

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CI-17-01755

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:

WEDNESDAY, MAY 27, 2020
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: \$220,251.81.

REPUTED OWNERS: Jonathan Babikow a/k/a Jonathan W. Babikow and Renee Babikow a/k/a Renee D. Babikow

INSTR. NO.: 5954559

MUNICIPALITY: Township of Warwick

AREA: ALL THAT CERTAIN lot or piece of land being Lot No. 2 on the Plan of Lots for Mrs. Bertha C. Evans, as laid out by R.R. Sherrard R.E., August 4, 1956, which plan is recorded in the Recorder's Office of Lancaster County in Subdivision Plan Book #9, Page 48, situate on the northeast side of a road known as Hilltop Road, in the Township of Warwick, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

IMPROVEMENTS: Residential Dwelling

PROPERTY ADDRESS: 25 HILLTOP RD, LITITZ, PA 17543

UPI / TAX PARCEL NUMBER: 600-05556-0-0000

Seized and taken into execution to be sold as the property of JONATHAN BABIKOW A/K/A JONATHAN W. BABIKOW, RENEE BABIKOW A/K/A RENEE D. BABIKOW in suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION.

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