

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT
October 06, 2025

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: 2025-NO-000103

Plaintiff(s)

NORTHWEST BANK F/K/A
NORTHWEST SAVINGS BANK

Defendant(s)

vs. KIRKLAND DRIVE ASSOCIATES LP

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:

KIRKLAND DRIVE ASSOCIATES LP

ALL THAT CERTAIN tract of land situate in Windsor Township, York County, Pennsylvania, being known as Lot 1A and Lot 2 on a certain Final Subdivision Plan of Ignazio Argento, Drawing No. L-4081, prepared by Gordon L. Brown and Assocs., Inc. dated May 25, 1998, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book PP, Page 728, more particularly described as follows:

BEGINNING at a concrete marker on the northern right-of-way line of Kirkland Drive, said point being the southeast corner of lands now or formerly of Charles W. Wilson, Jr.; extending thence along same, North 13 degrees 06 minutes 50 seconds East, 69.92 feet to a concrete marker; thence along same North 19 degrees 25 minutes 49 seconds West, 149.39 feet to a concrete marker at corner of Lot No. 1 and Lot No. 3 on said plan; thence continuing along Lot No. 1, North 70 degrees 34 minutes 11 seconds East, 273.26 feet to an iron pin; thence along same, South 65 degrees 13 minutes 55 seconds East, 205.11 feet to an iron pin; thence along same North 69 degrees 41 minutes 50 seconds East, 28.22 feet to a post and lands now or formerly of Emory H. Hotlzapple; thence along same, South 18 degrees 11 minutes 37 seconds East, 287.20 feet to a concrete marker at lands now or formerly of Corinne Ippolito; thence along same and lands now or formerly of Todd H. and Michelle S. Lowe; Michael N. and Helen P. Misogianes and lands now or formerly of Daniel J. Catalfu, North 61 degrees 29 minutes 21 seconds West, 360.57 feet to a concrete marker; thence along lands of the said Daniel J. Catalfu the following two courses and distances: (1) South 71 degrees 29 minutes 33 seconds West, 147.96 feet; and (2) South 13 degrees 10 minutes 33 seconds West, 94.94 feet to a concrete marker on the northern right-of-way line of Kirkland Drive; thence along the northern right-of way line of Kirkland Drive by a curve to the left having a radius of 175.00 feet, an arc distance of 50.43 feet, the chord of which is North 70 degrees 59 minutes 41 seconds West, 50.26 feet to a concrete marker at lands now or formerly of Charles W. Wilson, Jr. and the place of BEGINNING. CONTAINING 2.1741 acres.

PROPERTY ADDRESS: 35 KIRKLAND DRIVE, RED LION, PA 17356

UPI# 53000HJ0094C000000

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