

Franklin County Legal Journal

Volume 42, No. 1

July 5, 2024

Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201–2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.

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Franklin County Legal Journal

The Franklin County Legal Journal is published by the Franklin County Bar Association, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201–2291. Subscriptions for the weekly advance sheets are \$35 per year.

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POSTMASTER: Send address changes to the Franklin County Legal Journal, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291.

PUBLIC NOTICES

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against any of said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the respective personal representatives thereof or their attorneys named below.

First Publication

Estate of Mary E. Alleman, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:
Teresa K. Alleman
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

7/5, 7/12, 7/19/2024

Estate of Patricia M. Campbell, a/k/a Patricia Magee Campbell, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representatives:
Stephanie L. Shoemaker & Angela L. Sullivan
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

7/5, 7/12, 7/19/2024

Estate of Carolyn T. Eddy, a/k/a Carolyn Eddy, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Constance E. Fleagle
9354 Oyer Drive
Waynesboro, PA 17268
Kimberly E. Larkin
114 Larkin Way
Swiftwater, PA 18370
Attorney:
James M. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
10440 Buchanan Trail East
Waynesboro, PA 17268

7/5, 7/12, 7/19/2024

Estate of Anita W. Edelman, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Emily Walsh
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

7/5, 7/12, 7/19/2024

Estate of Geraldine W. Hoover, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:
Julie A. Ramer
2531 Warm Spring Road
Chambersburg, PA 17202
Tracy L. Suders
1297 Frank Road
Chambersburg, PA 17202
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

7/5, 7/12, 7/19/2024

Estate of Susan F. Iannucci, a/k/a Susan Fay Iannucci, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Sandra M. Ahlswede
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

7/5, 7/12, 7/19/2024

Estate of Dolly S. Carbaugh Kesselring, a/k/a Dolly Sue Kesselring, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
David Wayne Knox
P.O. Box 326
Mercersburg, PA 17236
Attorney:
Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

7/5, 7/12, 7/19/2024

PUBLIC NOTICES

Estate of Patricia L. Malone, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Patricia A. Malone
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

7/5, 7/12, 7/19/2024

Estate of Carl N. McVitty, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Gary Martin
944 Cypress Street
Chambersburg, PA 17201

Attorney:

Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

7/5, 7/12, 7/19/2024

Estate of Mary Jane Mellott, a/k/a Mary J. Mellott, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Jeffrey E. Mellott
Brenda L. Risser
c/o R. Thomas Murphy & Associates, P. C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

7/5, 7/12, 7/19/2024

Estate of Vaughn O. Rice, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

John D. Rice
c/o R. Thomas Murphy & Associates, P. C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

7/5, 7/12, 7/19/2024

Estate of Dennis W. Short, a/k/a Dennis William Short, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Lisa M. Bakner
c/o R. Thomas Murphy & Associates, P. C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

7/5, 7/12, 7/19/2024

Estate of Doris M. Truett, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Bonnie K. Thompson
2962 Jefferson Drive
Chambersburg, PA 17201

Attorney:

Robert C. Schollaert
Black and Davison, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201

7/5, 7/12, 7/19/2024

Second Publication

Estate of Charles L. Barnes, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Carol D. Sears
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

6/28, 7/5, 7/12/2024

Estate of Janet E. Bemisderfer, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Marcia E. Bingaman
c/o Salzmänn Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

Attorney:

Nancy H. Meyers
Salzmänn Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

6/28, 7/5, 7/12/2024

PUBLIC NOTICES

Estate of Mary F. Chaney, a/k/a Mary Frances Chaney, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
William H. Barber, III
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

6/28, 7/5, 7/12/2024

Estate of Betty H. Miller, a/k/a Betty Marie Hawbaker Miller, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Nevin E. & Marlin E. Grove
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Joel R. Zullinger
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

6/28, 7/5, 7/12/2024

Estate of Christel H. Wilson, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Erik D. Bohn
152 Juniper Court
Dillsburg, PA 17019
Attorney:
Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

6/28, 7/5, 7/12/2024

Third Publication

Estate of Mary Lou Bryan, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Timothy W. Bryan
11806 Carol A venue
Greencastle, PA 17225
Attorney:
Ann Marie Rotz
Rotz Law Offices, LLC
PO Box 4628
Hagerstown, MD 21742

