

Franklin County Legal Journal

Vol. 41, No. 27

January 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.

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 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 David M. Bataille, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:
Dawn Marie Oliver
Donna Lea Makofsky
c/o Bybel Rutledge LLP
1017 Mumma Road, Suite 302
Lemoyne, PA 17043
Attorney:
Alexandra M. Sipe
Bybel Rutledge LLP
1017 Mumma Road, Suite 302
Lemoyne, PA 17043

1/5/, 1/12, 1/19/2024

Estate of Theresa M. Benton, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Christopher S. Benton
c/o Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201
Attorney:
David F. Spang
Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

1/5/, 1/12, 1/19/2024

Estate of Karen Fuller, a/k/a Karen M. Fuller, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:
Marianne L. Young
153 Sequoia Court
Chambersburg, PA 17201
Ellen M. Strickland
168 Beechwood Lane
Chambersburg, PA 17201
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

1/5/, 1/12, 1/19/2024

Estate of H. Elizabeth Stymiest, a/k/a Helen Elizabeth Stymiest, late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:
Nancy Joy Weller
698 Mahantango Drive
Chambersburg, PA 17202
Attorney:
Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

1/5/, 1/12, 1/19/2024

Estate of Michaelene Swartz, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
David Stadulis and Susan Ansberry
c/o Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201
Attorney:
David F. Spang
Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

1/5/, 1/12, 1/19/2024

Second Publication

Estate of Bonnie Jean Adams, a/k/a Bonnie Jean Whistler Adams, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Samuel E. Adams
1563 Falling Spring Road
Chambersburg, PA 17202
George D. Adams
1563 Falling Spring Road
Chambersburg, PA 17202
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

12/29/2023, 1/5/2024, 1/12/2024

Estate of Melanie E. Bays, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Emily M. McCarty
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
J. McDowell Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

12/29/2023, 1/5/2024, 1/12/2024

PUBLIC NOTICES

Estate of Edward Kisslak, late of the Borough of
Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Carol Ann Kimble
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

12/29/2023, 1/5/2024, 1/12/2024

Estate of Joyce A. McArthur, late of Quincy Township,
Franklin County, Pennsylvania.

Personal Representatives:

Judith A. McArthur
Linda S. Hannum
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

12/29/2023, 1/5/2024, 1/12/2024

Estate of Barbara A. Zeigler, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representatives:

Stacy L. Umstead
10 Burning Brush Circle
Etters, PA 17319
Gregory L. Zeigler
603 8th Street
Altoona, PA 16602

Attorney:

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

12/29/2023, 1/5/2024, 1/12/2024

Third Publication

Estate of Jeffrey L. Bakner, late of the Borough of Mont
Alto, Franklin County, Pennsylvania.

Personal Representative:

Brent L. Bakner
c/o Richard R. Reilly
54 North Duke Street
York, PA 17401-1210

Attorney:

Richard R. Reilly
54 North Duke Street
York, PA 17401-1210

12/22, 12/29/2023, 1/5/2024

Estate of Lois Jean B. Gonder, a/k/a Lois Jean
Bonebrake Gonder, late of Greene Township, Franklin
County, Pennsylvania.

Personal Representative:

Kathy F. Johnson
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

12/22, 12/29/2023, 1/5/2024

Estate of L. Max Hutchison, Jr., a/k/a Max Hutchison,
Jr., a/k/a Max Hutchison, late of the Borough of
Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

J. Mark Hutchison
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

12/22, 12/29/2023, 1/5/2024

Estate of Oscar J. Koontz, Jr., late of the Borough of
Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:

Rebecca L. Ross
Troy Alan Koontz
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

12/22, 12/29/2023, 1/5/2024

Estate of Carol L. Lavery, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representatives:

Bruce A. Lavery
Amy L. Slack
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

12/22, 12/29/2023, 1/5/2024

PUBLIC NOTICES

Estate of Stanley L. Mellott, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representative:

Jason H. Mellott
1491 Siloam Road
Chambersburg, PA 17201

Attorney:

William C. Cramer
220 Lincoln Way East
Chambersburg, PA 17201

12/22, 12/29/2023, 1/5/2024

Estate of Mary C. Mostofi, a/k/a Mary Christine Munger
Mostofi, late of the Borough of Chambersburg, Franklin
County, Pennsylvania.

