SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 24-SU-954

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. 2024-SU-0954

CrossCountry Mortgage, LLC ,

vs.

Brandon L. Rhodes and Ashley M. Hoffman

1615 Center Mills Road
Aspers, PA 17304
Menallen Township
Parcel No.: 29001-0011-000 and 29001-0011A--000
Improvements thereon: Residential Dwelling
Judgment amount: $ 159,660.71

Albertelli Law
Roger Fay, Esquire
Attorney ID 315987
14000 Commerce Parkway, Suite H
Mount Laurel, NJ 08054
(856) 724-1888
Attorney for Plaintiff

PROPERTY ADDRESS: 1615 CENTER MILLS ROAD, ASPERS, PA 17304

UPI / TAX PARCEL NUMBER: 29001-0011-000 and 29001-0011A--000

Seized and taken into execution to be sold as the property of BRANDON RHODES, ASHLEY MARIE HOFFMAN in suit of CROSS COUNTRY MORTGAGE 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:
ALBERTELLI LAW
MOUNT LAUREL, NJ

JOSHUA M FITTING, SHERIFF
ADAMS COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.