

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 05, 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: 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 RENAISSANCE HEL TRUST 2002-2

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 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

And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania 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. 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

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# 94-000-01-0011.A0-00000

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