SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CI-25-09653

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, JANUARY 27, 2027
AT 12:00 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: $205,040.67
REPUTED OWNERS: Ada L. Mosier and James H. Mosier
DEED BK. or INSTR. NO.: Document ID 5578390
MUNICIPALITY: Township of Sadsbury
AREA: N\A
IMPROVEMENTS: Residential Dwelling

PROPERTY ADDRESS: 5468 STRASBURG RD, GAP, PA 17527

UPI / TAX PARCEL NUMBER: 550-21995-0-0000

Seized and taken into execution to be sold as the property of JAMES H. MOSIER, ADA L. MOSIER in suit of U.S. BANK NATIONAL ASOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-WF1.

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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

MARC SHAFFER, Sheriff
LANCASTER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.