SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-02901

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.

Parcel Nos.: 09-0C13.-030A-000000;
09-0C13.-030A-000000/02;
09-0C13.-030A-000000/03;
09-0C13.-030A-000000/04;
09-0C13.-030A-000000/05;
09-0C13.-030A-000000/06;
09-0C13.-030A-000000/07;
09-0C13.-030A-000000/08;
09-0C13.-030A-000000/09;
09-0C13.-030A-000000/10;
09-0C13.-030A-000000/11;
09-0C13.-030A-000000/12;
09-0C13.-030A-000000/13;
09-0C13.-030A-000000/14;
09-0C13.-030A-000000/15;
09-0C13.-030A-000000/16;
09-0C13.-030A-000000/17;
09-0C13.-030A-000000/18;
09-0C13.-030A-000000/19;
09-0C13.-030A-000000/20;
09-0C13.-030A-000000/21;
09-0C13.-030A-000000/22;
09-0C13.-030A-000000/23;
09-0C13.-030A-000000/24;
09-0C13.-030A-000000/25;
09-0C13.-030A-000000/26;
09-0C13.-030A-000000/27;
09-0C13.-030A-000000/28;
09-0C13.-030A-000000/29;
09-0C13.-030A-000000/30;
09-0C13.-030A-000000/31;
09-0C13.-030A-000000/32;
09-0C13.-030A-000000/33;
09-0C13.-030A-000000/34

addressed address is 3583 Scotland Road, Chambersburg, PA 17202.

ALL THOSE CERTAIN two (2) tracts of land, together with all buildings and improvements thereon situate in the Township of Greene, Franklin County, Pennsylvania, bounded and described as follows:

LOTNO.1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with improvements thereon, situate in the Township of Greene, Franklin County and Commonwealth of Pennsylvania being tract No. 1 as described according to the Property line and Boundary Survey for Scotland School of Veteran's Children, prepared by C.S. Davidson, Inc., dated October 3,2012 and revised December 17, 2012, a true and correct copy of said survey being attached hereto as Exhibit "B" and incorporated herein by reference, as follows, to wit:

BEGINNING at a Railroad Spike found in the centerline of Scotland Road (S.R. 1004) at a corner of lands now or formerly of William D. and Carol J. McCoy: Thence by said lands North 34 degrees 38 minutes -37 seconds West for a distance of 671.45 feet to a rebar & cap set on line of lands now or formerly of Norfolk Southern Railway Company; thence by said lands the following three (3) courses and distance:

1) North 53 degrees 23 minutes 39 seconds East for a distance of 3480.28 feet to a rebar & cap-set
2)North 57 degrees 59 minutes 39 seconds East for a distance of 550.00 feet to a rebar & cap-set
3) North 57 degrees 43 minutes 39 seconds East for a distance of 352.74 to a point in the centerline if the Conococheague Creek, passing through a rebar & set-cap back 55.00 feet from the end of this line; thence by

(c) CountySuite Sheriff, Teleosoft, Inc.

the centerline of the creek the following fourteen (14) courses and distance:

1) South 35 degrees 29 minutes 21 seconds East for a distance of 121.40 feet
2) South 26 degrees 03 minutes 27 seconds East for a distance of 346.64 feet
3) South 17 degrees 37 minutes 42 seconds East for a distance of 117.90 feet
4) South 01 degrees 27 minutes 53 seconds East for a distance of 116.91 feet
5) South 13 degrees 25 minutes 13 seconds West for a distance of 351.20 feet
6) South 00 degrees 14

PROPERTY ADDRESS: 3583 Scotland Road, Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 09-0C13.-030A.-000000

Seized and taken into execution to be sold as the property of MSLH, LLC, MSLH, LLC in suit of FOR-MED SUPPLY AND REPAIR, 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 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:
RICE PARK LAW, LLC
CARLISLE, PA 717-205-2215

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.