

Franklin County Legal Journal

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Pages 214 - 228

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 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

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

PUBLIC NOTICES

Second 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

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

PUBLIC NOTICES

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

Third Publication

Estate of Michael J. Clark, a/k/a Michael James Clark, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Patti Wingert
3253 Path Valley Road
Fort Loudon, PA 17224

Attorney:

Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

4/15, 4/22, 4/29/2022

Estate of Terry L. Dunlap, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Kay A. Dunlap
6423 Ebenezer Road
Orrstown, PA 17244

Attorney:

Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

4/15, 4/22, 4/29/2022

Estate of Gilbert L. Freeman, a/k/a Gilbert LeRoy Freeman, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Christina M. Freeman
9481 Circle Drive
Chambersburg, PA 17202

Attorney:

Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

4/15, 4/22, 4/29/2022

Estate of Amelia D. Laughman, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Mary E. Horst
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

4/15, 4/22, 4/29/2022

Estate of Gloria M. Olden, a/k/a Gloria May Olden, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Dawn M. Keener
10895 Burkett Road
Greencastle, PA 17225

Attorney:

Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

4/15, 4/22, 4/29/2022

Estate of David A. Padula, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Wesley C. Hurd, Jr. & William James Bernhiesel, Jr.
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

4/15, 4/22, 4/29/2022

Estate of Lillian T. Seefeldt, a/k/a Lillian Effie Tubbs Seefeldt, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

John M. Seefeldt
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

4/15, 4/22, 4/29/2022

FICTITIOUS NAME NOTICE

NOTICE is hereby given that: an application was filed with the Pennsylvania Department of State under the Fictitious Names Act for the registration of the fictitious name "GV Storage". The entity shall maintain a place of business located at 5025 Buchanan Trail West, Greencastle, Pennsylvania 17225. The entity filing the application is GV Properties, LLC, 1587 South Main Street, Chambersburg, Pennsylvania 17201.

Elliott B. Sulcove, Esq.
BLACK AND DAVISON, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201
Attorney for Applicant

4/29/2022

PUBLIC NOTICES

LEGAL NOTICE

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
LILY CALKINS, PA I.D. NO. 327356
HEATHER RILOFF, PA I.D. NO. 309906
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 20-065156
BankUnited N.A.
PLAINTIFF

VS.

Amie Turner, known Heir of Margaret L. Keefer, deceased; Dawn Smith a/k/a Dawn Kriner, known Heir of Margaret L. Keefer, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret L. Keefer, deceased
DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

FRANKLIN COUNTY

NO: 2022-00496

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Margaret L. Keefer, deceased: TAKE NOTICE THAT THE Plaintiff, BankUnited N.A. has filed an Action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE 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
Pennsylvania Lawyer Referral Service
100 South Street, P.O. Box 186
Harrisburg, PA 17108

4/29/2022

ORPHANS' COURT NOTICE

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: May 5, 2022.

CUPPER: First and Final Account of proposed distributions and notice to creditors of Kelly H. Cupper, Administrator of the Estate of Joseph Robert Cupper, late of Hamilton Township, Franklin County, Pennsylvania, deceased.

HOCKENBERRY: First and Final Account of proposed distributions and notice to creditors of Jennifer Hockenberry, Administratrix of the Estate of William Lee Hockenberry, Jr., late of Metal Township, Franklin County, Pennsylvania, deceased.

MERLETTI: First and Final Account of proposed distributions and notice to creditors of E. Elaine Merletti, Executrix of the Estate of Naomi M. Merletti, a/k/a Naomi Mae Merletti, late of Guilford Township, Franklin County, Pennsylvania, deceased.

MOUER: First and Final Account of proposed distributions and notice to creditors of Lisa Carrie Schauss and Paul Edgar Mouer, Co-Executors of the Estate of Edgar R. Mouer, late of Greene Township, Franklin County, Pennsylvania, deceased.

MOUER: First and Final Account of proposed distributions and notice to creditors of Edward I. Steckel, Administrator, c.t.a. of the Estate of Mary Ann Mouer, late of Greene Township, Franklin County, Pennsylvania, deceased.

ROSS: First and Final Account of proposed distributions and notice to creditors of William C. Hondos, Executor of the Estate of Marilyn A. Ross, late of Guilford Township, Franklin County, Pennsylvania, deceased.

SMITH: First and Final Account of proposed distributions and notice to creditors of Tina M. Smith, Administratrix of the Estate of Kevin Lee Smith, late of Guilford Township, Franklin County, Pennsylvania, deceased.

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

4/22, 4/29/2022

PUBLIC NOTICES

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/franklincountypasheriressales. 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.

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

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.

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

PUBLIC NOTICES

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.

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 DEVICES 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

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.

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