

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 09, 2018

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: 2017-SU-001506

Plaintiff(s)
MTGLQ INVESTORS, LP

VS.

Defendant(s)
BRYAN F. SIMMONS
KARIN J. SIMMONS

**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:

BRYAN F. SIMMONS
KARIN J. SIMMONS

ALL THAT CERTAIN tract of land, with improvements thereon erected, situate in Hopewell Township, York County, Pennsylvania, being more particularly described as follows, to-wit;

BEGINNING at a point in the centerline of Coupler Drive (a fifty foot wide right of way) at Lot No. 33, said point of beginning being North forty-four (44) degrees thirty (30) minutes twenty-five (25) seconds East, two hundred forty-five and no one-hundredths (245.00) feet from the centerline intersection of Smokebox Circle and Coupler Drive; thence by the centerline of Coupler Drive, North forty-four (44) degrees thirty (30) minutes twenty-five (25) seconds East, one hundred five and no one-hundredths (105.00) feet to a point at Lot No. 35; thence by Lot No. 35, South forty-five (45) degrees twenty-nine (29) minutes thirty-five (35) seconds East, one hundred seventy-five and no one-hundredths (175.00) feet to a point at Lot No. 44; thence by Lots No. 44 and No. 45, South forty-four (44) degrees thirty (30) minutes twenty-five (25) seconds West, one hundred five and no one-hundredths (105.00) feet to a point at Lots No. 45, No. 46 and No. 33; thence by Lot No. 33, North forty-five (45) degrees twenty-nine (29) minutes thirty-five (35) seconds West, one hundred seventy-five and no one-hundredths (175.00) feet to a point in the centerline of Coupler Drive and the point of BEGINNING.

BEING Lot No. 34 of Phase II, Stewartstown Station Subdivision as recorded in Plan Book II, Page 96, York County records

UNDER AND SUBJECT TO restrictions and conditions as now appear of record.

BEING THE SAME PREMISES AS Fred J. Coleman and Amy K. Coleman, Husband and Wife, by their Attorney-in-Fact, Cynthia A. Miller, by Deed dated June 23, 2006, and recorded on July 17, 2006, by the York County Recorder of Deeds in Book 1825, Page 4169, as Instrument No. 2006053717, granted and conveyed unto Bryan F. Simmons and Karin J. Simmons, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 20 Coupler Drive, Stewartstown, PA 17363.

UPI NO. 32-000-04-0034.00-00000

PROPERTY ADDRESS: 20 COUPLER DRIVE, STEWARTSTOWN, PA 17363

UPI# 32-000-04-0034.00-00000

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