SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CI-24-02961

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://lancaster.pa.realforeclose.com/ Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 25, 2026
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: $190,693.72
REPUTED OWNERS: Jonathan Andrew Emel and Yoma Vanessa Deravine
DEED BK. and PAGE or INSTR. NO.: 6405973
MUNICIPALITY: Upper Leacock Township
AREA: 936 sq ft
IMPROVEMENTS: A residential dwelling

PROPERTY ADDRESS: 272 MORGAN DRIVE, LEOLA, PA 17540

UPI / TAX PARCEL NUMBER: 360-18662-1-0004

Seized and taken into execution to be sold as the property of YOMA VANESSA DERAVINE, JONATHAN ANDREW EMEL in suit of FAY SERVICING, 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:
FRIEDMAN VARTOLO LLP
PHILADELPHIA, PA 212.471.5100

MARC SHAFFER, Sheriff
LANCASTER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.