

# Franklin County Legal Journal

Vol. 39, No. 45

May 6, 2022

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.

## THE FRANKLIN COUNTY BAR ASSOCIATION

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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.

Legal notices and all other materials must be received by noon on Monday of the week of publication. Send all materials to Executive Director, editor, at [legaljournal@franklinbar.org](mailto:legaljournal@franklinbar.org) or by mail to the above address.

**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 John Becker, a/k/a John Shannon Becker, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Amira Zejircovic  
c/o Law Offices of Craig A. Diehl  
3464 Trindle Road  
Camp Hill, PA 1701  
Attorney:  
Craig A. Diehl  
Law Offices of Craig A. Diehl  
3464 Trindle Road  
Camp Hill, PA 1701

5/6, 5/13, 5/20/2022

Estate of Clifton Bracken, a/k/a James C. Bracken, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Jamie L. Martin  
PO Box 635  
Chambersburg, PA 17201

5/6, 5/13, 5/20/2022

Estate of Shirley A. Chidboy, a/k/a Shirley Ann Chidboy, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Todd P. Chidboy  
Michael L. Chidboy  
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

5/6, 5/13, 5/20/2022

Estate of Doris M. Cole, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:  
Melanie F. Baranowske  
Timothy D. Cole  
c/o The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268  
Attorney:  
Samantha K. Wolfe  
The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268

5/6, 5/13, 5/20/2022

Estate of Barbara A. Danner, a/k/a Barbara Ann Danner, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:  
Patricia Ann Detman  
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

5/6, 5/13, 5/20/2022

Estate of Charles A. Davis, Jr., late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Lucinda D. Potter  
PO Box 908  
Waynesboro, PA 17268

5/6, 5/13, 5/20/2022

Estate of Richard A. Foose, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Farmers and Merchants Trust Company  
20 South Main Street  
P.O. BOX 6010  
Chambersburg, PA 17201  
Attorney:  
Michael B. Finucane  
Michael Finucane Law Office  
550 Cleveland Avenue, Suite 112  
Chambersburg, PA 17201

5/6, 5/13, 5/20/2022

Estate of Thomas J. Foose, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Farmers and Merchants Trust Company  
20 South Main Street  
P.O. BOX 6010  
Chambersburg, PA 17201  
Attorney:  
Michael B. Finucane  
Michael Finucane Law Office  
550 Cleveland Avenue, Suite 112  
Chambersburg, PA 17201

5/6, 5/13, 5/20/2022

Estate of Robert W. Gillard, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Pamela S. Gillard  
15430 Orchard Avenue  
Blue Ridge Summit, PA 17214  
Attorney:  
Andrew J. Benchoff  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

5/6, 5/13, 5/20/2022

## **PUBLIC NOTICES**

Estate of Bobby G. McManus, a/k/a Bob McManus, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:  
Alesia M. McManus  
c/o Thomas P. Gleason  
825 West King Street, Suite E  
Shippensburg, PA 17257  
Attorney:  
Thomas P. Gleason  
825 West King Street, Suite E  
Shippensburg, PA 17257

5/6, 5/13, 5/20/2022

Estate of Samuel B. Potter, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Michael R. Potter  
PO Box 908  
Waynesboro, PA 17268

5/6, 5/13, 5/20/2022

Estate of Robert A. Snyder, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:  
Janey Marlene Snyder  
Sue Ann Reynolds  
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

5/6, 5/13, 5/20/2022

Estate of Helen L. Stinson, a/k/a Helen Laverne Stinson, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Linda Jo McMath  
12007 Sawmill Road  
Shade Gap, PA 17255  
Attorney:  
Nicholas E. Newfield  
BMZ LAW, P.C.  
113 Fourth Street  
Huntingdon, PA 16652-1417

5/6, 5/13, 5/20/2022

Estate of Ethel M. Vallei, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Linda L. Walter  
188 Onyx Drive  
Chambersburg, PA 17202  
Attorney:  
Lauren E. Sulcove  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

5/6, 5/13, 5/20/2022

Estate of Ann M. Wetzel, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Stephen R. Yingling  
c/o The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268  
Attorney:  
Samantha K. Wolfe  
The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268

