

# 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: 2018-SU-003254**

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
FEDERAL NATIONAL MORTGAGE ASSOCIATION		GALLEN D. SMITH PATRICIA A. SMITH

**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:**

GALLEN D. SMITH  
PATRICIA A. SMITH

ALL THAT CERTAIN parcel of real estate with improvements thereon located in Warrington Township, York County, Pennsylvania, and being known as Lot #2 on a plan of subdivision recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book FF, page 644, as follows:

BEGINNING at a point in the center of S.R. 4014 (formerly L.R. 66034), thence through the center of the aforementioned road, South thirty-nine (39) degrees forty-four (44) minutes fifty (50) seconds East, one hundred fifty-five (155) feet to a point; thence across the aforementioned S.R. 4014 and along lands now or formerly of Charles A. Hoff, Jr., and in particular being Lot #3 on the plan of subdivision at Plan Book FF, page 644, South sixty (60) degrees forty-nine (49) minutes forty-five (45) seconds West, four hundred ninety-eight and thirty-four hundredths (498.34) feet to a point at lands now or formerly of Annie Border; thence along lands of the same, North sixteen (16) degrees twenty (20) minutes zero (00) seconds West, seventy (70) feet to a point; thence along lands now or formerly of Charles A. Hoff, Jr., and in particular being Lot #3 on the subdivision at Plan Book FF, page 544, North fifty (50) degrees seventeen (17) minutes fifty (50) seconds East, four hundred sixty-two and six hundredths (462.06) feet to a point in the center of S.R. 4014, the place of BEGINNING.

Title to said Premises vested in Gallen D. Smith and Patricia A. Smith by Deed from Emanuel S. Ruhlman et al dated December 15, 2006 and recorded on December 18, 2006 in the York County Recorder of Deeds in Book 1862, Page 5014 as Instrument No. 2006099299.

Being known as: 7270 Harmony Grove Road, Wellsville, PA 17365

Tax Parcel Number: 49-000-LE-0002.B0-00000

PROPERTY ADDRESS: 7270 HARMONY GROVE ROAD, WELLSVILLE, PA 17365

UPI# 49-000-LE-0002.B0-00000

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**