

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. CI-18-09614

Issued out of the Court of Common Pleas of Lancaster County, Pennsylvania and to me directed, I will expose the following described property at public sale at the COURTROOM A, second floor, old Courthouse, 50 North Duke Street, in the City of Lancaster County of Lancaster, Commonwealth of Pennsylvania on:

AT 1:30 O'CLOCK P.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.

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JUDGMENT: \$176,855.11

REPUTED OWNERS: David Browne and Phyllis Browne

Instrument No. 5514975

MUNICIPALITY: Township of Sadsbury

AREA: ALL THAT CERTAIN lot or piece of ground, situate in the Township of Sadsbury, Lancaster County, Pennsylvania, bounded and described according to a revised Final Plan of Williams Run Section IV, made by Huth Engineers, Inc., dated 03/29/19894 and recorded in Lancaster County as Plan No. J137 page 145, as follows, wit:

IMPROVEMENTS: Residential Dwelling

PROPERTY ADDRESS: 42 Saddler Dr., Christiana, PA 17509

UPI / TAX PARCEL NUMBER: 550-98263-0-0000

Seized and taken into execution to be sold as the property of PHYLLIS BROWNE, DAVID BROWNE in suit of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY.

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**TERMS OF SALE:** Twenty percent (20%) 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 twenty percent (20%) 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:  
SHAPIRO & DENARDO, LLC  
KING OF PRUSSIA, PA 610-278-6800

**CHRISTOPHER LEPLER, Sheriff**  
LANCASTER COUNTY, Pennsylvania