

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-91

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, JULY 14, 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.

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The land referred to in this report is situated in the State of Pennsylvania, County of Franklin, Fannett Township, and described as follows: 17499 Amberson Road, Spring Run, PA 17262

Judgment amount: \$145,591.57

Writ of Execution filed by STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE, 200, THE SHOPS AT VALLEY SQUARE, WARRINGTON, PA 18976

PROPERTY ADDRESS: 17499 Amberson Road, Spring Run, PA 17262

UPI / TAX PARCEL NUMBER: 07-0B29.-015A-000000

Seized and taken into execution to be sold as the property of JOHN S. IRVIN in suit of BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST.

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**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:  
STERN & EISENBERG, PC  
Warrington, PA 215-572-8111

**BENJAMIN H. SITES, Sheriff**  
FRANKLIN COUNTY, Pennsylvania