

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

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-001086

Plaintiff(s)  
M&T BANK

vs.

Defendant(s)  
PETER J. COMEROTA  
STACY L. COMEROTA

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:

PETER J. COMEROTA  
STACY L. COMEROTA

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate, lying and being in Chanceford Township, York County, Pennsylvania, bounded, limited and described as follow, to wit:

East one hundred sixty-four and twenty-four hundredths (164.24) feet to a point marked by a rebar; thence along the same, and passing in and though Boyd Road, South three (03) degrees two (02) minutes thirty-nine (39) seconds East two hundred seventy-five and sixty-five hundredths (275.65) feet to a point located off the Southern side of Boyd Road (passing through a rebar set on the Northern dedicated right-of-way line of Boyd Road, being 42.30 feet from the end of said course); thence along lands now or formerly of Harold M. Boyd, and in, along and through Boyd Road the following three courses and distances: (1) South seventy-eight (78) degrees twenty-five (25) minutes zero (00) seconds West two hundred one and thirty hundredths (201.30) feet to a point located along the Southern side of Boyd Road; (2) South fifty-nine (59) degrees forty (40) minutes zero (00) seconds West one hundred fifteen and fifty hundredths (115.50) feet to a point and (3) South forty-four (44) degrees forty-nine (49) minutes zero (00) seconds West fifty-eight and seventy-eight hundredths (58.78) feet to a point located in Boyd Road at lands now or formerly of Thomas Z. Boyd, being the point and place of beginning.

Containing 3.788 acres of land, more or less, and designated as Lot No. 2 on a subdivision plan of James S. Downs, prepared by Joseph W. Shaw, Registered Surveyor, dated July 23, 1993, Drawing No. 73-68, and recorded in the office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book MM, Page 585.

4885 Boyd Road, Brogue, PA 17309

Tax ID: 21-000-HO-0007.A0-00000

PROPERTY ADDRESS: 4885 BOYD ROAD, BROGUE, PA 17309

UPI# 21-000-HO-0007.A0-00000

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