

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 05, 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: 2014-SU-000819-06**

Plaintiff(s)  
MTGLQ INVESTORS, L.P.

vs.

Defendant(s)  
RICHARD DEFORD

**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:**

RICHARD DEFORD  
A/K/A RICHARD E. DEFORD

ALL that the following piece, parcel or tract of land situate, lying and being in West Manheim Township, York County, Pennsylvania, more particularly bounded and limited and described as follows, to wit:

BEGINNING at a point on the right-of-way line of the Cul-de-sac of a 50 feet wide proposed street, said cul-de-sac having a radius of 50 feet, at corner of Lot No. 5 on the subdivision plan hereinafter referred to; thence along the right-of-way line of said cul-de-sac the following three courses and distance: 1) by a curve to the left having a chord bearing and distance of North 81 degrees 37 minutes 8 seconds East, 82.52 feet, for an arc distance of 97.06 feet to a point; 2) by a curve to the right having a chord bearing and distance of North 63 degrees 05 minutes 35 seconds East, 30.15 feet, for an arc distance of 32.36 feet, to a point; and 3) by a curve to the right having a chord bearing and distance of South 78 degrees 45 minutes 27 seconds East, 11.13 feet, for an arc distance of 11.13 feet, to a point at Lot No. 7 on the subdivision plan hereinafter referred to; thence along Lot No. 7, South 26 degrees 08 minutes 14 seconds West, 313.03 feet to a point at lands now or formerly of Hanover Municipal Water Works; thence along said last mentioned lands, North 55 degrees 33 minutes 28 seconds West, 181 feet to a point at Lot No. 5 on the subdivision plan hereinafter referred to; thence along Lot No. 5, North 47 degrees 13 minutes 52 seconds East, 228.48 feet to a point on the right-of-way line of the cul-de-sac, aforesaid, the point and place of BEGINNING. CONTAINING 34,032 square feet.

BEING Lot No. 6 on final subdivision plan of Bair Brothers prepared by Donald E. Worley, Professional Land Surveyor, dated approved by the appropriate municipal authorities, is recorded in the office of the recorder of Deeds of York County, Pennsylvania, in Plan Book DD, Page 918.

Parcel#: 52-000-AE-0012.E0-00000

PREMISES: 38 Bair Circle, Hanover, PA 17331

PROPERTY ADDRESS: 38 BAIR CIRCLE, HANOVER, PA 17331

UPI# 52-000-AE-0012.E0-00000

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**