SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-1809

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.

By virtue of a Writ of Execution No. 2025-1809

CARRINGTON MORTGAGE SERVICES, LLC
v.
BROOKE BONEBRAKE AKA BROOKE N REED AKA BROOKE NOEL BONEBRAKE AKA BROOKE N BRONEBRAKE, ADRIAN BONEBRAKE AND UNITED STATES OF AMERICA

All that certain tract or parcel of real estate, lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania.

Parcel ID: 25-5A56-005-000000

Property Address: 210 Harrison Avenue, Waynesboro, PA 17268

Improvements thereon: Residential Dwelling

Judgment Amount: $183,302.35

Attorney for Plaintiff:
McCalla Raymer Leibert Pierce, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

PROPERTY ADDRESS: 210 HARRISON AVENUE, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A56.-005.-000000

Seized and taken into execution to be sold as the property of BROOKE BONEBRAKE, ADRIAN BONEBRAKE AND THE UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE USDA, THE UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSEING SERVICE USDA RURAL DEVELOPMENT GUARANTEED LOAN C/O THE UNITED STATES OF AMERICA UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA SYLVIA H. RAMBO U S COURTHOUSE in suit of CARRINGTON MORTGAGE SERVICES.

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 LLC
ISELIN, NJ 445-207-4041

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.