

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CI-22-03772

Issued out of the Court of Common Pleas of Lancaster County, Pennsylvania and to me directed, I will expose the following described property at a public online auction conducted at <https://lanaster.pa.realforeclose.com/> Commonwealth of Pennsylvania on:

AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

JUDGMENT: \$103,756.54.

REPUTED OWNERS: Kimberly A. Urban Lee A. Urban
DEED BK. and PAGE or INSTR. NO.: Document ID# 3834988
MUNICIPALITY: West Donegal Township

AREA: ALL THAT CERTAIN LOT OR TRACT OF LAND WITH ANY IMPROVEMENTS THEREON ERECTED (316 DECATUR STREET), SITUATE IN WEST DONEGAL TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, SAID TRACT MORE PARTICULARLY SHOWN AS LOT 5 ON A FINAL PLAN PREPARED FOR HERBERT E. HOOVER AND DIANE L. STEFFEN BY D. C. GOHN ASSOCIATES, INC., SURVEYORS AND ENGINEERS, ON OCTOBER 6, 1987, SAID FINAL PLAN BEING RECORDED IN THE LANCASTER COUNTY PENNSYLVANIA, RECORDER OF DEEDS OFFICE IN SUBDIVISION PLAN BOOK J-158, PAGE 65, ON FEBRUARY 12, 1988, AND ALL THE SAME BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

IMPROVEMENTS: Residential Dwelling

PROPERTY ADDRESS: 316 DECATUR STREET, ELIZABETHTOWN, PA 17022

UPI / TAX PARCEL NUMBER: 160-50010-0-0000

Seized and taken into execution to be sold as the property of KIMBERLY A. URBAN, LEE A. URBAN in suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION.

TERMS OF SALE: Ten percent (10%) of the bid price shall be paid at the time of the sale and balance on or before 30 days thereafter, otherwise the property will again on said same date that the balance is to be paid, be put up and sold at the risk and expense of the person to whom it was struck off, and in addition, the ten percent (10%) down payment shall be forfeited to the Sheriff's Office as damages to cover expenses and deficiencies incident to a resale. For full Conditions of Sale refer to the Sheriff's Sale Page Website.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP
KING OF PRUSSIA, PA 610-278-6800

CHRISTOPHER LEPLER, Sheriff
LANCASTER COUNTY, Pennsylvania