Personal Representative:

David K. Mostofi
7001 Georgia Street
Chevy Chase, MD 20815

12/22, 12/29/2023, 1/5/2024

Estate of Nancy Shatzer, a/k/a Nancy Lee Shatzer,
late of the Borough of Chambersburg, Franklin County,
Pennsylvania.

Personal Representative:

Annette B. Szady
c/o Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

Attorney:

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

12/22, 12/29/2023, 1/5/2024

Estate of Nathan A. Stepler, late of Fannett Township,
Franklin County, Pennsylvania.

Personal Representative:

Becky L. Stepler
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

Attorney:

Adam H. Fennel
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

12/22, 12/29/2023, 1/5/2024

Estate of Leslie Thornton, Jr., late of Southampton
Township, Franklin County, Pennsylvania.

Personal Representative:

Marsha C. Garman
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

Attorney:

Adam H. Fennel
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

12/22, 12/29/2023, 1/5/2024

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS 39TH
JUDICIAL DISTRICT OF PENNSYLVANIA
FRANKLIN COUNTY BRANCH
DOCKET NO. 2023-2804

The Mayor and Town Council Of the Borough of
Chambersburg

vs.

Samuel Sheppard and Jenny Sheppard

NOTICE

TO: Samuel Sheppard and Jenny Sheppard

PLEASE TAKE NOTICE that a pleading seeking relief
against you has been filed in the above-captioned matter.
The nature of the relief being sought is as follows:

The Plaintiff requests the issuance of a Writ of Scire
Facias in accordance with 53 P. S. § 7185 against the
property located at 129 E. Vine Street, Chambersburg,
Pennsylvania 17201.

NOW, you are hereby notified to file an affidavit
of defense to said claim, if any, in the office of the
Prothonotary of our said Court within fifteen (15) days
after service of this notice upon you. If no affidavit of
defense is filed within said time, judgment may be
entered against you for the whole claim and the property
described in the claim sold to recover the amount due.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A LAWYER, 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
www.franklinbar.org/find

By: Salzmann Hughes, P.C.
Justin M. George, Esquire
79 St. Paul Drive
Chambersburg, PA 17201
(717) 263-2121

12/22, 12/29/2023, 1/5/2024

PUBLIC NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS 39TH
JUDICIAL DISTRICT OF PENNSYLVANIA
FRANKLIN COUNTY BRANCH
DOCKET NO. 2023-2866

The Mayor and Town Council Of the Borough of
Chambersburg

vs.

Charles L. Texter

NOTICE

TO: Charles L. Texter

PLEASE TAKE NOTICE that a pleading seeking relief against you has been filed in the above-captioned matter. The nature of the relief being sought is as follows:

The Plaintiff requests the issuance of a Writ of Scire Facias in accordance with 53 P.S. § 7185 against the property located at 420 W. Loudon Street, Chambersburg, Pennsylvania 17201.

NOW, you are hereby notified to file an affidavit of defense to said claim, if any, in the office of the Prothonotary of our said Court within fifteen (15) days after service of this notice upon you. If no affidavit of defense is filed within said time, judgment may be entered against you for the whole claim and the property described in the claim sold to recover the amount due.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

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By: Salzmann Hughes, P.C.
Justin M. George, Esquire
79 St. Paul Drive
Chambersburg, PA 17201
(717) 263-2121

12/22, 12/29/2023, 1/5/2024

NAME CHANGE NOTICE

Notice is hereby given that on October 9, 2023, a petition for change of name was filed in the Franklin County Court of Common Pleas, requesting a decree to change the name of Kayson Cole Plyler to Kayson Cole Smith.

The Court has fixed the 20th day of February 2024 at 10:00 am at Franklin County Courthouse, 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 prayer of the said petitioner should not be granted.

