

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-1946

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, MAY 10, 2024**  
**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 THAT CERTAIN lot or piece of ground situate in St. Thomas Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 5495 Racetrack Road aka 5495 Race Track Road, Saint Thomas, PA 17252

TITLE to said premises is vested in Mae Ellen Martin, Widow, as sole owner by deed from Mae Ellen Martin, widow, date recorded April 22, 2009 Instrument No. 200908814  
Mae Ellen Martin is deceased, Date of death was May 4, 2020

Writ of Execution filed by: RAS Law Offices  
133 Gaither Drive  
Suite F  
Mt. Laurel, NJ 08054

Judgment amount: \$ 161,827.24  
PROPERTY ADDRESS: 5495 Race Track Road, Saint Thomas, PA 17252  
UPI / TAX PARCEL NUMBER: 20-0M18.-046.-000000

Seized and taken into execution to be sold as the property of MICHAEL E. MARTIN, IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF MAE ELLEN MARTIN A/K/A MAE E. MARTIN, ET AL., MICHAEL E. MARTIN, IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF MAE ELLEN MARTIN A/K/A MAE E. MARTIN, THOMAS E. MARTIN, IN HIS CAPACITY AS HEIR OF MAE ELLEN MARTIN A/K/A MAE E. MARTIN, REBECCA LEHMAN, IN HER CAPACITY AS HEIR OF MAE ELLEN MARTIN A/K/A MAE E. MARTIN, RUTH FRESHMAN, IN HER CAPACITY AS HEIR OF MAE ELLEN MARTIN A/K/A MAE E. MARTIN in suit of BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSESTS MANAGEMENT SERIES I TRUST C/O PHH MORTGAGE CORPORATION.

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:  
RAS  
Mount Laurel, NJ 855-225-6906

**BENJAMIN H. SITES, Sheriff**  
**FRANKLIN COUNTY, Pennsylvania**