SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-SU-1309

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.

Short Form Legal Description
By virtue of a Writ of Execution No. 2025-SU-1309
M&T BANK
v.
TYLER J. WAYBRIGHT
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN FREEDOM TOWNSHIP, COUNTY OF ADAMS, COMMONWEALTH OF PENNSYLVANIA.
Parcel ID: 13E18-0033A--000
Property Address: 196 Bullfrog Road, Gettysburg, PA 17325
Improvements thereon: Residential Dwelling
Judgment Amount: $240,950.21
Attorney for Plaintiff:
McCalla Raymer Leibert Pierce, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

PROPERTY ADDRESS: 196 BULLFROG ROAD, GETTYSBURG, PA 17325

UPI / TAX PARCEL NUMBER: 13E18-0033A--000

Seized and taken into execution to be sold as the property of TYLER JOEL WAYBRIGHT in suit of M&T BANK.

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:
MCCALLA RAYMER LEIBERT PIERCE, LLP
ISELIN, NJ 445-207-4041

JOSHUA M FITTING, SHERIFF
ADAMS COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.