

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. CI-19-02414

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.

JUDGMENT: \$55,925.81

REPUTED OWNERS: Peggy Sawyer a/k/a Bertha M. Nace a/k/a Bertha Sawyer, Ann Redcay, Judy Lynn Bartels, Murtis Nace, Jr, Jay Nace, William Nace, Robert Colon, Jr, Adam Engel, Clyde Engel, Thomas Engel, Connie Wild Smith, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Bertha M. Nace, Deceased, Ashley Creek a/k/a Ashley M. Creed, and Jackie Nace a/k/a Jackie A. Nace

INSTR. NO.: 5407387

MUNICIPALITY: COLUMBIA BOROUGH

AREA: .13 Acres

IMPROVEMENTS: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 841 Lancaster Avenue a/k/a 833 Lancaster Ave a/k/a, 835 Lancaster Avenue, Columbia, PA 17512

UPI / TAX PARCEL NUMBER: 110-74874,110-70985,110-72987

Seized and taken into execution to be sold as the property of ANN REDCAY, IN HER CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, MURTIS NACE, JR., IN HIS CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERTHA M. NACE, DECEASED, PEGGY SAWYER A/K/A BERTHA M. NACE A/K/A BERTHA SAWYER, IN HER CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, JUDY LYNN BARTELS, IN HER CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, JAY NACE, IN HIS CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, WILLIAM NACE, IN HIS CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, ROBERT COLON JR., IN HIS CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, ADAM ENGEL, IN HIS CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, CLYDE ENGEL, IN HIS CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, THOMAS ENGEL, IN HIS CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, CONNIE WILD SMITH, IN HER CAPACITY AS HEIR OF BERTHA M. NACE A/K/A BERTHA ZINK NACE, DECEASED, ASHLEY CREEK A/K/A ASHLEY M. CREED, IN HER CAPACITY AS CO-ADMINISTRATRIX CTA AND DEVISEE OF THE ESTATE OF JACK NACE A/K/A JACK P NACE A/K/A JACK PHILLIP NACE, JACKIE NACE A/K/A/ JACKIE A. NACE, IN HER CAPACITY AS CO-ADMINISTRATRIX CTA AND DEVISEE OF THE ESTATE OF JACK NACE A/K/A JACK P NACE A/K/A JACK PHILLIP NACE in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST.

**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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA 215-627-1322

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