SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-SU-169

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 12:00 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. 2024-SU-0169

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

v.
Scott A. Hayberger

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

Improvements thereon consist of Residential Real Estate

Judgment Amount: $158,363.12

PA
1581 Main Street, Ste. 200
The Shops at Valley Square
Warrington, PA 18976

PROPERTY ADDRESS: 121 N. BERLIN AVENUE, NEW OXFORD, PA 17350

UPI / TAX PARCEL NUMBER: 34002-0023---000

Seized and taken into execution to be sold as the property of SCOTT A. HAYBERGER in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, RCF 2 ACQUISITION TRUST.

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.