

# 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: 2018-SU-002548

Plaintiff(s)

WELLS FARGO BANK,  
NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO  
WELLS FARGO BANK  
MINNESOTA, NATIONAL  
ASSOCIATION, AS TRUSTEE  
F/K/A NORWEST BANK  
MINNESOTA, NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR RENAISSAN

vs.

Defendant(s)

DENNIS G. SMITH A/K/A DENNIS GENE  
SMITH, INDIVIDUALLY AND IN HIS  
CAPACITY AS HEIR OF THE ESTATE OF  
PATRICIA M. SNELBAKER A/K/A PATRICIA  
M. SMITH  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER PATRICIA  
M. SNELBAKER A/K/A PATRICIA M. SMITH,  
DECEASED  
WAYNE E. SNELBAKER A/K/A WAYNE  
SNELBAKER, IN HIS CAPACITY AS  
CO-ADMINISTRATOR OF THE ESTATE OF  
PATRICIA M. SNELBAKER A/K/A PATRICIA  
M. SMITH  
DIANE L. SNELBAKER A/K/A DIANE  
SNELBAKER, IN HER CAPACITY AS  
CO-ADMINISTRATOR OF THE ESTATE OF  
PATRICIA M. SNELBAKER A/K/A PATRICIA  
M. SMITH  
DESTRY A. ARNOLD, IN HIS CAPACITY AS  
HEIR OF THE ESTATE OF PATRICIA M.  
SNELBAKER A/K/A PATRICIA M. 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:

DENNIS G. SMITH A/K/A DENNIS GENE SMITH, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH  
WAYNE E. SNELBAKER A/K/A WAYNE SNELBAKER, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH  
DIANE L. SNELBAKER A/K/A DIANE SNELBAKER, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH  
DESTRY A. ARNOLD, IN HIS CAPACITY AS HEIR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMIT  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH, DECEASED

By virtue of a Writ of Execution No. 2018-SU-002548

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota,national Association, as Trustee for Renaissance Hel Trust 2002-2  
v.

Dennis G. Smith a/k/a Dennis Gene Smith, Individually and in His Capacity as Heir of The Estate of Patricia M. Snelbaker a/k/a Patricia M. Smith

Wayne E. Snelbaker a/k/a Wayne Snelbaker, in His Capacity as CO-Administrator of The Estate of Patricia M. Snelbaker a/k/a Patricia M. Smith

Diane L. Snelbaker a/k/a Diane Snelbaker, in Her Capacity as CO-Administrator of The Estate of Patricia M. Snelbaker a/k/a Patricia M. Smith

Destry A. Arnold, in His Capacity as Heir of The Estate of Patricia M. Snelbaker a/k/a Patricia M. Smith

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Patricia M. Snelbaker a/k/a Patricia M. Smith, Deceased

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

68 South Landvale Street, York Haven, PA 17370-9008  
Parcel No. 94000010011A000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$72,500.83

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP  
PROPERTY ADDRESS: 68 SOUTH LANDVALE STREET, YORK HAVEN, PA 17370  
UPI# 94000010011A000000

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**