6/21, 6/28, 7/5/2024

Estate of James Donald Funk, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Kenneth G. Brockhoff
13024 Dove Point Place
Louisville, KY 40299
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/21, 6/28, 7/5/2024

Estate of Anna L. Garman, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:
Shelly L. Garman
Jody K. Garman
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

6/21, 6/28, 7/5/2024

Estate of Louis James Gregorio, a/k/a Louis J. Gregorio, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Devin Warren Shenberger
303 Lindman Drive
Chambersburg, PA 17202
Attorney:
Lauren E. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

6/21, 6/28, 7/5/2024

Estate of Ronald R. Mellott, a/k/a Ronald Roy Mellott, a/k/a Ronald Mellott, late of Belfast Township, Fulton County, Pennsylvania.

Personal Representatives:
Eric R. Mellott
Ronald L. Mellott
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

6/21, 6/28, 7/5/2024

PUBLIC NOTICES

Estate of Delores L. Otenberger, a/k/a Delores Laurretta Otenberger, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Kathy J. Mollett
45 Shadle Drive
Fayetteville, PA 17222
Kelly S. Crider
35 Shadle Drive
Fayetteville, PA 17222
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

6/21, 6/28, 7/5/2024

Estate of Ethel M. Parks, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:
John E. Semple
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257
Attorney:
Jerry A. Weigle
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

6/21, 6/28, 7/5/2024

Estate of Catherine I. Pentz, a/k/a Catherine Pentz, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:
Mary Coldsmith
1601 Walker Road
Chambersburg, PA 17202
Jane Fleagle
109 Ridge Avenue
Waynesboro, PA 17268
Attorney:
James M. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
10440 Buchanan Trail East
Waynesboro, PA 17268

6/21, 6/28, 7/5/2024

Estate of Edmond Robert Reuschling, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Elizabeth R. Hartman
22020 Mohawk Drive
Smithsburg, MD 21783
Attorney:
Ann Marie Rotz
Rotz Law Offices, LLC
PO Box 4628
Hagerstown, MD 21742

6/21, 6/28, 7/5/2024

Estate of Lou Edward Rosenberry, a/k/a L. Edward Rosenberry, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:
Richard L. Webber, Jr.
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257
Attorney:
Richard L. Webber, Jr.
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

6/21, 6/28, 7/5/2024

SHERIFF'S SALE JULY 12, 2024

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by BID4ASSETS.COM promptly at 1 :00 P.M. on the above date, the hereinafter mentioned Real Estate. For more information, please visit www.bid4assets.com/franklincountypasheriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than July 22, 2024 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sheriff Benjamin H. Sites.

No. 2024-432 TRUIST BANK FKA BRANCH BANKING AND TRUST COMPANY

**vs
ALLEN L. SCHULTZ III AND FAITH E. SCHULTZ,
ALLEN L. SCHULTZ, FAITH E. SCHULTZ**

PROPERTY ADDRESS: 10844 Loop Road, Fayetteville, PA 17222

By virtue of a Writ of Execution No. 2024-432

TRUIST BANK FKA BRANCH BANKING AND TRUST COMPANY

V.

ALLEN L. SCHULTZ III; FAITH E. SCHULTZ

owner(s) of property situate in the QUINCY TOWNSHIP AND GUILFORD TOWNSHIP, FRANKLIN County, Pennsylvania, being

10844 LOOP ROAD, FAYETTEVILLE, PA 17222

Tax ID No. 19-0L05-124-000000 and 10-0D32-075-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgement Amount: \$335,107.60

Attorneys for Plaintiff

Brock & Scott, PLLC

PUBLIC NOTICES

No. 2021-3547

**J.P. MORGAN MORTGAGE ACQUISITION CORP
VS**

CHRISTOPHER BAILEY

PROPERTY ADDRESS: 18 North Franklin Street,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 25-5A64-.095-.000000

ALL the following described real estate lying and being
situate in Waynesboro, Franklin County, Pennsylvania.

