

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-1251

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 Waynesboro Borough, Franklin County, Commonwealth of Pennsylvania, bounded and limited as follows:

BEGINNING at a point on the North side of Third Street, a corner of a 12 foot public alley:
thence with said alley, North 36 degrees 21 minutes 29 seconds East 84.68 feet to a set iron pin at a concrete wall at lands now or formerly of Richard G. Shook, et ux,thence with the same, South 53 degrees 45 minutes 00 seconds East 36.95 feet to a set iron pin; thence by the same, South 38 degrees 43 minutes 53 seconds West 84.76 feet to a point at the edge of an 8 foot sidewalk on Third Street:
thence with the same, North 53 degrees 45 minutes 00 seconds West 33.44 feet to a point, the place of beginning containing 0.067 acre, according to a survey by R. Lee Royer & Associated, dated January 14, 1987, recorded in Franklin County Deed Book Volume 980, Page 507.

Together with the right of way as shown on Franklin County Deed 980, Page 505, as if written out herein.

Property Address: 25 W 3rd St, Waynesboro, PA 17268

Parcel ID: 26-5C16.-078.-000000

Title is vested in Jessie Andrews, by deed from Elijah Bailey, single and Madison Watson, single, dated 09/30/2021 and recorded on 10/06/2021 in the Franklin County Clerk's/Register's Office as Instrument No.: 202127530.

PROPERTY ADDRESS: 25 WEST 3RD STREET, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C16.-078.-000000

Seized and taken into execution to be sold as the property of JESSIE ANDREWS in suit of ROCKET MORTGAGE, LLC.

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 calendary 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
PHILADELPHIA, PA 445-207-4041

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania