

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT  
June 05, 2023

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-001423

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
PNC BANK, NATIONAL ASSOCIATION		STEVEN J. 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:

STEVEN J. BELL  
Owner(s) of property situate in the HALLAM BOROUGH, YORK County, Pennsylvania, being  
437 Friendship Avenue, York, PA 17406  
PARCEL #: 660000300190000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$249,693.28

Attorneys for Plaintiff  
KML Law Group P.C.  
PROPERTY ADDRESS: 437 FRIENDSHIP AVENUE, YORK, PA 17406  
UPI# 660000300190000000

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