Judgement in the amount of: \$105,906.93

Writ filed by: LOGS Legal Group LLP

14000 Commerce Pkwy

Ste B

Mt. Laurel, NJ 08054

No. 2023-2335

ORRSTOWN BANK

VS

**BEATRICE TEXTER, BELIEVED HEIR TO THE
ESTATE OF CHARLES L. TEXTER, MARJORIE
E. TEXTER, BELIEVED HEIR TO THE ESTATE
OF CHARLES L. TEXTER, UNKNOWN HEIRS/
ADMINISTRATORS OF THE ESTATE OF CHARLES
L. TEXTER AND THE UNITED STATES OF
AMERICA, BEATRICE TEXTER, BELIEVED HEIR
TO THE ESTATE OF CHARLES L. TEXTER,
MARJORIE E. TEXTER, UNKNOWN HEIRS/
ADMINISTRATORS OF THE ESTATE OF CHARLES
L. TEXTER**

PROPERTY ADDRESS: 420 West Loudon Street,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 05-1B64-.135-.000000

ALL that certain tract or parcel of real estate lying and
being situated in the Borough of Chambersburg, Franklin
County, Pennsylvania having a street address of 420
West Loudon Street, PA 17201

Judgment amount: \$ 138,391.85

Writ of Execution filed by: JAMES SMITH DIETTERICK
& CONNELLY LAW OFFICES, 11 EAST CHOCOLATE
AVENUE, SUITE 300, HERSHEY, PA 17033

No. 2024-253

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTINA TRUST AS TRUSTEE FOR
PNPMS TRUST IV**

VS

ADRIEN B FREEMAN, STEPHEN L FREEMAN

PROPERTY ADDRESS: 164 Baldwin Boulevard,
Shippensburg, PA 17257

UPI /TAX PARCEL NUMBER: 21-0N17-.353-.000000

ALL the following described real estate, lying and being
situate in Southampton Township, Franklin County,
Pennsylvania.

Judgment in the amount of: \$5,688.90

Writ filed by Padgett Law Group

700 Darby Rd, Suite 100

Havertown, Pa 19083

No. 2022-1648

**THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATE HOLDERS OF CWALT, INC.,
ALTERNATIVE LOAN TRUST 2005-64CB,
MORTGAGE PASS THROUGH CERTIFICATES,
SERIES 2005-64CB**

VS

**JASON FRIES AS HEIR OF THE ESTATE OF
JANICE L. FRIES, ALCYIA 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

PROPERTY ADDRESS: 9102 Willowdale Road,
Greencastle, PA 17225

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

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, Alcyia 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, Alcyia 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

No. 2023-1240

EMBRACE HOME LOANS, INC.

VS

**KATIE E. HOUSEHOLDER AND MATTHEW D.
HOUSEHOLDER, KATIE E. HOUSEHOLDER,
MATTHEW D. HOUSEHOLDER**

PROPERTY ADDRESS: 405 South Broad Street,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 24-5C40-.037-.000000

THE following described real estate lying and situate in
Borough of Waynesboro, Franklin County, Pennsylvania.

Writ filed by: HLADIK, ONORATO & FEDERMAN, LLP

298 WISSAHICKON AVENUE

NORTH WALES, PA 19454

Judgement in the amount of: \$235,465.77

PUBLIC NOTICES

No. 2023-4028

STATE EMPLOYEES CREDIT UNION OF
MARYLAND, INC. C/O MIDWEST LOAN SERVICES
VS

LINDSEY NICOLE HATHAWAY & SCOTT IVAN
HOFFMAN, LINDSEY NICOLE HATHAWAY, SCOTT
IVAN HOFFMAN

PROPERTY ADDRESS: 399 South Washington Street,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 08-2B44-.035-.000000

ALL the following described real estate situate on the
West Side of South Washington Street in the Borough of
Greencastle, Franklin County, Pennsylvania, improved by
a dwelling house known as 399 South Washington Street.

Writ filed by: Powers Kirn, LLC
8 Neshaminy Interplex, Suite 215
Trevose, Pa 19053

Judgement in the amount of \$214,607.56

No. 2023-3884

ALLIED FIRST BANK, SB OBA SERVBANK
VS

JULIO A PACHECO, JULIO A. PACHECO

PROPERTY ADDRESS: 5979 Buchanan Drive,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 18-01<21 P-030-.000000

ALL THE FOLLOWING described real estate, lying
and being situate in Peters Township, Franklin County,
Pennsylvania.

