

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-164

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 08, 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.

By virtue of a Writ of Execution filed to case number 2026-164

Plaintiffs, ACNB Bank

vs. Defendant, LOTUS MOON, LLC

Property situate in the Borough of Chambersburg, County of Franklin, Pennsylvania, being known as 1055-1057 Lincoln Way East, Chambersburg, Franklin County, Pennsylvania.

Being Parcel and PIN 03-1E12S-012.-000000 AND 03-1E12S-013.-000000

Improvements thereon: residential and commercial building and garage

Judgment amount \$335,659.31, plus accruing interest and cost.

Attorneys: Cipriani & Werner, P.C.
John Murphy, Esquire

PROPERTY ADDRESS: 1055 Lincoln Way East, Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E12S-012.-000000 AND 03-1E12S-013.-000000

Seized and taken into execution to be sold as the property of LOTUS MOON, LLC, MICHAEL CARTY, LAUREN CARTY in suit of ACNB 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:
CIPRIANI & WERNER PC
SCRANTON, PA 570-347-0600

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania