

Franklin County Legal Journal

Vol. 40, No. 26

December 23, 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.

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Franklin County Legal Journal

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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 Harold H. Angle, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Linda Angle Miller
Sharon K. Angle Metzler
c/o Mark E. Halbruner
Halbruner, Hatch & Guise, LLP
2109 Market Street
Camp Hill, PA 17011

Attorney:

Mark E. Halbruner
Halbruner, Hatch & Guise, LLP
2109 Market Street
Camp Hill, PA 17011

12/23, 12/30/2022, 1/6/2023

Estate of Helen M. Boyer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Rebecca A. Leidig
1575 Hearthsides Drive
Chambersburg PA 17202

Attorney:

Barbara Townsend
32 West Queen Street
Chambersburg, PA 17201

12/23, 12/30/2022, 1/6/2023

Estate of Richard D. Boyer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Renee L. Preso
Charles L. Hartle
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

12/23, 12/30/2022, 1/6/2023

Estate of Alta H. Holden, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Preston L. Strayer
2007 Philadelphia Avenue
Chambersburg, PA 17202

Attorney:

Barbara Townsend
32 West Queen Street
Chambersburg, PA 17201

12/23, 12/30/2022, 1/6/2023

Estate of Kelly W. Kanatus, a/k/a Kelly Wayne Kanatus, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Melanie Kanatus
c/o Nicklas & Snyder
183 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Kristin D. Nicklas
Nicklas & Snyder
183 Lincoln Way East
Chambersburg, PA 17201

12/23, 12/30/2022, 1/6/2023

Estate of Sandra L. McCulloh, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Robert K. McCulloh
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

12/23, 12/30/2022, 1/6/2023

Estate of Johnnie M. Pernell, a/k/a Johnnie Mae Pernell, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Courtney P. Faokunia
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

12/23, 12/30/2022, 1/6/2023

Estate of Rosanne Pulaski, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Lori Criste
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

Attorney:

Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

12/23, 12/30/2022, 1/6/2023

PUBLIC NOTICES

Estate of Ronald E. Robison, late of Chambersburg,
Franklin County, Pennsylvania.

Personal Representative:

Bethany Robison
c/o Jaron P. Castranio
Jackson Law Firm, PLLC
1215 Manor Drive, Suite 202
Mechanicsburg, PA 17055

Attorney:

Jaron P. Castranio
Jackson Law Firm, PLLC
1215 Manor Drive, Suite 202
Mechanicsburg, PA 17055

12/23, 12/30/2022, 1/6/2023

Estate of Clement L. Runyon, Jr., late of Guilford
Township, Franklin County, Pennsylvania.

Personal Representatives:

Matt J. Runyon
Michele J. Hawbaker
c/o Salzmman Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

Attorney:

Adam R. Schellhase
Salzmman Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

12/23, 12/30/2022, 1/6/2023

Estate of Mary Regina Woodring, a/k/a Mary R.
Woodring, a/k/a Regina B. Woodring, late of Guilford
Township, Franklin County, Pennsylvania.

Personal Representatives:

Rodney L. Woodring
200 Cabin Lane
Fayetteville, PA 17222
Kimberly S. Woodring
200 Cabin Lane
Fayetteville, PA 17268

Attorney:

Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

12/23, 12/30/2022, 1/6/2023

Estate of Donald E. Zody, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representative:

Douglas E. Zody
4475 Buchanan Trail East
Waynesboro, PA 17268

Attorney:

Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

12/23, 12/30/2022, 1/6/2023

Second Publication

Estate of Mable C. Bard, a/k/a Mabel C. Bard, late of
St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Daryl W. Bard
6685 Maxheimer Road
St. Thomas, PA 17252

Attorney:

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

12/16, 12/23, 12/30/2022

Estate of Paul S. Ebersole, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representative:
Paul S. Ebersole, Jr.
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

12/16, 12/23, 12/30/2022

Estate of Jon L. Jones, late of Greene Township, Franklin
County, Pennsylvania.

Personal Representative:

Linda M. Miller
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

12/16, 12/23, 12/30/2022

Estate of Dorothy Jean McNew, a/k/a Dorothy J. McNew,
late of Franklin County, Pennsylvania.

Personal Representative:
William N. McNew, Jr.
6851 Fairway Drive East
Fayetteville, PA 17222

Attorney:

David W. Rahauer
157 East Washington Street
Chambersburg, PA 17201

12/16, 12/23, 12/30/2022

Estate of Douglas O. Reymer, a/k/a Douglas Oliver
Reymer, late of the Borough of Greencastle, Franklin
County, Pennsylvania.

Personal Representative:

R. Thomas Murphy
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

12/16, 12/23, 12/30/2022

PUBLIC NOTICES

Estate of Geneva D. Sauder, a/k/a Geneva Dasher Sauder, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Clyde Jeffrey Sauder
Gerald Lee Sauder
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

12/16, 12/23, 12/30/2022

Estate of Samuel H. Wengert, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Donald L. Wengert
8298 Rowe Run Road
Chambersburg, PA 17202
Lois J. Gayman
1269 Edenville Road
Chambersburg, PA 17202

Attorney:

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

12/16, 12/23, 12/30/2022

Third Publication

Estate of Max E. Creager, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Jill C. Kessler
Mark W. Creager
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

12/9, 12/16, 12/23/2022

Estate of Randy Jones, a/k/a Randy Lee Jones, Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Debra F. Spero a/k/a Deborah F. Spero
c/o The Law Offices of Jon Taylor, Esquire, PC
1617 JFK Boulevard, Suite 1888
Philadelphia, PA 19103

Attorney:

Jon Taylor
The Law Offices of Jon Taylor, Esquire, PC
1617 JFK Boulevard, Suite 1888
Philadelphia, PA 19103

12/9, 12/16, 12/23/2022

Estate of Gregory P. Kendall, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Viktoria Kendall
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

Attorney:

Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

12/9, 12/16, 12/23/2022

Estate of Betsy R. Marcavitch, a/k/a Betsy Marcavitch, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Beth R. Mattern
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

12/9, 12/16, 12/23/2022

Estate of Loretta Ellen McClure, a/k/a Loretta E. McClure, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Robert E. McClure
431 Coldspring Road
Fayetteville, PA 17222

Attorney:

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

12/9, 12/16, 12/23/2022

Estate of Mary G. Strite, a/k/a Mary Grace Strite, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Anna Mae Burkholder
90 Roland Avenue
Chambersburg, PA 17202

Attorney:

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

12/9, 12/16, 12/23/2022

Estate of Sarah C. Wells, a/k/a Sarah Catherine Wells, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Gail Weaver
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

12/9, 12/16, 12/23/2022

PUBLIC NOTICES

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS Franklin COUNTY

CIVIL ACTION - LAW Term No. 2020-429

ACTION OF MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, *Plaintiff*

vs.

LLOYD MOONEY JR, Solely in His Capacity as Heir of LLOYD MOONEY SR AKA LLOYD E. MOONEY, SR.Deceased & UNKNOWN HEIRS OF LLOYD MOONEY SR. AKA LLOYD E. MOONEY, SR.

Mortgagor and Real Owner, *Defendant*

TO LLOYD MOONEY JR, Solely in His Capacity as Heir of LLOYD MOONEY SR AKA LLOYD E. MOONEY, SR.Deceased & UNKNOWN HEIRS OF LLOYD MOONEY SR. AKA LLOYD E. MOONEY, SR., MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 3520 Lincoln Way East Fayetteville, PA 17222.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Franklin County, Pennsylvania, docketed to No. 2020-429 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 3520 Lincoln Way East Fayetteville, PA 17222 whereupon your property will be sold by the Sheriff of Franklin.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

FRANKLIN COUNTY BAR ASSOCIATION
Find a Lawyer Service
100 Lincoln Way East, Suite E
Chambersburg, PA 17201
717-660-2118

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

12/23/2022

ORPHANS' COURT NOTICE

IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY, PENNSYLVANIA – ORPHANS' COURT DIVISION

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for CONFIRMATION: January 5, 2023.

BUMGARDNER: First and Final Account of proposed distributions and notice to creditors of Judith A. McDonald, Executrix of the Estate of George H. Bumgardner, Jr., late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

FOOSE: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company, Executor of the Estate of Ramona C. Foose, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

KINT: First and Final Account of proposed distributions and notice to creditors of Margaret L. Short-Smith (Margaret L. Short), Executrix of the Estate of Robert R. Kint, late of the Borough of Waynesboro, Franklin County, Pennsylvania, deceased.

Todd A. Rock
Clerk, Orphans' Court Division
Franklin County, Pennsylvania

12/23, 12/30/2022

PUBLIC NOTICES

SHERIFF'S SALE JANUARY 13, 2023

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/franklincountypashersiffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than December 16, 2023 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. 2021-28

**ROCKET MORTGAGE LLC FKA QUICKEN LOANS
INC.**

vs

**ANDRA ATWOOD SOLELY IN HER CAPACITY
AS POTENTIAL HEIR TO MARSHA E. SMITH,
DECEASED, THE UNKNOWN HEIRS OF MARSHA
E. SMITH DECEASED, MARSHA SMITH,
DECEASED, RYAN WOODRING, SOLELY IN HIS
CAPACITY AS POTENTIAL HEIR TO MARSHA E.
SMITH, DECEASED**

PROPERTY ADDRESS: 523 West Main Street,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 25-5A55-.041.-000000

The land hereinafter referred to is situated in the city of
Waynesboro, County of Franklin, State of PA

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

No. 2022-2654

**FREEDOM MORTGAGE CORPORATION
VS**

MATTHEW BENTZ

PROPERTY ADDRESS: 19 Cleveland Avenue,
Waynesboro, PA 17268

By virtue of a Writ of Execution No. 2022-2654

**FREEDOM MORTGAGE CORPORATION VS
MATTHEW BENTZ**

Owner(s) of property situate in the Waynesboro Borough,
Franklin County, Pennsylvania, being 19 Cleveland
Avenue, Waynesboro, PA 17268

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$90,596.88

Attorneys for Plaintiff: BROCK & SCOTT, PLLC

No. 2022-1935

FIRST HOME MORTGAGE CORPORATION

vs

MATTHEW W. BLICKENSTAFF

PROPERTY ADDRESS: 14853 Robinhood Circle,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A32S-073.-000000

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

Residential dwelling

Judgment \$137,720.07

FIRST HOME MORTGAGE CORPORATION vs

MATTHEW W. BLICKENSTAFF

MANLEY DEAS KOCHALSKI LLC

No. 2022-1385

**TRUIST BANK IN SUCCESSOR BY MERGER TO
SUNTRUST BANK**

vs

**REBECCA BOWMAN, JOSEPH N. BOWMAN IV,
JOSEPH N. BOWMAN IV**

PROPERTY ADDRESS: 98 NOTTINGHAM DRIVE,
CHAMBERSBURG, PA 17201-8759

UPI/ TAX PARCEL NUMBER: 11-0E10-.223.-000000

ALL that real estate, lying and being situate in Hamilton
Township, Franklin County, Pennsylvania, being
designated as Lot No. 31, Section F, on subdivision Plan
for Carl R. Flohr by Dougal and McCans, Inc., dated
10/25/1975, and recorded in the Recorder's Office of
Franklin County, Pennsylvania in Deed Book 288C,
Page 804, Part II

No. 2022-1881

**NEWREZLLC D/B/A SHELLPOINT MORTGAGE
SERVICING**

vs

ELIZABETH J. BRENNEMAN, JOHN F. BRENNEMAN II

PROPERTY ADDRESS: 11044 South Mountain Road,
Fayetteville, PA 17222

UPI /TAX PARCEL NUMBER: 19-0L05K-093C-000000

ALL that certain lot or piece of ground with the buildings
and improvements thereon erected in the County of
Franklin and Commonwealth of Pennsylvania.

PUBLIC NOTICES

**No. 2022-2365
BANK OF GEORGE
VS**

CBURG HOTELS, LLC

PROPERTY ADDRESS: 1123 Lincoln Way East,
Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 03-1 E00.-066.-000000 &
03-1E00.-066A-000000

ALL THOSE CERTAIN tracts or parcels of land, together
with the improvements thereon, situate in Chambersburg
Borough, County of Franklin, Pennsylvania known as
1123 Lincoln Way East, Chambersburg, PA 17201
(Tax Parcel Nos. 03-1 E00.-066.-000000 and 03-1 E00.-
066A-000000). Being the same premises which Sayosha,
LLC by deed dated June 15, 2016, and recorded July
8, 2016 as Instrument No. 201612667 in the Franklin
County PA Recorder of Deeds Office, granted and
conveyed by CBURG HOTELS LLC to Golden Leaf,
LLC via a Deed dated October 17, 2018 and recorded
October 18, 2018 as Instrument No. 201820349 in the
Franklin County PA Recorder of Deeds Office.

Writ of Execution

BANK OF GEORGE vs CBURG HOTELS, LLC, A
PENNSYLVANIA LIMITED LIABILITY COMPANY/C.C.P.
STARFIELD & SMITH PC, 1300 VIRGINIA DRIVE,
SUITE 325, FORT WASHINGTON, PA 19034
JUDGMENT AMOUNT:\$ 4,963,738.54

**No. 2020-1200
SPECIALIZED LOAN SERVICING LLC
VS**

**CHARLES M. COMSTOCK, CHARLES R.
COMSTOCK, CHARLES R. COMSTOCK, SHANNON
L. MELTON, AMY M. BAKNER, UNKNOWN HEIRS
AND/OR ADMINISTRATORS OF THE ESTATE
OF CHARLES M. COMSTOCK AKA CHARLES
COMSTOCK**

PROPERTY ADDRESS: 122 North Church Street,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 25-5B57.-092.-000000
ALL the following described real estate, lying and being
situate in Waynesboro, Franklin County, Pennsylvania,
improved by a dwelling known as 122 North Church
Street.

Specialized Loan Servicing LLC vs Charles R. Comstock,
as believed Heir and/or Administrator of the Estate of
Charles M. Comstock, aka Charles Comstock; Shannon
L. Melton, as believed Heir and/or Administrator of the
Estate of Charles M.Comstock, aka Charles Comstock;
Amy M. Bakner, as believed Heir and/or Administrator
of the Estate of Charles M. Comstock, aka Charles
Comstock; Unknown Heirs and/or Administrators of the
Estate of Charles M. Comstock, aka Charles Comstock.
Judgment \$37,038.12

MANLEY DEAS KOCHALSKI LAW, PO BOX 165028,
COLUMBUS OH 43216

**No. 2022-2659
FIRST HORIZON BANK
VS**

LUCINDA K. FREEMAN

PROPERTY ADDRESS: 65 Greenlea Way,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 10-0D05R-087.-000000
IMPROVEMENTS consist of a residential dwelling,
BEING PREMISES: 65 Greenlea Way, Chambersburg,
PA 17201

SOLD as the property of LUCINDA K. FREEMAN
TAX PARCEL #10-0D05R-087.-000000

DEED BOOK: 2263

DEED PAGE: 537

**No. 2018-4589
QUINCY TOWNSHIP**

VS

**STANLEY FREEMAN, PAMELA K. FREEMAN, TROY
L. DUPONT**

PROPERTY ADDRESS: 6601 Anthony Highway,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L08.-004.-000000

ALL that tract of real estate lying and being situate
in Quincy Township, Franklin County, Pennsylvania,
improved by four(4)frame dwellings and known as
Knepper Station, and described as follows:
BEGINNING at a point in the Antietam Creek on the
boundary line between lands now or formerly of Southern
Pipe Line Company and lands formerly of Mrs. W.G.
Smith, said point being South 68 degrees 30 minutes
East 38.28 feet from the intersection of the said boundary
line with the easterly right-of-way line of the Cumberland
Valley Branch of the Pennsylvania Railroad; thence with
the Antietam Creek and other lands now or formerly of
Southern Pipe Line Company and parallel with said
Railroad right-of-way North 14 degrees 30 minutes East
207.85 feet to a point on the northerly line of lands now
or formerly of Southern Pipe Line Company and the
southerly line of lands formerly of Lloyd Angle; thence
along the southerly line of lands formerly of Lloyd Angel
South 74 degrees 56 minutes East 225.68 feet to a point
in Pennsylvania Highway Route No. 997; thence South
11 degrees 45 minutes West 235 feet to a point in said
Pennsylvania Highway Route No. 997; thence along
lands formerly of Mrs. W.G. Smith North 68 degrees
30 minutes West 238.72 feet to the place of beginning.
QUINCY TOWNSHIP VS STANLEY FREEMAN,
PAMELA K. FREEMAN AND TROY L. DUPONT
JUDGMENT AMOUNT: \$6,639.56
PORTNOFF LAW ASSOCIATES, LTD.