Judgement in the amount of: \$144,508.48

Writ filed by: Padgett Law Group
700 Darby Road
Havertown, Pa 19083

No. 2023-4000

CROSSCOUNTRY MORTGAGE LLC
VS

MICHAEL L PINE

PROPERTY ADDRESS: 3465 TERRI LANE, FORT
LOUDON, PA 17224

UPI/ TAX PARCEL NUMBER: 15-0H26-.030-.000000

All those certain lots or pieces of ground situate in
Metal Township, County of Franklin, Commonwealth of
Pennsylvania.

WITH all improvements erected thereon.

Writ filed by: Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216

Judgement in the amount of: \$116,012.41

No. 2023-2430

CROSS COUNTRY MORTGAGE, LLC
VS

AMANDA L. REBKOVETS, OCCUPANTS

PROPERTY ADDRESS: 11301 Cross Fields Drive,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0O07-.344-.000000

By the virtue of a Writ of Execution No. 2023-2430

CROSSCOUNTRY MORTGAGE, LLC

V.

AMANDA L. REBKOVETS

owner(s) of property situate in the WASHINGTON
TOWNSHIP, FRANKLIN County, Pennsylvania, being
11301 CROSS FIELDS DRIVE, WAYNESBORO, PA
17268

Improvements thereon: RESIDENTAL DWELLING

Judgement amount: \$386,197.81

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2023-3413

LAKEVIEW LOAN SERVICING LLC
VS

DAVIDE SHAW

PROPERTY ADDRESS: 14182 Shimpstown Rd,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J21-.002-.000000

All the following described real estate lying and being
situate in Montgomery Township, Franklin County,
Pennsylvania

Writ filed by: Powers Kirn, LLC
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053

Judgement in the amount of: \$96,460.60

No. 2024-84

SANGYUN SHIN
VS

EYJINSONG

PROPERTY ADDRESS: 25 Eastland Circle,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q12F-072-.000000

ALL the following described real estate, situate in
Washington Township near the eastern limits of the
Borough of Waynesboro, Franklin County, Pennsylvania,
bounded and described as follows:

Writ filed by: Grifo & Chung, LLC
30 S. 15th Street
15th Floor
Philadelphia, Pa 19102

Judgement in the amount of: \$63,326.24

PUBLIC NOTICES

No. 2024-334

FREEDOM MORTGAGE CORPORATION

vs

**STEPHANIE ANN RIGGLEMAN, A/KIA STEPHANIE
A. RIGGLEMAN**

PROPERTY ADDRESS: 621 East Washington Street,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 03-1 E11.-015.-000000

ALL the following described real estate lying and being
situate in the Borough of Chambersburg, Franklin County,
Pennsylvania.

Writ filed by: Brock & Scott PLLC

2011 Renaissance Blvd

Suite 100

King of Prussia, Pa 19406

Judgement in the amount of \$183,355.21

No. 2023-1794

NATIONSTAR MORTGAGE LLC

vs

**TODD TURNER, HEIR TO THE ESTATE OF
COLLEEN KAY ROCK, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER,
COLLEEN KAY ROCK, DECEASED**

PROPERTY ADDRESS: 84 Sunset Avenue,
Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 11-0E13Q-030.-000000

By virtue of a Writ of Execution No. 2023-1794

NATIONSTAR MORTGAGE LLC

V.

TODD TURNER, HEIR TO THE ESTATE OF COLLEEN
KAY ROCK, DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER, COLLEEN KAY
ROCK, DECEASED

owner(s) of property situate in the HAMILTON
TOWNSHIP, FRANKLIN County,

Pennsylvania, being

84 SUNSET AVE, CHAMBERSBURG, PA 17202

Tax ID No. 11-0E13Q-030.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,404.48

Attorneys for Plaintiff

Brock & Scott, PLLC

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to 8ID4ASSETS, 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 will be offered to the next highest bidder by BID4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES

CUT OFF DATES	SALE DATES
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JAN 5, 2024	MAR 8, 2024
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MAR 1, 2024	MAY 10, 2024
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MAY 3, 2024	JUL 12, 2024
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JUL 5, 2024	SEP 13, 2024
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SEP 6, 2024	NOV 8, 2024
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NOV 1, 2024	JAN 10, 2025
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6/21, 6/28, 7/5/2024