

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: 2016-SU-002240-06

Plaintiff(s)

21ST MORTGAGE
CORPORATION, ASSIGNEE OF
CHRISTIANA TRUST, A
DIVISION OF WILMINGTON
SAVINGS FUND SOCIETY, FSB,
AS A TRUSTEE FOR
KNOXVILLE 2012 TRUST, ET.
AL.

vs.

Defendant(s)

DENISE L. BELL

**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:

DENISE L. BELL

ALL the following described tract of land situate, lying and being in Penn Township, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING for a point at Lot no. 14 at lands of Cremer Florist, Inc; thence along said land, South eighty-six (86) degrees fifty-three (53) minutes nineteen (19) seconds West, one hundred eight and one-hundredths (108.01) feet to a point at Lot No. 16; thence along Lot No. 16, North thirty-four (34) degrees thirty (30) minutes six (06) seconds East, one hundred seventy-six and ten-hundredths (176.10) feet to a point at the southern edge of Meadowview Drive; thence along Meadowview Drive by a curve to the left whose radius is one hundred sixty-seven (167.00) feet and whose long chord is South sixty-four (64) degrees four (04) minutes thirty-two (32) seconds East, forty-nine and eighty-one hundredths (49.81) feet for an arc distance of fifty (50.00) feet; thence along Lot No. 14, South seventeen (17) degrees twenty (20) minutes fifty (50) seconds West, one hundred twenty-three and eight-hundredths (123.08) feet to a point and place of BEGINNING. Identified as Lot No. 15 on a plan of lots prepared by Donald E. Worley dated February 23, 1979 and recorded in Map Book EE page 92.

Being the same premises which DAVID E. FOX and JENNIFER L. FOX, husband and wife, by deed dated July 12, 2005 and recorded on July 18, 2005 in the office for the Recording of Deeds in and for the County of York at Deed Book 1740 Page 112, granted and conveyed unto Charles E. Bell and Denise L. Bell, husband and wife, their heirs and assigns. The said Charles E. Bell having departed this life on the 11th day of November, 2013, thereby vesting title to the Premises solely in his wife Denise L. Bell, by operation of law.

PIN: 44-000-18-0115.00-00000

PROPERTY ADDRESS: 29 MEADOWVIEW DRIVE, HANOVER, PA 17331

UPI# 44-000-18-0115.00-00000

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