

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. CI-19-04920

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: \$89,154.17  
REPUTED OWNERS: Alejandro Cruz  
INSTR. NO.: 5425697  
MUNICIPALITY: City of Lancaster  
AREA: 1,307 sq. feet  
IMPROVEMENTS: Two and One-half Story Single Family Dwelling  
PROPERTY ADDRESS: 249 NORTH MARSHALL STREET, LANCASTER, PA 17602  
UPI / TAX PARCEL NUMBER: 336-20257-0-0000

Seized and taken into execution to be sold as the property of ALEJANDRO CRUZ in suit of J.P. MORGAN  
MORTGAGE ACQUISITION CORP..

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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:  
ROMANO GARUBO & ARGENTIERI  
WOODBURY, NJ 856-384-1515

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