

# 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-001354

Plaintiff(s)  
M&T BANK

vs.

Defendant(s)  
THE UNKNOWN HEIRS OF JAMES M. WATTS DECEASED  
ROBERT WATTS SOLELY IN HIS CAPACITY AS HEIR OF JAMES M. WATTS DECEASED  
DENISE RAPP SOLELY IN HER CAPACITY AS HEIR OF JAMES M. WATTS DECEASED  
JAMES WATTS III SOLELY IN HIS CAPACITY AS HEIR OF JAMES M. WATTS DECEASED

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:

THE UNKNOWN HEIRS OF JAMES M. WATTS DECEASED  
ROBERT WATTS SOLELY IN HIS CAPACITY AS HEIR OF JAMES M. WATTS DECEASED  
DENISE RAPP SOLELY IN HER CAPACITY AS HEIR OF JAMES M. WATTS DECEASED  
JAMES WATTS III SOLELY IN HIS CAPACITY AS HEIR OF JAMES M. WATTS DECEASED

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN HELLAM TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AS SHOWN ON A SUBDIVISION PLAN OF SECTION 2- COOL CREEK MANOR, BEARING DWG. NO. 1279E73-10-2, DATED OCTOBER 2, 1973 AND RECORDED IN PLAN BOOK X, PAGE 232, AS MORE FULLY BOUNDED AND DESCRIBED AN FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH SIDE OF CIRCLE DRIVE, SAID POINT, BEING LOCATED SOUTHWARDLY NINETY AND NO ONE-HUNDREDTHS (90.00) FOOT FROM THE NORTHEAST CORNER OF THE INTERSECTION OF CIRCLE DRIVE AND BROOK LANE; AND RUNNING THENCE ALONG LOT NO. 113, NORTH FORTY-EIGHT (48) DEGREES THIRTY-TWO (32) MINUTES THIRTY-FIVE (35) SECONDS EAST, ONE HUNDRED FORTY-THREE AND FIFTY-ONE ONE-HUNDREDTHS (143.51) FEET TO A POINT AT LOT NO. 112; AND RUNNING THENCE ALONG LOT NO. 112, SOUTH SIXTY-TWO (62) DEGREES THIRTY-EIGHT (38) MINUTES FIFTEEN (15) SECONDS EAST, EIGHTY-NINE AND FORTY-FIVE ONE-HUNDREDTHS (89.45) FEET TO A POINT AT LANDS NOW OR FORMERLY OF A SUBDIVISION KNOWN NO WRIGHTSDALE ADDITION; AND RUNNING THENCE ALONG SAID SUBDIVISION, SOUTH SEVEN (7) DEGREES FIFTY (50) MINUTES ZERO (00) SECONDS EAST, TWENTY-SEVEN AND TWENTY-THREE ONE-HUNDREDTHS (27.23) FEET TO A POINT AT LOT NO. 115; AND RUNNING THENCE ALONG LOT NO. 115, SOUTH FIFTY-NINE (59) DEGREES ELEVEN (11) MINUTES TWENTY (20) SECONDS WEST, ONE HUNDRED SEVENTY AND SIXTY-FOUR ONE-HUNDREDTHS (170.64) FEET TO A POINT ON THE EAST SIDE OF CIRCLE DRIVE; AND RUNNING THENCE ALONG THE EAST SIDE OF CIRCLE DRIVE BY A CURVE TO THE LEFT HAVING A RADIUS OF FOUR HUNDRED THREE AND SIXTY-EIGHT ONE-HUNDREDTHS (403.68) FEET FOR A DISTANCE OF SEVENTY-FIVE AND NO ONE-HUNDREDTHS (75.00) FEET, THE CHORD OF WHICH IN NORTH THIRTY-SIX (36) DEGREES EIGHT (08) MINUTES FIVE (5) SECONDS WEST, SEVENTY-FOUR AND EIGHTY-NINE ONE-HUNDREDTHS (74.89) FEET TO A POINT AT LOT NO. 113 AND THE PLACE OF BEGINNING. BEING LOT NO. 114.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Tax ID: 31-000-02-0114.00-00000

Property Address: 503 Circle Drive, Wrightsville, PA 17368

PROPERTY ADDRESS: 503 CIRCLE DRIVE, HELLAM TOWNSHIP, PA 17368

UPI# 31-000-02-0114.00-00000

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**