

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. CI-18-00825

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 Lancaster County Government Center 150 North Queen Street Suite 102/104 Lancaster, PA 17602 in the City of Lancaster County of Lancaster, Commonwealth of Pennsylvania on:

**WEDNESDAY, JANUARY 26, 2022**  
**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.

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JUDGMENT: \$ 169,277.39

REPUTED OWNERS: Elmeda A. Roda a/k/a E. Roda and Joseph F. Roda a/k/a Frank J. Roda a/k/a Frank Roda

DEED BK.: 5522/244

MUNICIPALITY: Township of Sadsbury

AREA: N/A

IMPROVEMENTS: Residential Real Estate

PROPERTY ADDRESS: 119 UPPER VALLEY RD, CHRISTIANA, PA 17509

UPI / TAX PARCEL NUMBER: 550-13593-0-0000

Seized and taken into execution to be sold as the property of **ELMEDA A. RODA AKA E. RODA, JOSEPH F. RODA A/K/A FRANK J. RODA A/K/A FRANK RODA** in suit of **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R8 C/O OCWEN LOAN SERVICING, LLC..**

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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:  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

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