SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 26-SU-75

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:

FRIDAY, JANUARY 15, 2027
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. 2026-SU-0075

Lakeview Loan Servicing, LLC
Plaintiff
V.
Melissa M. Dietrich, solely in her capacity as Administratrix to the Estate of Patricia A Wileman AKA Patricia Ann Wileman, deceased
Defendant(s)

Owner(s) of property situate in the Township of Menallen, Adams County, Pennsylvania

Improvements thereon consist of Residential Real Estate

Judgment Amount: $126,221.13

Attorney for Plaintiff:
PA
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976

PROPERTY ADDRESS: 1390 POTATO ROAD, APARTMENT B, ASPERS, PA 17304

UPI / TAX PARCEL NUMBER: 29E06-0025---000

Seized and taken into execution to be sold as the property of MELISSA M. DIETRICH, SOLELY IN HER CAPACITY AS ADMINISTRATRIX TO THE ESTATE OF PATRICIA A WILEMAN A/K/A PATRICIA ANN WILEMAN, DECEASED in suit of LAKEVIEW LOAN SERVICING, LLC.

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:
STERN & EISENBERG, P.C.
WARRINGTON, PA 215-572-8111

JOSHUA M FITTING, SHERIFF
ADAMS COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.