/26/2015, in the York County Clerk's Office in Deed Book 2307, Page 3158 as Instrument No. 2015003356

PROPERTY ADDRESS: 1230 GARDENIA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0133.00-00000

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**