

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT  
February 06, 2023

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: 2022-SU-000681		
<u>Plaintiff(s)</u>		<u>Defendant(s)</u>
WELLS FARGO BANK, N.A.	vs.	JULIO MARRERO, JR.

And to me directed, I will expose at public sale at  
<https://york.pa.realforeclose.com/>  
the following real estate to wit:

AS THE REAL ESTATE OF:

JULIO MARRERO, JR.

Advertising Description

DOCKET #2022-SU-000681

ALL THAT CERTAIN lot, piece or parcel of land Situate in York Township York County, Pennsylvania, known as Lot #231 “Biscayne Wood Phase 1 Final Subdivision Plan” more limited and described as follows to wit:

BEGINNING at a point on the northerly right of way line of Country Ridge Drive, said point being on the dividing line of lot 230 as shown on a plan titles "Biscayne Woods Phase I Final Subdivision Plan" by Northfield Engineering and Design, Inc., and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book NN, Page 683; thence with lot 230,

1) North 18° 30' 34" West 169.41 feet to a point; thence with lands reserved as HOA Open Space,

2) South 71° 29' 26" West 20.00 feet to a point on the dividing line of lot 232; thence with same,

3) South 18° 30' 34" East 172.11 feet to a point on the northerly right of way line of Country Ridge Drive; thence with same,

4) Along a curve to the right having a radius of 225.00 feet, an arc length of 20.19 feet, a chord of North 63° 49' 14" East 20, 18 feet to the place of BEGINNING.

PARCEL No. 54-000-61-0231.00-00000

PROPERTY ADDRESS: 280 COUNTRY RIDGE DRIVE, RED LION, PENNSYLVANIA 17356

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Julio Marrero Jr.

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 280 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPI# 540006102310000000

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**