5/6, 5/13, 5/20/2022

### **Second Publication**

Estate of James Jay Beegle, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Stephen Beegle  
3827 Pampas Circle  
Chambersburg, PA 17202  
Attorney:  
Tracy J. Ross  
Keller, Keller, Beck and Ross, LLC  
1035 Wayne Avenue  
Chambersburg, PA 17201

4/29, 5/6, 5/13/2022

Estate of Robert L. Crider, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Brent L. Crider  
Cynthia L. Poper  
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

4/29, 5/6, 5/13/2022

Estate of Patricia A. Lantz, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Farmers and Merchants Trust Company of Chambersburg  
20 South Main Street  
Chambersburg, PA 17201  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

4/29, 5/6, 5/13/2022

## **PUBLIC NOTICES**

Estate of Jennifer J. O'Neil, late of Mercersburg Township, Franklin County, Pennsylvania.

Personal Representative:

Timothy E. O'Neil  
Casa Mar Unit 28  
6006 Midnight Pass Road  
Sarasota, FL 34242

Attorney:

Stanley Smith  
Barley Snyder  
213 Market Street, 12th Floor  
Harrisburg, PA 17101

4/29, 5/6, 5/13/2022

Estate of Gertrude L. Reichard, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Bradley L. Reichard  
Christiana Brooks  
Matthew A. Reichard  
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

4/29, 5/6, 5/13/2022

Estate of Jay E. Rife, a/k/a Jay Eldon Rife, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Diana M. Doyle  
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

4/29, 5/6, 5/13/2022

Estate of Hilda A. Sheeder, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Jane McClure  
431 Coldspring Road  
Fayetteville, PA 17222

Attorney:

Joel R. Zullinger  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

4/29, 5/6, 5/13/2022

Estate of Robert C. Sleighter, Sr., a/k/a Robert C. Sleighter, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representatives:

Brenda Sue Fowler  
Robert C. Sleighter, Jr.  
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

4/29, 5/6, 5/13/2022

### **Third Publication**

Estate of Delores I. Bonner, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Glenda M. Rohrer  
Ricky A. Bonner  
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

4/22, 4/29, 5/6/2022

Estate of John W. Earley, a/k/a John William Earley, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

John William Allen Earley  
13985 Charles Drive  
Waynesboro, PA 17268

Attorney:

Deborah K. Hoff  
154 South Potomac Street  
Waynesboro, PA 17268

4/22, 4/29, 5/6/2022

Estate of Winston J. Gurley, a/k/a Winston Joe Gurley, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Christopher J. Gurley  
Irene C. D. J. Gurley  
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

4/22, 4/29, 5/6/2022

## **PUBLIC NOTICES**

Estate of Kenneth L. Hendershot, Sr., a/k/a Kenneth Leon Hendershot, Sr., a/k/a Kenneth L. Hendershot, late of Bethel Township, Fulton County, Pennsylvania.

Personal Representative:

Alice M. Lyons  
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

4/22, 4/29, 5/6/2022

Estate of Ida Evelyn Jones, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Teresa L. Swoll  
5400 Lincoln Way East, Lot 43  
Fayetteville, PA 17222

James L. Urban, Jr.  
5822 East Fetlock Drive  
Wasilla, AK 99654

Attorney:

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

4/22, 4/29, 5/6/2022

Estate of Ruth N. Mummart, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Lisa A. Haldeman  
1075 Milnor Road  
Greencastle, PA 17225  
Gail A. Fritz

13677 Donovan Drive  
Greencastle, PA 17225

Attorney:

J. Edgar Wine  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

4/22, 4/29, 5/6/2022

Estate of Stanley B. Riley, Jr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

David B. Riley  
Eric D. Riley  
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

4/22, 4/29, 5/6/2022

Estate of Ted M. Romig, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Kimberly A. Walters  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

Attorney:

Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

4/22, 4/29, 5/6/2022

Estate of Evelyn L. Scott, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company  
20 South Main Street  
Chambersburg, PA 17201

Attorney:

Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

4/22, 4/29, 5/6/2022

### **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that articles of incorporation were filed February 16, 2022, with and approved on April 11, 2022 by, the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA for the purpose of forming a domestic non profit corporation pursuant to the provisions of the Nonprofit Corporation Laws of 1988, as amended, (15 Pa. C.S.A. Section 5101, et seq.) of the Commonwealth of PA.

The name of the corporation is Little Daisy's Closet.

