SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-870

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, JANUARY 08, 2027
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 real estate lying and being situate on the northerly side of East Washington Street in Chambersburg, Franklin County, Pennsylvania, being bounded and described as follows:

Judgment in the amount of: $158,654.73

Writ filed by: Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

PROPERTY ADDRESS: 231 EAST WASHINGTON STREET, CHAMBERSBURG, PA 17201-2522

UPI / TAX PARCEL NUMBER: 03-1E01.-090.-000000

Seized and taken into execution to be sold as the property of RICHARD BIRMINGHAM 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:
STERN & EISENBERG, PC
Warrington, PA 215-572-8111

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.