1/5/2024

SHERIFF'S SALE JANUARY 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 public 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/franklincountypasherriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than February 9, 2024 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. 2020-3028

CARRINGTON MORTGAGE SERVICES LLC

vs

**MICHAEL W. BARD ET AL, STEVEN E. BARD,
UNKNOWN SURVIVING HEIR OF SHIRLEY A.
BARD**

PROPERTY ADDRESS: 589 Bear Valley Road, Fort Loudon, PA 17224

UPI / TAX PARCEL NUMBER: 18-0K04.-143.-000000

All that certain piece or parcel or Tract of land situate in Peters Township, Franklin County, Pennsylvania, and being known

as 589 Bear Valley Road, Fort Loudon, Pennsylvania 17224.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$187,920.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael W. Bard, Known Surviving Heir of Shirley A. Bard, Steven E. Bard, Known Surviving Heir of Shirley A. Bard, and Unknown Surviving Heir of Shirley A. Bard

McCabe Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

No. 2022-2761

ALLIED FIRST BANK, SB DBA SERVBANK

vs

SIDNEY A. BUMGAUGH JR

PROPERTY ADDRESS: 9745 Cumberland Avenue, Orrstown, PA 17244

UPI/ TAX PARCEL NUMBER: 12-0F14N-005.-000000

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

BEING known as: 9745 Cumberland Highway Pleasant Hall, PA 1724

WRIT OF EXECUTION FILED BY: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

Judgment amount: \$206,762.09

PUBLIC NOTICES

No. 2023-1042

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING**

vs

KEISHA M. DAVIS

PROPERTY ADDRESS: 3029 Williamson Road,
Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 01-0A06.-104.-000000

ALL that certain described piece or parcel of ground lying
and being situate in Antrim Township, Franklin County,
Pennsylvania having a street address of 3029 Williamson
Road, Greencastle, PA 17225

WRIT OF EXECUTION FILED BY: Leopold & Associates,
PLLC

275 Curry Hollow Road, Bldg. 1, Ste. 280
Pittsburg, PA 15236

Judgment amount: \$217,522.29

No. 2022-2798

**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT
INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR
FINANCE OF AMERICA**

vs

LINDA KATHERINE FISCHER

PROPERTY ADDRESS: 761 Frey Road, Chambersburg,
PA 17202

UPI / TAX PARCEL NUMBER: 09-0C0B.-079.-000000

ALL that certain piece or parcel or Tract of land situate
in Greene Township, Franklin County, Pennsylvania,
and being known as 761 Frey Road, Chambersburg,
Pennsylvania 17202.

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$171,330.62

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Linda Katherine Fischer

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

No. 2023-254

**TRUIST BANK, FORMERLY KNOWN AS BRANCH
BANKING AND TRUST COMPANY**

vs

TONY A. HOOVER, SHEILA J. HOOVER

PROPERTY ADDRESS: 1637 Paulmark Avenue,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A21.-304.-000000

By virtue of a Writ of Execution No. 2023-254

TRUIST BANK, FORMERLY KNOWN AS BRANCH
BANKING AND TRUST COMPANY

v

TONY A. HOOVER; SHEILA J. HOOVER

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$104,835.53

Attorneys for Plaintiff:

BROCK & SCOTT, PLLC

2011 Renaissance Boulevard

Suite 100

King of Prussia, PA 19406

No. 2023-1663

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING**

vs

THOMAS J MIEDEMA JR.

PROPERTY ADDRESS: 2368 Greene Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C12G-055.-000000

ALL the following described real estate lying and
being situate in Greene Township, Franklin County,
Pennsylvania having a street address of 32368 Greene
Street, Chambersburg, PA 17201

WRIT OF EXECUTION FILED BY: Hill Wallack LLP

1000 Floral Vale Boulevard

Suite 300

Yardley, PA 19067

Judgment amount: \$111,576.28

PUBLIC NOTICES

No. 2023-256

**TRUIST BANK FORMERLY KNOWN AS BRANCH
BANKING AND TRUST COMPANY
VS**

**R. THOMAS MURPHY, ADMINISTRATOR FOR THE
ESTATE OF ROBERT E. WAGNER AND YVONNE R.
WAGNER, YVONNE R. WAGNER**

PROPERTY ADDRESS: 10642 Mapleton Road,
Shippensburg, PA 17257

UPI/TAX PARCEL NUMBER: 21-0N1 0C-00BB-000000

ALL that certain piece or parcel of Tract of land situate
in the Township of Southampton, Franklin County,
Pennsylvania, and being known as 10642 Mapleton
Road, Shippensburg, Pennsylvania 17257.

