

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-001886

Plaintiff(s)

WELLS FARGO BANK, N.A.

Defendant(s)

TANYA M. STELTS

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:

TANYA M. STELTS

All that certain unit in the property known, named and identified in the Declaration plan referred to below as Colony Park Condominium, situate in the Fourteenth Ward of the City of York, York County, Pennsylvania, which has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 (68 P.S. 700.101), by recording in the Office of the Recorder of Deeds of York County, Pennsylvania, of a Declaration dated November 22, 1972, and recorded in Deed Book 66-B, Page 361, and a Declaration Plan dated November 22, 1972, and recorded in Plan Book V, Page 426, and a Code of Regulations recorded in Deed Book 66-B, Page 376, described as follows:

Being and designated on the Declaration Plan as Unit I, Building No. 30, Premises B, Tract No. 2, including the Exclusive Elements as defined in Paragraph Third A of the Declaration, together with an undivided interest appurtenant to the unit in all Common Elements (as defined in the Declaration) of .3611%. The unit is municipally numbered 720-I Colony Drive, York, Pennsylvania 17404.

Title to said Premises vested in Tanya M. Stelts by Deed from S & S Real Estate Investments, LLC dated September 15, 2009 and recorded on September 24, 2009 in the York County Recorder of Deeds in Book 2043, Page 7626 as Instrument No. 2009056285.

Being known as: 736 Colony Drive, York City, PA 17404

Tax Parcel Number: 14-626-16-0018.00-C0204

PROPERTY ADDRESS: 736 COLONY DRIVE, YORK, PA 17404

UPI# 14-626-16-0018.00-C0204

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