PUBLIC NOTICES

**No. 2020-1178
QUINCY TOWNSHIP**

**vs
MICHAEL E. GLENN**

PROPERTY ADDRESS: 8676 Anthony Highway,
Waynesboro, PA 17268

ALL the following described real estate lying and being
situate in the Village of Quincy, Quincy Township,
Franklin County, P~nnsylvania, bounded and described
as follows:

BEGINNING at an iron pin on Main Street in said village;
thence North 4-1/2 degrees East 49 feet to the edge of a
concrete wall; thence South 85-1/2 degrees East 203-1/2
feet to an iron pin at a 12 foot alley; thence along said
alley, South 4-1/2 degrees West 49 feet to an iron pin;
thence along Pennsylvania Route No. 997, North 85-1/2
degrees West, 203-1/2 feet to the place of beginning.
Containing 36 perches, 179 square feet.

QUINCY TOWNSHIP VS MICHAEL E. GLENN
JUDGEMENT \$4,944.03
PORTNOFF LAW ASSOCIATES, LTD

No. 2022-2459

**ROCKET MORTGAGE LLC FKA QUICKEN LOANS,
LLC FKA QUICKEN LOANS INC.**

**vs
LESA HARDY, CHRISTOPHER PETERS, UNKNOWN
HEIRS OF CHRISTOPHER SCOTT PETERS II,
DECEASED**

PROPERTY ADDRESS: 1586 Richard Avenue,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 11-0E10Q-073.-000000
ALL the following described real estate located in
Hamilton Township, Franklin County, Pennsylvania,
bounded and described as follows:

BEGINNING at an iron pin on Richard Avenue at corner
of Lot of J. Paul Heck and Margaret C. Heck, his wife;
thence by Lot of J. Paul Heck and Margaret C. Heck, his
wife, South 7 degrees 18 minutes East 149 feet to an
iron pin on line of Lot No. 4; thence by Lot No. 4, South
86 degrees 12 minutes West 82.2 feet to an iron pin on
line of Lot of James S. Maines and Janet E. Maines, his
wife; thence by Lot of Edward E. Harnish, Jr. and Tracie
A. Harnish, his wife, North 3 degrees West 148.8 feet
to an iron pin on Richard Avenue; thence by Richard
Avenue, North 86 degrees 7 minutes East 92.5 feet to the
place of beginning.

BEING designated as Lot No. 5 in Section C of a plan of
lots laid out for Joseph Martinchick and wife, known as
Bowman Heights Subdivision, Section 2, in May, 1960,
duly approved by the supervisors of Hamilton Township
and Recorded in the Office of the Recorder of Deeds of
Franklin County, Pennsylvania, file drawer 8.

BEING the same premises which R. Michael Reasner,
a/k/a Michael R. Reasner by deed dated 8/6/2019 and
recorded 8/8/2019 in the Office of the Recorder of Deeds
in Instrument #201914506, granted and conveyed unto
Christopher Peters, II.

**No. 2022-2973
NATIONSTAR MORTGAGE LLC D/B/A MR.
COOPER
vs**

CHRISTOPHER L. HEID, JESSICA R. HEID

PROPERTY ADDRESS: 146 Ridge Avenue,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 26-5C07.-016.-000000
IMPROVEMENTS consist of a residential dwelling.
BEING PREMISES: 146 Ridge Avenue, Waynesboro,
PA 17268

SOLD as the property of CHRISTOPHER L. HEID and
JESSICA R. HEID

TAX PARCEL #26-5C07.-016.-000000
DEED BOOK: 3299
DEED PAGE: 521

No. 2020-3835

**US BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2 ACQUISITION
TRUST**

**vs
BRIAN HOCKENBERRY, HOCKENBERRY
DANIELLE**

PROPERTY ADDRESS: 23838 Big Spring Road, PO
Box 1024, Doylesburg, PA 17219

UPI /TAX PARCEL NUMBER: 07-0806.-042.-000000
IMPROVEMENTS consist of a residential dwelling
BEING PREMISES: 23838 Big Spring Road aka 23838
Big Spring Road, PO Box 1024, Doylesburg, PA 17219
SOLD as the property of BRIAN HOCKENBERRY and
DANIELLE HOCKENBERRY
DEED BOOK: 1421
DEED PAGE: 135
FILING ATTORNEY: KML Law Group, P.C. Suite 5000,
701 Market Street, Philadelphia PA 19106
JUDGMENT: \$94,641.27

