SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 26-SU-13

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. 26-SU-13

SELENE FINANCE, LP
VS
NICOLE L. BAMBURGER A/K/A NICOLE BAMURGER

OWNER(S) OF PROPERTY SITUATE IN HAMILTON TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA:

IMPROVEMENTS: RESIDENTIAL PROPERTY

JUDGMENT AMOUNT:$85,585.09

ATTORNEY FOR PLAINTIFF:
DANIELLE A. COLEMAN, ESQUIRE, PA ID NO.323583

PROPERTY ADDRESS: 840C KUHN FORDING ROAD, EAST BERLIN, PA 17316

UPI / TAX PARCEL NUMBER: 17L08-0078---000

Seized and taken into execution to be sold as the property of NICOLE L. BAMBURGER A/K/A NICOLE BAMBURGER 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:
RAS CITRON, LLC
MT. LAUREL, NJ (855) 225-6906

JOSHUA M FITTING, SHERIFF
ADAMS COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.