

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: 2022-SU-000655

Plaintiff(s)

U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2018
G-CTT

vs.

Defendant(s)

BARBARA J. WELLS, INDIVIDUALLY AND
AS ADMINISTRATOR OF THE ESTATE OF
JOHN B. WELLS, III, 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:

BARBARA J. WELLS, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOHN B. WELLS, III, DECEASED

REAL PROPERTY SHORT DESCRIPTION FORM
(TO BE USED FOR ADVERTISING)

Property of John B. Wells, III and Barbara J. Wells, husband and wife

Execution No. 2022-SU-000655

Judgment Amount: \$120,702.81

All the right title, interest and claim of John B. Wells, III and Barbara J. Wells, husband and wife, of in and to:

Property locates at 712 Franlyn Drive, within York Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1352, at page 1255, as Instrument No. 1999006845.

Parcel Identification No. 54-000-28-0004-00

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 712 FRANLYN DRIVE, DALLASTOWN, PA 17313

UPI# 540002800040000000

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