

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 09, 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: 2016-SU-003155

Plaintiff(s)

STATEBRIDGE COMPANY, LLC

vs.

Defendant(s)

DENISE R. RAPP, SOLELY AS HEIR TO
JAMES M. WATTS, DECEASED
ROBERT C. WATTS, SOLELY AS HEIR TO
JAMES M. WATTS, DECEASED
JAMES M. WATTS III, SOLELY AS HEIR TO
JAMES M. WATTS, DECEASED
UNKNOWN HEIRS, ADMINISTRATORS,
EXECUTORS AND DEVISEES OF THE ESTATE
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:

DENISE R. RAPP, SOLELY AS HEIR TO JAMES M. WATTS, DECEASED
ROBERT C. WATTS, SOLELY AS HEIR TO JAMES M. WATTS, DECEASED
JAMES M. WATTS III, SOLELY AS HEIR TO JAMES M. WATTS, DECEASED
UNKNOWN HEIRS, ADMINISTRATORS, EXECUTORS AND DEVISEES OF THE ESTATE 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 as 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) feet 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 subdivision known as 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 is 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.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Dennis W. Brandt and Linda F. Brandt, by Deed dated October 23, 1992, and recorded on November 9, 1992, by the York County Recorder of Deeds in Deed Book 506, at Page 971, granted and conveyed unto James M. Watts and Claire E. Watts, as Tenants by the Entireties.

AND THE SAID Claire E. Watts departed this life on July 13, 2004, whereby title vested with James M. Watts, an Individual.

AND THE SAID James M. Watts departed this life on May 17, 2016, leaving as his known Heirs-at-Law: Denise R. Rapp; Robert C. Watts; and James M. Watts, III.

WHEREBY TITLE TO THE AFOREMENTIONED PREMISES VESTED WITH Denise R. Rapp, Heir to James M. Watts, Deceased; Robert C. Watts, Heir to James M. Watts, Deceased; James M. Watts, III, Heir to James M. Watts, Deceased; and the Unknown Heirs, Administrators, Executors and Devisees of the Estate of James M. Watts, Deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 503 Circle Drive, Wrightsville, PA 17368.

ALSO BEING KNOWN AND NUMBERED AS 503 Circle Dove, Wrightsville, PA 17368.

TAX PARCEL NO. 31-000-02-0114.00-00000

PROPERTY ADDRESS: 503 CIRCLE DRIVE, A/K/A 503 CIRCLE DOVE, WRIGHTSVILLE, PA 17368

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**