SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-SU-914

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 a Writ of Execution filed to case number 2024-SU-0914.

SELENE FINANCE LP

VS

KIMBERLY A. EGERTON

Owner of property situate in the Township of Conewago, County of Adams, Pennsylvania,

Improvements thereon: Residential Dwelling

Judgement Amount:$164,162.45

Attorneys:Orlans Law Group PLLC

PROPERTY ADDRESS: 67 HEMLOCK DRIVE, HANOVER, PA 17331

UPI / TAX PARCEL NUMBER: 08021-0059-000

Seized and taken into execution to be sold as the property of KIMBERLY A EGERTON in suit of SELENE FINANCE LP.

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:
ORLANS ASSOCIATES PC
TROY, MI 248-502-1400

JOSHUA M FITTING, SHERIFF
ADAMS COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.