

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-001542

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
ROUNDPOINT MORTGAGE SERVICING CORPORATION		SCOTT BACHRAN MICHELLE SCHAFFNER

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:

SCOTT BACHRAN
MICHELLE SCHAFFNER

PARCEL NO.: 48-000-34-00825.BO-PC047

All that certain lot or piece of ground with improvements to be made thereon, situate in the Township of Spring Garden, County of York, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Planned Community Act, 68 P.S.A. 5101, et seq., by the recording in the Office of the Recorder of Deeds in and for York County, Pennsylvania, of a Declaration Creating and Establishing Stonegate at Regents' Glen, a Planned Community, recorded in Land Record Book 1968, Page 2584, and the Declaration Plan attached thereto recorded in Plan Book GC, Page 2695, and any amendments thereto, as is more particularly described, in accordance with said Plan, as follows:

BEING LOT 47

Being Parcel No.: 48-000-34-0082.B0-PC047

Having erected thereon a dwelling known as 919 Brechin Lane, York, PA, 17403

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights, and right of ways as may appear upon the property herein described or in prior instruments of record, as such may affect the property herein described or in prior instruments of record, as such may affect the property herein described.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise 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 in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Fee Simple Title Vested in Scott Bachran, unmarried Man and Michelle Schaffner, unmarried woman, as Joint Tenants with full rights of survivorship by deed from NVR, Inc., dated 12/23/2015, recorded 12/30/2015, in the York County Clerk's Office in Deed Book 2351, Page 4035 as Instrument No. 2015058452.

PROPERTY ADDRESS: 919 BRECHIN LANE, YORK, PA 17403

UPI# 48-000-34-0082.B0-PC047

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