

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-1648

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, SEPTEMBER 13, 2024**  
**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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By virtue of a Writ of Execution filed to No. 2022-1648

The Bank of New York Mellon fka The Bank of New York, As Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-64CB, Mortgage Pass-Through Certificates, Series 2005-64 CB vs Jason Fries as Heir of The Estate of Janice L. Fries, Alycia Fries as Heir of The Estate of Janice L. Fries, Andrea Fries as Heir of The Estate of Janice L. Fries and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title, and Interest from or under Janice L. Fries, Deceased

Jason Fries, Alycia Fries and Andrea Fries as Heir of The Estate of Janice L. Fries, Deceased

owners(s) of property situated in

Township of Antrim, Franklin County, Pennsylvania being

9102 Willowdale Road, Greencastle, PA 17225

Assessment Map number: 01-0A11.-284.-000000

Improvement thereon: Single Family

Improvement thereon: Single Family

Pincus Law Group, PLLC  
Christopher Cummins (331304)  
2929 Arch Street, Suite 1700  
Philadelphia, PA 19104

PROPERTY ADDRESS: 9102 Willowdale Road, Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A11.-284.-000000

Seized and taken into execution to be sold as the property of JASON FRIES AS HEIR OF THE ESTATE OF JANICE L. FRIES, ALYCIA FRIES AS HEIR OF THE ESTATE OF JANICE L. FRIES, ANDREA FRIES AS HEIR OF THE ESTATE OF JANICE L. FRIES, UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE, AND INTEREST FROM OR UNDER JANICE L. FRIES in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-64CB, MORTGAGE PASS THROUGH CERTRIFICATES, SERIES 2005-64CB.

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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 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:  
PINCUS LAW GROUP PLLC  
MARLTON, NJ

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