SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 25-SU-1591

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, NOVEMBER 20, 2026
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. 2025-SU-1591
Wilmington savings Fund Society, FSB, as trustee, not in its Individual capacity but solely in its capacity as such, the Trustee on behalf of WFL Homes Trust

v.

Patricia Weaver, as Executor and Heir of Stewart W. Baumgardner, deceased

All that certain tract of land, with improvements thereon, lying, being and situate in Conewago Township, Adams County, Pennsylvania, more fully bounded, limited, and described as follows:

COMMONLY KNOWN AS 68 Seneca Drive, Hanover, PA 17331
ADAMS COUNTY; PARCEL 08011-0033---000
JUDGMENT Amount: $288,845.91

Attorney for Plaintiff: JENNIE C. SHNAYDER ESQUIRE - 315213
SHNAYDER LAW FIRM, LLC
148 East Street Road, Suite 352
Feasterville, PA 19053
215-834-3103

PROPERTY ADDRESS: 68 SENECA DRIVE, HANOVER, PA 17331

Seized and taken into execution to be sold as the property of PATRICIA WEAVER, AS EXECUTOR AND HEIR OF STEWART W BAUMGARDNER, DECEASED in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SUCH, THE TRUSTEE ON BEHALF OF WFL HOMES 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:
SHNAYDER LAW FIRM LLC
FEASTERVILLE, PA

JOSHUA M FITTING, SHERIFF
ADAMS COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.