

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

June 11, 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-002259

Plaintiff(s)
FRANKLIN AMERICAN
MORTGAGE COMPANY

VS.

Defendant(s)
NICOLE R. APGAR
JAMES S. BOLGER

**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:

NICOLE R. APGAR
JAMES S. BOLGER

ALL THAT CERTAIN tract of land lying, situate and being in the Township of Fairview, County of York, and State of Pennsylvania:

BEGINNING at a point in the center of Ironstone Road (T-999) at a common property corner of Lot #1 and Lot #2 of the Final Subdivision Plan for Robert V. and Norma J. Kauffman, 755 Ironstone Road, thence from said point of beginning, through Ironstone Road and along Lot #1 the following two (2) courses; (1) North 44 degrees 31 minutes 19 seconds West, a distance of 260.58 feet to a point; thence (2) North 32 degrees 30 minutes 00 seconds West, a distance of 222.17 feet to a point at common property corner of Lot #1 and lands now or late of Christopher J. and Terri L. Villcone; thence along lands now or late Christopher J. and Terri L. Villcone and lands now or late of Donald E. and Dawn E. Moyer the following three (3) courses: (1) North 57 degrees 30 minutes 00 seconds East, a distance of 90.45 feet to a point; thence (2) North 33 degrees 00 minutes 00 seconds East, a distance of 39.30 feet to a point; thence (3) North 75 degrees 44 minutes 00 seconds East, a distance of 121.65 feet to a point at a common property corner of Lot #2 and Lot #3; thence along said Lot #3 the following two (2) courses: (1) South 14 degrees 16 minutes 00 seconds East, a distance of 228.24 feet to a point; thence (2) South 34 degrees 51 minutes 35 seconds East, a distance of 232.13 feet to a point in the centerline of Ironstone Road (T-999); thence along said centerline of Ironstone Road (T-999) the following two (2) courses: (1) South 55 degrees 08 minutes 25 seconds West, a distance of 20.29 feet to a point; thence (2) by a curve, curving to the left, having a radius of 706.81 feet and an arc length of 134.09 feet (with a chord bearing of South 49 degrees 42 minutes 19 seconds West and a chord distance of 133.89 feet) to a point, and point being the place of BEGINNING.

Being Lot #2, Plan Book SS, Page 372.

BEING KNOWN AND NUMBERED as 757 Ironstone Road, New Cumberland, Pennsylvania.

Parcel ID: 27-000-RF-0181.00-00000

BEING the same premises which JVH EXCAVATING, INC., a Pennsylvania Corporation, by deed dated 3/31/2015 and recorded 4/2/2015, in the Office for the Recorder of Deeds, etc., in and for the County of YORK in Record Book Volume 2315 Page 59, granted and conveyed unto JAMES S. BOLGER and NICOLE R. APGAR, Adult individuals, as Joint Tenants with the Right of Survivorship, in fee.

PROPERTY ADDRESS: 757 IRONSTONE ROAD, NEW CUMBERLAND, PA 17070

UPI# 27-000-RF-0181.00-00000

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