The purpose or purposes for which the incorporation is incorporated under the nonprofit law is to provide no cost quality clothing, kitchen and housewares, personal care items and nonperishable foods for those in need.

Little Daisy's Closet  
924 Blanchard Ave.  
Chambersburg, PA 17201

5/6/2022

## PUBLIC NOTICES

### **NAME CHANGE NOTICE**

IN THE COURT OF COMMON PLEAS OF THE  
39TH JUDICIAL DISTRICT OF PENNSYLVANIA -  
FRANKLIN COUNTY BRANCH Civil Division Case  
No. 2022-950

In Re: S.G.H.

A minor, by and through  
her parents, Royann Houser  
and Aaron Houser

NOTICE IS HEREBY GIVEN that on the 21 st of March,  
2022, the Petition of Royann House and Aaron Houser  
was filed in the above-named Court praying for a decree  
to change the name of Savannah Grace Houser to  
Grayson Cole Houser.

The Court has fixed Thursday, June 2, 2022 in Court  
Room 4 of the Franklin County Courthouse, 14 N. Main  
Street, Chambersburg, Pennsylvania 17201, as the  
time and place for the Hearing on said Petition when  
and where all persons interested may appear and show  
cause, if any they have, why the Petition should not  
be granted.

Elizabeth A. Clark, Esquire  
DSS Law  
119 E. Baltimore Street  
Greencastle, PA 1 7225

5/6/2022

### **SHERIFF'S SALE**

**MAY 13, 2022**

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 to be hosted by BID4ASSETS.COM. For  
more information, please visit [www.bid4assets.com/  
franklincountypasheriffsales](http://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 JUNE  
10, 2022 and that distribution will be made in accordance  
with said schedule unless exceptions are filed thereto  
within ten (10) days thereafter. Sheriff Dane M. Anthony

**No. 2018-3241**  
**QUINCY TOWNSHIP**

**vs**

**KENNETH D BARNES, CANDY S BARNES**

PROPERTY ADDRESS: 5873 Stamey Hill Road, Quincy,  
PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L03.-050.-000000

ALL THAT CERTAIN lot or piece of ground situated in the  
Quincy Township, County of Franklin and Commonwealth  
of Pennsylvania. Book No. 1944, Page No. 250 in the  
Office for the Recording of Deeds, Franklin County, PA.

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**No. 2019-2893**

**PNC MORTGAGE, A DIVISION OF PNC BANK,  
NATIONAL ASSOCIATION**

**vs**

**MICHELLE C ELLIS**

PROPERTY ADDRESS: 1230 Emilys Court, Greencastle,  
PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A16B-05H-000000

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

---

**No. 2021-2172**

**FREEDOM MORTGAGE CORPORATION**

**vs**

**JEREMIAH GARNs, MATTHEW GARNs, JANICE  
GARNs, DECEASED**

PROPERTY ADDRESS: 14448 Mercersburg Road,  
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 17-0J30.-035A-000000

ALL that tract of real estate, together with improvements  
erected thereon, lying and being situate in Montgomery  
Township, Franklin County, Pennsylvania

---

## PUBLIC NOTICES

**No. 2018-4507**  
**QUINCY TOWNSHIP**

**vs**

**TODD A GATES, LORETTA E. GATES**

PROPERTY ADDRESS: 7950 Tarman Spring Road,  
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L 13G-026.-000000

ALL the following described real estate situate in Quincy  
Township, Franklin County, Pennsylvania 17268

---

**No. 2021-2486**

**TOWD POINT MASTER FUNDING TRUST 2021-PM1**

**vs**

**JOSEPH HAIDUCK**

PROPERTY ADDRESS: 6228 Greenbriar Terrace,  
Fayetteville, PA 17222

UPI /TAX PARCEL NUMBER: 10-0D23S-035H-000000

ALL THAT CERTAIN tract of real estate lying and  
being situate in Guilford Township, Franklin County,  
Pennsylvania.

---

**No. 2020-2576**

**WELLS FARGO BANK, NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL OR BANKING CAPACITY,  
BUT SOLELY AS TRUSTEE ON BEHALF OF THE  
LAKE COUNTRY MORTGAGE LOAN TRUST  
2006-HE-1**

**VS**

**TINA M HOUPT, BRIAN F HOUPT**

PROPERTY ADDRESS: 9231 Branch Street,  
Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 01-0A11.-115.-000000

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

---

**No. 2022-98**

**MIDFIRST BANK**

**VS**

**JENIFER M PEARCE, THOMAS T. PEARCE**

PROPERTY ADDRESS: 878 Joy Drive, Greencastle,  
PA 17225

UPI /TAX PARCEL NUMBER: 01-0A22A.-014.-000000

The land referred to herein below is situated in the County  
of Franklin, State of Pennsylvania.