Tax Map and Parcel Number 21-N-10C-8B

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$75,700.29

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: R. Thomas Murphy, Administrator for
the Estate of Robert E. Wagner and Yvonne R. Wagner

McCabe Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia PA 19102

No. 2022-2461

**COMMUNITY STATE BANK OF ORBISONIA
VS**

**RANDI L. KOHR AND KRISTA M. KOHR, RANDI L.
KOHR, KRISTA M. KOHR**

PROPERTY ADDRESS: 10194 ELM DRIVE,
FANNETTSBURG, PA 17221

UPI/TAX PARCEL NUMBER: 15-0H12S-003H-000000
and 15-0H12S-005H-000000

ALL THOSE two (2) certain lots or tracts of land situate
in Metal Township, Franklin County, and Commonwealth
of Pennsylvania, being designated as Lot Nos. 3 and 5
in Section H on a plan of lots entitled "Mountain Lake
Camp for Lincoln Camp Sites, Inc."

Having a street address of 10914 Elm Avenue,
Fannettsburg, PA 17221

IMPROVEMENTS: Colony Mobile Home

DEED REFERENCE:

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD
AS THE PROPERTY OF RANDI L. KOHR AND KRISTA
M. KOHR (DEFENDANTS), OWNERS OR REPUTED
OWNERS, ON JUDGMENT OF COMMUNITY STATE
BANK OF ORBISONIA (PLAINTIFF) ENTERED TO
HUNTINGDON COUNTY NO. 2022-246

ATTY: LAWRENCE L. NEWTON
ATTORNEYS AT LAW
PO BOX375
HUNTINGDON, PA 16652

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: 23-0Q07-.344-.000000

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

CROSSCOUNTRY MORTGAGE, LLC

V

AMANDAN.REBKOVETS

owner(s) of property situate in the WASHINGTON
TOWNSHIP, FRANKLIN COUNTY PENNSYLVANIA,
being 11301 CROSS

FIELDS DRIVE, WAYNESBORO, PA 17268

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$386,197.81

Attorneys for Plaintiff
BROCK & SCOTT, PLLC

No. 2023-976

**BANK OF NEW YORK MELLON TRUST COMPANY,
N.A. AS TRUSTEE FOR MORTGAGE ASSETS
MANAGEMENT SERIES I**

TRUST

VS

**CAROLYN JEAN SHAFFER, EXECUTRIX OF
ESTATE OF HARRY F. GOETZ, ESTATE OF HARRY
F. GOETZ**

PROPERTY ADDRESS: 1019 Willowbrook Court,
Chambersburg, PA 17201

UPI/TAX PARCEL NUMBER: 10-0D04-.085-.000000

All that certain piece or parcel of Tract of land situate in
Guilford Township, Franklin County, Pennsylvania and
being known as 1019 Willowbrook Court, Chambersburg,
Pennsylvania 17201.

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$177,933.86

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Carolyn Jean Shaffer, Executrix of
Estate of Harry F. Geotz.

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia PA 19102

PUBLIC NOTICES

No. 2021-3010

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

VS

**JEFFREY A YOUNGBLOOD ET AL, ANNETTE I.
YOUNGBLOOD**

PROPERTY ADDRESS: 12160 Cool Hollow Road,
Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 17-0J19.-136.-000000

ALL the following described tract of real estate, lying
and being situate in Montgomery Township, Franklin
County, Pennsylvania having a street address of 12160
Cool Hollow Road, Greencastle, Pennsylvania 17225.

Writ of Execution filed by: PINCUS LAW GROUP PLLC
2900 Arch Street, Suite 1700
Philadelphia, PA 19104

Judgment amount:\$ 259,285.31

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 BID4ASSETS, unless otherwise
stated. Deeds will be recorded in the name of the
successful bidder.

SHERIFF SALE DATES

CUT OFF DATES	SALE DATES
NOV 3, 2023	JAN 12, 2024
JAN 5, 2024	MAR 8, 2024
MAR 1, 2024	MAY 10, 2024
MAY 3, 2024	JUL 12, 2024
JUL 5, 2024	SEP 13, 2024
SEP 6, 2024	NOV 8, 2024
NOV 1, 2024	JAN 10, 2025
	12/22, 12/29/2023, 1/5/2024