

# 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-001672**

**Plaintiff(s)**

M&T BANK

**Defendant(s)**

SCOTT W. ROTOLO

VS.

**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:

SCOTT W. ROTOLO

ALL THAT CERTAIN tract of land situate in the Township of Franklin, County of York and Commonwealth of Pennsylvania, being more fully bounded, limited and described as follows, to wit:

BEGINNING at a point on the northern line of a fifty (50) foot right-of-way for Furman Road at the division line between Lots 111 and 112; thence along lot 112 North eighteen (18) degrees twenty-one (21) minutes twenty (20) seconds East a distance of one hundred sixty and no hundredths (160.00) feet to a point at other lands N/F of Twin Hills, Inc.; thence along same South seventy-one (71) degrees thirty-eight (38) minutes forty (40) seconds East a distance of fifty and no hundredths (50.00) feet to a point at the division line between Lots 110 and 111; thence along lot 110 South eighteen (18) degrees twenty-one (21) minutes twenty (20) seconds West a distance of one hundred sixty and no hundredths (160.00) feet to a point on the northern line of a fifty (50) foot right-of-way for Furman Road; thence along same North seventy-one (71) degrees thirty-eight (38) minutes forty (40) seconds West a distance of fifty and no hundredths (50.00) feet to a point, the place of BEGINNING.

BEING Lot No. 111 on a Final Subdivision Plan of Twin Hills, Phase II, which plan is recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book II, page 318.

BEING the same lands and premises which Scott W. Rotolo and Carrie A. Rotolo, husband and wife, conveyed to Scott W. Rotolo, married individual, by deed dated December 7, 2007 and recorded on December 20, 2007 in the office of the Recorder of Deeds in and for the County of York, Pennsylvania, in Deed Book 1939, Page 396, and Instrument Number 2007091673.

BEING KNOWN AS: 101 Furman Road, Dillsburg, PA 17019.

TAX PARCEL NO.: 29-000-04-0111.00-00000

Residential Property.

TO BE SOLD AS THE property of SCOTT W. ROTOLO.

PROPERTY ADDRESS: 101 FURMAN ROAD, DILLSBURG, PA 17019

UPI# 29-000-04-0111.00-00000

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**