

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 25-SU-337

Issued out of the Court of Common Pleas of Adams County, Pennsylvania and to me directed, I will  
expose the following described property to the public on-line auction conducted by Bid4Assets, 8757  
Georgia Ave., Suite 520 Silver Springs, MD 20910 on:

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.

By Virtue of Writ of Execution No. 25-SU-337

Wells Fargo Bank, N.A.  
vs  
Talisha N. Powell

Owner(s) of property situate in Littlestown Borough, Adams County, Pennsylvania

Improvements thereon of Residential Dwelling

Judgment Amount: \$54,486.38

Attorney for Plaintiff:  
MDK Legal  
P.O. box 165028  
Columbus, OH 43216-5028  
PROPERTY ADDRESS: 35 JAMES AVENUE, LITTLESTOWN, PA 17340  
UPI / TAX PARCEL NUMBER: 27008-0051---000

Seized and taken into execution to be sold as the property of TALISHA N. POWELL in suit of WELLS FARGO BANK, N.A..

TERMS OF SALE: The successful bidder must pay twenty (20%) percent of the bid at the time of the sale in certified check or money order and the balance of within twenty (20) days thereafter, otherwise, the property will be re-exposed for sale on the same date or at a subsequent date at the risk and expense of the first person to whom it was struck off and that person's twenty percent bid shall be forfeited to the Sheriff's Office as damages to cover expenses and deficiencies incident to a resale.

Attorney for the Plaintiff:  
MANLEY DEAS KOCHALSKI, LLC  
COLUMBUS, OH (614) 222-4921

JOSHUA M FITTING, SHERIFF  
ADAMS COUNTY, Pennsylvania