SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-1436

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 real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, bounded and described as follows:

Judgment in the amount of: $50,238.79

Writ filed by: Manley Deas Kochalski LLC
PO Box 165028
Columbus OH 43272

PROPERTY ADDRESS: 145 SOUTH FOURTH STREET, CHAMBERSBURG, PA 17201-2332

UPI / TAX PARCEL NUMBER: 03-1E02.-140.-000000

Seized and taken into execution to be sold as the property of JACQUELINE J STEMPIEN in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2023-RPL1.

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:
Manley Deas Kochalski, LLC
Columbus, OH 614-220-5611

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.