

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-1121

Issued out of the Court of Common Pleas of Franklin County, Pennsylvania and to me directed, I will expose the following described property by virtual sale to be hosted by BID4ASSETS.COM. For more information, please visit <https://www.bid4assets.com/franklincountypasheriffsales>. Sale will be held on:

FRIDAY, NOVEMBER 13, 2026
AT 1:00 O'CLOCK P.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.

ALL THE FOLLOWING described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, bounded and described as follows:

BEING Lot No. 96 on a final plat of a subdivision of land for Hawkstone Phase 2 prepared by R. Lee Royer and Associates dated March 26, 2001, and recorded in Franklin County Plat Book 2881, Page 51.
Subject to all easements, rights of ways, restrictions, conditions and the like as described on a final subdivision recorded in Franklin County Plat Book 2881, Page 347.

Tax ID/Parcel No: 23-0Q05.-140A-000000

Address being known as:
12133 Polktown Road
Waynesboro, PA 17268

Judgement in the amount of: \$148,721.17

Writ filed by:
McCalla Raymer Leibert Pierce, LLP
Dylan Chess, Esquire PA ID No. 0330479

PROPERTY ADDRESS: 12133 POLKTOWN ROAD, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q05.-140A-000000

Seized and taken into execution to be sold as the property of WILLIAM BROWN AND ELIZABETH BROWN in suit of M&T BANK.

TERMS OF SALE: Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to the Bid4Assets per their instruction. The purchaser shall pay the balance of 90% of the purchase price for each property purchased by 4:30 pm EST on the 10th calendar day following the auction. If the 10% payment is not made the following day of the sale or the balance due is not made all money previously paid will be forfeited and the property may be offered to the next highest bidder by Bid4Assets, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE, LLP
ISELIN, NJ

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania