

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

August 09, 2021

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: 2019-SU-003076

Plaintiff(s)

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS OWNER
TRUSTEE OF THE
RESIDENTIAL CREDIT
OPPORTUNITIES TRUST VII-A

VS.

Defendant(s)

KENNETH R. SMITH
BRIAN L. SMITH

**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:

KENNETH R. SMITH
BRIAN L. SMITH

By virtue of a Writ of Execution No. 2019-SU-003076

Wells Fargo USA Holdings Inc. Successor by Merger to Wells Fargo Financial Pennsylvania, Inc.
v.
Kenneth R. Smith
Brian L. Smith

owner(s) of property situate in the WEST YORK BOROUGH, YORK County, Pennsylvania, being

1045 West Poplar Street, York, PA 17404-3514
Parcel No. 880000100330000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$61,242.39

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1045 WEST POPLAR STREET, YORK, PA 17404

UPI# 880000100330000000

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