

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-1200

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](https://www.bid4assets.com). For more information, please visit <https://www.bid4assets.com/franklincountypasheriffsales>. Sale will be held on:

FRIDAY, JANUARY 13, 2023
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 the following described real estate, lying and being situate in Waynesboro, Franklin County, Pennsylvania, improved by a dwelling known as 122 North Church Street.

Specialized Loan Servicing LLC vs Charles R. Comstock, as believed Heir and/or Administrator of the Estate of Charles M. Comstock, aka Charles Comstock; Shannon L. Melton, as believed Heir and/or Administrator of the Estate of Charles M. Comstock, aka Charles Comstock; Amy M. Bakner, as believed Heir and/or Administrator of the Estate of Charles M. Comstock, aka Charles Comstock; Unknown Heirs and/or Administrators of the Estate of Charles M. Comstock, aka Charles Comstock.

Judgment \$37,038.12

MANLEY DEAS KOCHALSKI LAW, PO BOX 165028, COLUMBUS OH 43216

PROPERTY ADDRESS: 122 North Church Street, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 25-5B57.-092.-000000

Seized and taken into execution to be sold as the property of CHARLES M. COMSTOCK, CHARLES R. COMSTOCK, CHARLES R. COMSTOCK, SHANNON L. MELTON, AMY M. BAKNER, UNKNOWN HEIRS AND /OR ADMINISTRATORS OF THE ESTATE OF CHARLES M. COMSTOCK AKA CHARLES COMSTOCK in suit of SPECIALIZED LOAN SERVICING 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 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:
Steven Clapper
Martinsburg, PA 614-220-5611

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania