

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-2215

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 10, 2025
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. 2024-2215

PENNSYLVANIA HOUSING FINANCE AGENCY PLAINTIFF
VS
NOAH C. BOLYARD AND KAYLA B. SMITH DEFENDANT

REAL ESTATE: 8769 KINGS ROAD WAYNESBORO, PA 17268

MUNICIPALITY: WASHINGTON TOWNSHIP

DIMENSIONS: 60.00 X 193.84 X 20.80 208.14
Lot No. 15C - Franklin County
Plat Book Volume 288G, Page 604

SEE INSTRUMENT #: 2021-27967

TAX PARCEL#: 23-0Q07K-015.-CE0000

IMPROVEMENT THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE

TO BE SOLD AS THE PROPERTY OF NOAH C. BOLYARD AND KAYLA B. SMITH UNDER FRANKLIN COUNTY JUDGMENT NO. 2024-2215

WRIT FILED BY: Purcell, Krug & Haller
1719 North Front St
Harrisburg, Pa 17104

PROPERTY ADDRESS: 8769 Kings Road, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q07K-015.-CE0000

Seized and taken into execution to be sold as the property of NOAH C. BOLYARD AND KAYLA B. SMITH, NOAH C. BOLYARD, KAYLA B. SMITH in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania