

# 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-000122

<u>Plaintiff(s)</u>	VS.	<u>Defendant(s)</u>
SUN WEST MORTGAGE COMPANY, INC.		NANCY CAROLE CARTER JOSEPH JOHN CARTER, III

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:

NANCY CAROLE CARTER  
JOSEPH JOHN CARTER, III

ALL THAT CERTAIN tract of land with the improvements thereon erected situate on the western side of Deep Pond Court, situated in Shrewsbury Township, York County, Pennsylvania, being known as Lot No. 60 on a plan of lots known as "Section Seven, Heritage Farm", prepared by Kiddo Consultants Inc., said plan of lots recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book AA Page 281, being more fully bounded and described as follows, to wit BEGINNING at a point on Deep Pond Court, fifty (50) feet wide, at the corner of Lot Nos. 59 and 60; thence along Deep Pond Court the following (2) courses and distances:

(1) by a curve to the left with a radius of 50.00 feet to an arc distance of 59.76 feet and  
(2) by a curve to the right with a radius of 100.00 feet, an arc distance of 47.21 feet to a point at Lot No. 61; thence along Lot No. 61, South sixty-five (65) degrees twenty-eight (28) minutes forty-six (46) seconds West, four hundred five and thirty-eight one-hundredths (405.38) feet to a point; thence North twenty-nine (29) degrees thirty-seven (37) minutes fifty-four (54) seconds West, two hundred twenty-six and fifty-seven one-hundredths (226.57) feet to a point; thence North twenty-nine (29) degrees forty-one (41) minutes thirty-two (32) seconds East, two hundred fifteen and ninety-one one-hundredths 215.91) feet to a point at Lot No. 59; thence along Lot No. 59, South seventy-two (72) degrees fifty-three (53) minutes zero (00) seconds East, three hundred forty-six and thirty-three one-hundredths (346.33) feet to a point, the place of BEGINNING.  
BEING premises No. 4 Deep Pond Court, New Freedom, PA 17349  
BEING Tax Parcel / BRT 45-000-03-0060.00-00000.

PROPERTY ADDRESS: 4 DEEP POND COURT, NEW FREEDOM, PA 17349

UPI# 450000300600000000

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