PUBLIC NOTICES

No. 2022-1567
ROCKET MORTGAGE LLC F/K/A QUICKEN
LOANS, LLC

vs

JOHN A. KINT, LAURA A. KINT

PROPERTY ADDRESS: 15050 Wyndham Avenue, Blue Ridge Summit, PA 17214

UPI / TAX PARCEL NUMBER: 23-0Q20K-027-.000000
Land situate in the Township of Washington in the County of Franklin in that State of PA

ALL the following described real estate, situate on the southerly side of Wyndham Avenue at Blue Ridge Summit, Washington Township, Franklin County, Pennsylvania, bounded and described as follows:

BEGINNING at the center point of line forming the front line of Lot No. 12 and Lot No. 13 on Wyndham Avenue, South 2 degrees 56 minutes West 183 3/4 feet to a public alley in the rear; thence North 87 degrees 4 minutes West 75 feet along said public alley to Glade Avenue; thence, North 2 degrees 56 minutes West 190 feet along Glade Avenue to Wyndham Avenue; thence, South 82 degrees 7 minutes East along Wyndham Avenue, 75 feet to the place of beginning, being Lot No. 13 on plan of lots laid out for P.F. Sullivan near Blue Ridge Summit, Pennsylvania, by D.C. Weller, C.E., dated January 18-21, 1926.

Being Lot Number 13 as shown on the above mentioned plan.

Being the same premises which R. Boyd Decker and Linda Decker, husband and wife by deed dated 11/2/2018 and recorded 11/15/2018 in the Office of the Recorder of Deeds in Instrument #201822335, granted and conveyed unto John A. Kint and Laura A. Kint, husband and wife. Judgment \$187,060.03

KML LAW GROUP P.C. SUITE 5000, 701 MARKET STREET, PHILADELPHIA PA 19106

No. 2022-1760
AMERIHOMEMORTGAGE COMPANY, LLC
VS

ZACHARY JOSHUA MCKEE

PROPERTY ADDRESS: 72 Greenlea Way, Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 10-0D05R-090-.000000
ALL the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the Southern side of Sunny Lane at a corner common to Lots Numbers 3 and 4 in Section A in a plan of Lots hereinafter mentioned; thence by said Lot Number 4 in said Section A, South 13 degrees 23 minutes 35 seconds West, 125 feet to an iron pin on line of lands now or formerly of Robert T. Pilgrim et ux., thence by line of said lands now or formerly of Robert T. Pilgrim et ux; and line of lands now or formerly of Calvin Z. Barrett et ux, North 76 degrees 46 minutes 25 seconds West 98 feet to an iron pin on the Eastern side of Greenlea Way, thence by the Eastern side of said Greenlea Way, North 25 degrees 18 minutes 35 seconds East 127.03 feet to the Southern side of Sunny Lane; thence by the Southern side of said Sunny Lane, South 76 degrees 46 minutes 25 seconds East, 75.62 feet to the iron pin at the place of beginning.

BEING the same premises which Jennifer L. Eslinger, now known as, Jennifer L. Ray, joined by Neil E. Ray by deed dated 4/3/2019 and recorded 4/8/2019 in the Office of the Recorder of Deeds in Instrument #201905945, granted and conveyed unto Zachary Joshua McKee.

No. 2022-2663

RANDY B. HILL

VS

RAFAEL MOTTA

PROPERTY ADDRESS: 431 Miracle Lane, Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 11-0E13G-029-.000000
ALL the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania.

