

# Franklin County Legal Journal

Vol. 40, No. 28

January 6, 2023

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 Virginia G. Hair, a/k/a Virginia Gay Hair, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Marianne Lipinski  
Linda N. Mayo  
Patricia Champlyn  
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

1/6, 1/13, 1/20/2023

Estate of Judith A. Peiffer, a/k/a Judith Ann Peiffer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Lynn C. Peiffer  
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

1/6, 1/13, 1/20/2023

Estate of Esther L. Showalter, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Diane E. Martin  
Lynn Showalter  
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

1/6, 1/13, 1/20/2023

## Second Publication

Estate of Stephen Kenneth Brechbill, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:  
Patti A. Beckner  
6125 Angle Road  
Chambersburg, PA 17202  
Attorney:

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

12/30/2022, 1/6, 1/13/2023

Estate of Frances G. Cordell, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:  
Daniel C. Cordell  
12519 Gearhart Road  
Greencastle, PA 17225  
Donna K. Taylor  
7 Summer Breeze Lane  
Chambersburg, PA 17202  
Attorney:

Elliott B. Sulcove  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

12/30/2022, 1/6, 1/13/2023

Estate of Edna F. Flohr, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Leslie Knepper  
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

12/30/2022, 1/6, 1/13/2023

Estate of Miriam L. Gilland, a/k/a Miriam Louise Gilland, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Lois Lynn  
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

12/30/2022, 1/6, 1/13/2023

## PUBLIC NOTICES

Estate of Glenn A. Haman, late of St. Thomas Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Mary Lou Haman  
1446 Apple Way  
St. Thomas, PA 17252  
John Raymond Shearer, Jr.  
209 Mill Road  
Chambersburg, PA 17201

Attorney:

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

12/30/2022, 1/6, 1/13/2023

Estate of Frederick R. Kaiser, a/k/a Frederick Ray Kaiser  
and Fred Kaiser, late of Washington Township, Franklin  
County, Pennsylvania.

Personal Representative:

Todd M. Kaiser  
10655 Bailey Springs Lane, Lot #8  
Waynesboro, PA 17268

Attorney:

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

12/30/2022, 1/6, 1/13/2023

Estate of Barbara A. Martin, a/k/a Barbara Ann Martin,  
late of the Borough of Waynesboro, Franklin County,  
Pennsylvania.

Personal Representative:

Tanya DeHaven  
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

12/30/2022, 1/6, 1/13/2023

Estate of Doris J. McKenzie, late of the Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Thomas E. McKenzie  
Cheryl A. Searfoss  
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

12/30/2022, 1/6, 1/13/2023

Estate of Kathryn S. Miner, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Molly A. Shoemaker  
17394 Amberson Road  
Spring Run, PA 17262  
Mark D. Crider  
35 Shadle Drive  
Fayetteville, PA 17222

Attorney:

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

12/30/2022, 1/6, 1/13/2023

Estate of Antoinette F. Murphy, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:

Suzanne M. 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

12/30/2022, 1/6, 1/13/2023

### **Third 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 Hearthside Drive  
Chambersburg PA 17202

Attorney:

Barbara Townsend  
32 West Queen Street  
Chambersburg, PA 17201

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

## **PUBLIC NOTICES**

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. Pernel, a/k/a Johnnie Mae Pernel, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Courtney P. Faokunla

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

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 Salzmans Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

Attorney:

Adam R. Schellhase

Salzmans Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

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

## **PUBLIC NOTICES**

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

### **CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were approved by the Pennsylvania Dept. of State on November 7, 2022 for the purpose incorporating a domestic nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is: Chloe's Last Wish Foundation, Inc. and its registered office is located at 10277 Lindale Avenue, Greencastle, PA 17225. The purpose of the corporation is to provide support for medical needs and other care for animals.

