

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA  
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**In Re: James W. Muller  
Sheriff of Adams County**

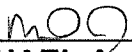
**2021-MS-8**

**ORDER OF COURT**

AND NOW, this 9<sup>th</sup> day of February, 2021, upon consideration of the Sheriff of Adams County, James W. Muller's Petition to Conduct Sheriff's Sale of Real Estate Online, it is hereby Ordered and Decreed as follows:

1. The Sheriff's sale of real estate scheduled for March 19, 2021 shall be conducted by way of an online auction through Bid4Assets ("Online Auction"). Any alternative auction format shall only be substituted for Bid4Assets upon further application to and approval by the Court.
2. The Sheriff's Office shall publicize the Online Auction format for all Sheriff's sales in accordance with all notice and legal publication requirements set forth at 231 Pa. Code 3129.2 and as follows:
  - the Sheriff's Office's Facebook page; and
  - the Sheriff's Office's website.
3. All sales by the Sheriff's Office under the Online Auction format shall be considered without defect and properly held pursuant to Pa. R.C.P. 3129.1 *et seq.*
4. The Online Auction shall be carried out consistent with Pa. R.C.P. 3129.1 *et seq.* and, therefore, any challenge based on the Online Auction procedure as outlined in the aforementioned Petition shall not be a valid basis in and of itself to challenge a sale.
5. A copy of this Honorable Court's Order shall be recorded in the Adams County Recorder of Deeds Office and lodged with the Adams County Prothonotary's Office for the respective docket numbers associated with each property scheduled for sale under the Online Auction format.

BY THE COURT:

  
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**MICHAEL A. GEORGE**  
President Judge

Bernard A. Yannetti, Jr., Esquire  
jvs

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