

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY

# SHERIFF'S SALE

## MORTGAGE FORECLOSURE

Friday, September 21st, 2012 at 10:00 A.M.

By virtue of a Writ of Execution No. 2011-SU-0000224, issued by CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC., out of the Court of Common Pleas of Adams County, Pennsylvania, upon Judgment entered therein to No. 2011-SU-0000224, there will be exposed to public sale and outcry on Friday, September 21st, 2012 at 10:00 E.S.T., in the 4th floor Jury Assembly room in the Adams County Court House, Gettysburg, Pennsylvania, the following described real estate, to wit:

**The name of the owner or reputed owners:** Darrell L. Groft and Joy L. Groft

**A brief description of the property to be sold:** 223 SOUTH 5TH STREET  
MC SHERRYSTOWN, PA 17344-2004

**Tax ID #:** 28006-0098---000

**Location - Municipality/Township/Borough:** MC SHERRYSTOWN

**Improvements:** RESIDENTIAL DWELLING

As soon as the property is declared sold to the highest bidder 20% of the purchase price or all of the Sheriff's cost, whichever may be the higher, shall be paid forthwith to the Sheriff.

The Sheriff shall not be liable for loss or damage to the premises sold resulting from any cause whatsoever and makes no representation or warranty regarding the condition of the premises. Notice is hereby given and directed to all parties in interest and claimants that a Schedule of Distribution will be filed by the Sheriff no later than 30 days after the date of sale and that distribution will be made in accordance with that Schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Seized and taken into execution as the property of Darrell L. Groft and Joy L. Groft**

Melissa J. Cantwell, Esq.  
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JAMES W. MULLER, SHERIFF  
ADAMS COUNTY  
GETTYSBURG, PA 17325