SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-SU-459

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.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF FAIRFIELD, ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 32 CARROLLS TRACT ROAD FAIRFIELD, PA 17320

BEING PARCEL NUMBER: 11002-0007---000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 32 CARROLLS TRACT ROAD, FAIRFIELD, PA 17320

UPI / TAX PARCEL NUMBER: 11002-0007---000

Seized and taken into execution to be sold as the property of TRACEY BROWN in suit of FIFTH THIRD BANK, NATIONAL ASSOCIATION.

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.