

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CI-23-02074

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:

WEDNESDAY, MAY 29, 2024
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: \$50,750.81.

REPUTED OWNERS: Peggy Fetter, known Heir of Benjamin F. Fetter, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Benjamin F. Fetter, deceased

DEED BK. and PAGE or INSTR. NO.: Document ID #5165197

MUNICIPALITY:City of Lancaster

AREA:ALL THAT CERTAIN lot or parcel of land situate on the east side of Coral Street having thereon erecte a 2 1/2 story brick house and being known and numbered as 307 1/2 Coral Street, in the City and County of Lancaster, Commonwealth of Pennsylvania.

IMPROVEMENTS:Residential Dwelling

PROPERTY ADDRESS: 307 ½ CORAL STREET, LANCASTER, PA 17603

UPI / TAX PARCEL NUMBER: 338-36649-0-0000

Seized and taken into execution to be sold as the property of PEGGY FETTER, KNOWN HEIR OF BENJAMIN F. FETTER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BENJAMIN F. FETTER, DECEASED in suit of NATIONSTAR MORTGAGE LLC.

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