Clinton Barkdoll, Esquire  
9 East Main Street  
Waynesboro, PA 17268

1/6/2023

### **NAME CHANGE NOTICE**

PUBLIC NOTICE is given that on November 23rd, 2022, a Petition for a Change of Name of an Adult has been filed with the Court of Common Pleas of Franklin County Pennsylvania. The Petition requests that the name of Joshua Lynn Warford be changed to Justina Lynn Warford. The hearing for this Petition is scheduled for February 6th, 2023, at 10:00 AM, in Courtroom 4 of the Franklin County Courthouse, Chambersburg, Pennsylvania.

1/6/2023

## **PUBLIC NOTICES**

### **LEGAL NOTICE SERVICE FOR DIVORCE BY PUBLICATION**

IN THE COURT OF COMMON PLEAS OF THE  
39TH JUDICIAL DISTRICT OF PENNSYLVANIA –  
FRANKLIN COUNTY BRANCH

Civil Action-Law No. 2022-1373

Kelly C. Samayoá-Cortez, Plaintiff

v.

Marlon D. Herrera-Ortega, Defendant

#### **SERVICE FOR DIVORCE BY PUBLICATION**

Per an Order of Court dated December 28, 2022, the Plaintiff has been authorized to serve the above-captioned Notice of Intention to File the Praecepto to Transmit Record Under Section 3301(c)(2) or Section 3301(d) of the Divorce Code along with its attached Counter-Affidavit Under §3301 (d) of the Divorce Code via publication. An Amended Complaint in Divorce was filed on August 24, 2022 and served with the Amended Affidavit of Non-Military Service along with an Amended Affidavit Under §3301 (d) of the Divorce Code with its attached Counter-Affidavit Under §3301 (d) of the Divorce Code on August 24, 2022.

The Defendant cannot be found and diligence has been used without effect to ascertain the location of the party to be served.

The Defendant may obtain a copy of the Notice of Intention to File the Praecepto to Transmit Record Under Section 3301(c)(2) or Section 3301(d) of the Divorce Code along with its attached Counter-Affidavit Under §3301 (d) of the Divorce Code by contacting undersigned, or by contacting the Franklin County Prothonotary, Franklin County Judicial Center, 14 North Main Street, Chambersburg, PA 17201; Telephone: 717-261-3858.

The last known mailing address of the Defendant is as follows:

Country of Guatemala

#### **NOTICE TO DEFEND AND CLAIM RIGHTS**

To: **Marlon D. Herrera-Ortega**

If you wish to defend against the claims set forth in the divorce filed against you, you must take action within twenty (20) days after this notice is published, 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 decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the office of the Prothonotary, Franklin County Judicial Center, 14 North Main Street, Chambersburg, Pennsylvania; Telephone: 717-261-3858.

**IF YOU DO NOT FILE A CLAIM FOR ALIMONY,  
DIVISION OF PROPERTY, LAWYER'S FEES OR**

**EXPENSES BEFORE A DIVORCE OR ANNULMENT  
IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM  
ANY OF THEM.**

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

100 Lincoln Way East, Suite E

Chambersburg, PA 17201

Telephone: 717-660-2118

www.franklinbar.org/fnd

#### **AMERICANS WITH DISABILITIES ACT OF 1990**

The Court of Common Pleas of Franklin County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the court.

Deborah Dresser Neiderer, Esquire

Attorney for Plaintiff

Law Offices of Women in Need

455 Lincoln Way East, Ste. B

Chambersburg, PA 17201

(717) 264-6544

1/6/2023

## 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](http://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

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**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. 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, bounded 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; and 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.

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**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



## **PUBLIC NOTICES**

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.

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No. 2022-2973

**NATIONSTAR MORTGAGE LLC D/B/A MR.  
COOPER**

**VS**

**CHRISTOPHER L. HEID, JESSICA R. HEIDI**

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

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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, Doylestown, 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, Doylestown, 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

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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

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## PUBLIC NOTICES

**No. 2022-1760**  
**AMERIHOM MORTGAGE 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.

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**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

**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

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**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.

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**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.

# PUBLIC NOTICES

**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.

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**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

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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 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**

<b>CUT OFF DATES</b>	<b>SALE DATES</b>
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