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**No. 2019-417**

**PHH MORTGAGE CORPORATION**

**vs**

**EARLL REASNER, III, LORI L. PRYOR**

PROPERTY ADDRESS: 3728 Harold Place, Greencastle,  
PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A 11.-223.-000000

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

---

**No. 2017-3974**

**US BANK NATIONAL ASSOCIATION AS  
TRUSTEE, SUCCESSOR IN INTEREST TO BANK  
OF AMERICA, NATIONAL ASSOCIATION, AS  
RUSTEE, SUCCESSOR BY MERGER TO LASALLE  
BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR MERRILL LYNCH MORTGAGE INVESTORS  
TRUST, MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-HE3**

**vs**

**GREGORY W RUMP (DECEASED), MARY L RUMP**  
PROPERTY ADDRESS: 816 Lindia Drive,  
Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 11-0E13G-048.-000000

ALL that certain lot or piece of ground situate in Hamilton  
Township, County of Franklin, Commonwealth of  
Pennsylvania.

---

**No. 2022-37**

**PENNSYLVANIA HOUSING FINANCE AGENCY**

**VS**

**KRISTAN. SOLLENBERGER, TENANTS/  
OCCUPANTS**

PROPERTY ADDRESS: 4447 MCKENRICK DRIVE,  
CHAMBERSBURG, PA 17201

UPI/ TAX PARCEL NUMBER: 12-0F32.-023.-000000

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

---

**'No. 2021-3922**

**FREEDOM MORTGAGE CORPORATION**

**vs**

**JAMES R STULL**

PROPERTY ADDRESS: 607 South Potomac Street,  
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 26-5C39.-002.-000000

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

---

**No. 2019-4073**

**PNC BANK NATIONAL ASSOCIATION SUCCESSOR  
BY MERGER TO NATIONAL CITY MORTGAGE A  
DIVISION OF NATIONAL CITY BANK**

**VS**

**MICHAEL D SWINEY**

PROPERTY ADDRESS: 12928 Pen Mar Road,  
Waynesboro, PA 17268

U PI / TAX PARCEL NUMBER: 23-0Q19.-059.-00000

ALL that certain parcel of land situated in the Township  
of Washington, County of Franklin, Commonwealth of  
Pennsylvania.

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## PUBLIC NOTICES

No. 2021-2295

**US BANK NATIONAL ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE  
FOR THE RMAC TRUST, SERIES 2018-G-CTT**

vs

**UNKNOWN HEIRS, PERSONAL  
REPRESENTATIVES, AND DEVISEES OF  
FRANCIS WESLEY STODOLSKI, JR. AKA FRANK  
STODOLSKI, JR. DECEASED**

PROPERTY ADDRESS: 311 WestThird Street,  
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 26-5C07-.021.-000000

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

---

No. 2021-2065

**WILMINGTON SAVINGS FUND SOCIETY, FSB,  
NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE  
FOR FINANCE OF AMERICA STRUCTURED  
SECURITIES ACQUISITION TRUST 2018-HB1**

vs

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER, MELVIN S. ROTZ, DECEASED**

PROPERTY ADDRESS: 4450 Newman Road,  
Fayetteville, PA 17222

UPI/ TAX PARCEL NUMBER: 09-0C23Q-036.-000000

ALL that certain real estate lying and being situate in  
Township of Greene, County of Franklin, Commonwealth of  
Pennsylvania

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### TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to 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 will be offered to the next highest bidder by B1D4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

### 2022 SHERIFF SALE DATES

CUT OFF DATES

SALE DATES

Nov 5, 2021

Jan 14, 2022

Jan 7, 2022

March 11, 2022

March 5, 2022

May 13, 2022

May 7, 2022

July 8, 2022

July 2, 2022

Sept 9, 2022

Sept 12, 2022

Nov 18, 2022

Nov 7, 2022

Jan 13, 2023

4/22, 4/29, 5/6/2022