

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 06, 2021

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: 2020-SU-002262

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2020-MC1		RODNEY REAM

And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RODNEY REAM

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Manchester, County of York, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point of land being at the Northeastern corner of Lot Number 32 on the hereinbelow referenced plan and continuing along said point along the right-of-way for IVY Pump Lane North 51 degrees 52 minutes 56 seconds East for a distance of 133.97 feet to a point; thence along said point along a curve to the right having an arc of 14.87 feet, a radius of 10.00 feet, and a chord bearing of South 85 degrees 30 minutes 29 seconds East for a distance of 13.54 feet to a point; thence along said point along a curve to the left having an arc of 141.80 feet, a radius of 50.00 feet, and a chord bearing of North 55 degrees 51 minutes 30 seconds East for a distance of 98.83 feet to a point; thence along said point North 64 degrees 36 minutes 53 seconds East for a distance of 129.93 feet to a point

PROPERTY ADDRESS: 1700 IVY PUMP LANE, YORK, PA 17408

UPI# 510004400310000000

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