

DITECH FINANCIAL LLC
Plaintiff

COURT OF COMMON PLEAS

v.

CIVIL DIVISION

DEBORAH R. GRUEL, ET AL.

NO.: CI-18-08998

Defendant(s)

LANCASTER COUNTY

TO: PENN TOWNSHIP
8
97 NORTH PENRYN ROAD
MANHEIM, PA 17545

NOTICE OF SHERIFF'S SALE TO ALL PARTIES IN INTEREST AND CLAIMANTS

Owner(s): DEBORAH R. GRUEL
DAVID M. GRUEL, JR

Property: 654 HAMAKER ROAD LOT 71
A/K/A 654 HAMAKER ROAD
MANHEIM, PA 17545-9134

Improvements: **Residential dwelling**

Judgment amount: **\$345,287.56**

The above-captioned property is scheduled to be sold at the LANCASTER County Sheriff's Sale on **07/29/2020 in the Lancaster County Courthouse, 50 North Duke Street, Courtroom A, Lancaster, PA 17603 at 10:00 AM.**

Our records indicate that you may hold a mortgage, judgment, or other interest with respect to the property which may be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY** as we are not permitted to give you legal advice.