Residential dwelling

Judgment amount \$178,683.76

RANDY B. HILL vs RAFAEL MOTTANK/A JOSE RAFAEL MOTTA FLORES, INDIVIDUALLY, AND AS GUARDIAN OF A.L.M., A MINOR, AND N.A.M., A MINOR, AND AMANDA SHEAFFER, AS GUARDIAN OF C.L.W., A MINOR, ALL KNOWN HEIRS OF TRACY L. MOTTA, DECEASED

SHARPE & SHARPE LLP, ATTORNEYS AT LAW

PUBLIC NOTICES

No. 2021-3681
MCLP ASSET COMPANY INC.

vs

KATHY L. MULL

PROPERTY ADDRESS: 12202 Two Top Road,
Mercersburg, PA 17236
UPI /TAX PARCEL NUMBER: 17-0J22.-067.-000000
By Writ of Execution No. 2021-3681
MCLP Asset Company, Inc. (Plaintiff) vs Kathy L. Mull
(Defendant)
Property Address 12202 Two Top Road, Mercersburg,
PA 17236
Parcel I.D. No. 17-0J22.067.-000000
Improvements thereon consist of a residential dwelling.
Judgment Amount: \$102,696.16
Attorney for Plaintiff: Hladik, Onorato & Federman, LLP,
298 Wissahickon Avenue, North Wales, PA 19454

No. 2019-4146

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF CITIGROUP
MPRTGAGE LOAN TRUST 2018-C

vs

LINDA R. NOLAN

PROPERTY ADDRESS: 8117 Molly Pitcher Highway,
Shippensburg, PA 17257
UPI /TAX PARCEL NUMBER: 21-0N13K-006-000000
ALL that certain property situated in the Township
of Southampton in the County of Franklin and
Commonwealth of Pennsylvania, Being more fully
described in a Deed dated 07/22/2005 and recorded
07/26/2005, among the land records of the County
and State set forth above, in Deed Volume 2846 and
Page 322.

No. 2021-1885
RAMON THORSON

vs

EDGAR RAMIREZ, PAGE MEJIA-VELASQUEZ

PROPERTY ADDRESS: 406 South Main Street,
Chambersburg, PA 17201
UPI/ TAX PARCEL NUMBER: 04-1 E09.-140.-000000
ALL the following described real estate lying and being
situate in the Borough of Chambersburg, Franklin County,
Pennsylvania.

No. 2022-2388
CORNING FEDERAL CREDIT UNION

vs

MICHAEL G. SMALL

PROPERTY ADDRESS: 150 South Price Avenue,
Waynesboro, PA 17268
UPI / TAX PARCEL NUMBER: 26-5A00.-060.-000000
ALL the following described real estate situate in the City
of Waynesboro, County of Franklin, Commonwealth of
Pennsylvania. Having erected a single family dwelling
known and numbered as 150 South Price Avenue,
Waynesboro, PA 17268. Instrument No. 2008-007113.
The said Writ of Execution has been issued on a
judgment in the mortgage foreclosure action of
CORNING FEDERAL CREDIT UNION (Plaintiff) vs.
MICHAEL G. SMALL (Defendant)
at Execution Number 2022-2388 in the amount of
\$119,032.21wth appropriate continuing interest,
attorneys fees, and costs as set forth in the Praecipe
for Writ of Execution.

No. 2022-2390

FREEDOM MORTGAGE CORPORATION

vs

MICHAEL ALLEN TAYLOR

PROPERTY ADDRESS: 268 Twin Bridge Road,
Chambersburg, PA 17202
UPI /TAX PARCEL NUMBER: 20-0M15.-003.-000000
ALL the following described real estate lying and being
situate in St. Thomas Township, Franklin County,
Pennsylvania.
Residential Dwelling.
Freedom Mortgage Corporation vs Michel Allen Taylor
Writ of Execution
Judgment \$251,413.62
BROCK & SCOTT PLLC, 2011 RENAISSANCE
BOULEVARD, SUITE 100, KING OF PRUSSIA, PA
19406

TERMS

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.

SHERIFF SALE DATES

CUT OFF DATES	SALE DATES
SEPT 12, 2022	NOV 18, 2022
NOV 7, 2022	JAN 13, 2023
JAN 6, 2023	MARCH 10, 2023
MARCH 3, 2023	MAY 12, 2023
MAY 5, 2023	JULY 14, 2023
JULY7, 2023	SEPT 8, 2023
SEPT 1, 2023	NOV 10, 2023
NOV 3, 2023	JAN 12, 2024

12/23, 12/30/2022, 1/6/2023