

Franklin County Legal Journal

Vol. 41, No. 52

June 28, 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 Charles L. Barnes, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Carol D. Sears

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

6/28, 7/5, 7/12/2024

Estate of Janet E. Bemisderfer, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Marcia E. Bingaman

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

6/28, 7/5, 7/12/2024

Estate of Mary F. Chaney, a/k/a Mary Frances Chaney, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

William H. Barber, III

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

6/28, 7/5, 7/12/2024

Estate of Betty H. Miller, a/k/a Betty Marie Hawbaker Miller, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Nevin E. & Marlin E. Grove

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

6/28, 7/5, 7/12/2024

Estate of Christel H. Wilson, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Erik D. Bohn

152 Juniper Court

Dillsburg, PA 17019

Attorney:

Steiger & Steiger

Attorneys-at-Law

56 South Main Street

Mercersburg, PA 17236

6/28, 7/5, 7/12/2024

Second Publication

Estate of Mary Lou Bryan, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Timothy W. Bryan

11806 Carol A venue

Greencastle, PA 17225

Attorney:

Ann Marie Rotz

Rotz Law Offices, LLC

PO Box 4628

Hagerstown, MD 21742

6/21, 6/28, 7/5/2024

Estate of James Donald Funk, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Kenneth G. Brockhoff

13024 Dove Point Place

Louisville, KY 40299

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

6/21, 6/28, 7/5/2024

Estate of Anna L. Garman, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Shelly L. Garman

Jody K. Garman

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

6/21, 6/28, 7/5/2024

PUBLIC NOTICES

Estate of Louis James Gregorio, a/k/a Louis J. Gregorio, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Devin Warren Shenberger
303 Lindman Drive
Chambersburg, PA 17202

Attorney:

Lauren E. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

6/21, 6/28, 7/5/2024

Estate of Ronald R. Mellott, a/k/a Ronald Roy Mellott, a/k/a Ronald Mellott, late of Belfast Township, Fulton County, Pennsylvania.

Personal Representatives:

Eric R. Mellott
Ronald L. Mellott
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

6/21, 6/28, 7/5/2024

Estate of Delores L. Otenberger, a/k/a Delores Laretta Otenberger, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Kathy J. Mollett
45 Shadle Drive
Fayetteville, PA 17222
Kelly S. Crider
35 Shadle Drive
Fayetteville, PA 17222

Attorney:

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

6/21, 6/28, 7/5/2024

Estate of Ethel M. Parks, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:

John E. Semple
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

Attorney:

Jerry A. Weigle
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

6/21, 6/28, 7/5/2024

Estate of Catherine I. Pentz, a/k/a Catherine Pentz, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Mary Coldsmith
1601 Walker Road
Chambersburg, PA 17202
Jane Fleagle

109 Ridge Avenue
Waynesboro, PA 17268

Attorney:

James M. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
10440 Buchanan Trail East
Waynesboro, PA 17268

6/21, 6/28, 7/5/2024

Estate of Edmond Robert Reuschling, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Elizabeth R. Hartman
22020 Mohawk Drive
Smithsburg, MD 21783

Attorney:

Ann Marie Rotz
Rotz Law Offices, LLC
PO Box 4628
Hagerstown, MD 21742

6/21, 6/28, 7/5/2024

Estate of Lou Edward Rosenberry, a/k/a L. Edward Rosenberry, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Richard L. Webber, Jr.
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

Attorney:

Richard L. Webber, Jr.-Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

6/21, 6/28, 7/5/2024

Third Publication

Estate of Madaline G. Ashman, a/k/a Madaline Grace Ashman, a/k/a Madaline Ashman, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Judith K. Walker
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

6/14, 6/21, 6/28/2024

PUBLIC NOTICES

Estate of Edward A. Budny, a/k/a Edward Anthony Budny, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Robert B. Budny
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

6/14, 6/21, 6/28/2024

Estate of Thurman E. Finniff, a/k/a Thurman Eugene Finniff, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

Barbara Bricker and Michael Finniff
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

6/14, 6/21, 6/28/2024

Estate of Esther L. Grove, a/k/a Esther Louise Grove, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Timothy A. Grove
14100 Northern Lights Drive, Unit 21
Mercersburg, PA 17236

Attorney:

Jan G. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

6/14, 6/21, 6/28/2024

Estate of Charles Leo Manahan, a/k/a Charles L. Manahan, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Rebecca M. Harbaugh
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

6/14, 6/21, 6/28/2024

Estate of Robert E. Yeager, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Jamison L. Yeager
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

6/14, 6/21, 6/28/2024

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Hope For Waynesboro, Inc., a Pennsylvania nonprofit entity incorporated under the Pennsylvania Nonprofit Corporation Act of 1988, has filed its Articles of Incorporation with the Department of State for the Commonwealth of Pennsylvania as of May 23, 2024. The address of the entity is: 40 S. Broad Street, Waynesboro, PA 17268. The organization was formed for charitable purposes to provide assistance for those in need in the greater Waynesboro area community.

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

6/28/2024

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a non-profit corporation by the name of "Tee Up Fore The Cure", has filed its Articles of Incorporation with the Pennsylvania State Department and has been organized under the provisions of the Non-Profit Corporation Law of 1988, the Act of December 21, 1988, P.L. 1444, as amended.

Tee Up Fore The Cure
6007 Oakmont Circle
Fayetteville, PA 17222
6/18/2024

6/28/2024

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the board of directors of Chambersburg Hispanic American Center, Inc., a Pennsylvania nonprofit corporation with a registered address of 252 S. Main St., Chambersburg, PA 17201, has approved a resolution that the corporation voluntarily dissolve, and that the corporation is now engaged in the winding up and settling the affairs of the corporation under the provisions of the Pennsylvania Nonprofit Corporations Law of 1988.

Tyler R. Beaston, Esq.
Salzmann Hughes, P.C.
1801 Market St., Ste. 300
Camp Hill, PA 17011

6/28/2024

PUBLIC NOTICES

LEGAL 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: **July 3, 2024.**

PRICE: First and Final Account of proposed distributions and notice to creditors of Todd A. Price, Executor of the Estate of Pauline Price, a/k/a Pauline Corrigan Price, late of Washington Township, Franklin County, Pennsylvania, deceased.

SPENCER: First and Final Account of proposed distributions and notice to creditors of Barbara Harris Gordon, Executrix of the Estate of Elaine G. Spencer, a/k/a Elaine Greenberg Spencer, late of Southampton Township, Franklin County, Pennsylvania, deceased.

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

6/21, 6/28/2024

SHERIFF'S SALE

JULY 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 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/franklincountypasheriffsales, All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than July 22, 2024 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sheriff Benjamin H. Sites.

No. 2024-432

TRUIST BANK FKA BRANCH BANKING AND TRUST COMPANY

vs

**ALLEN L. SCHULTZ III AND FAITH E. SCHULTZ,
ALLEN L. SCHULTZ, FAITH E. SCHULTZ**

PROPERTY ADDRESS: 10844 Loop Road, Fayetteville, PA 17222

By virtue of a Writ of Execution No. 2024-432

TRUIST BANK FKA BRANCH BANKING AND TRUST COMPANY

V.

ALLEN L. SCHULTZ III; FAITH E. SCHULTZ

owner(s) of property situate in the QUINCY TOWNSHIP AND GUILFORD TOWNSHIP, FRANKLIN County, Pennsylvania, being

10844 LOOP ROAD, FAYETTEVILLE, PA 17222

Tax ID No. 19-0L05.-124.-000000 and 10-0D32.-075.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgement Amount: \$335,107.60

Attorneys for Plaintiff

Brock & Scott, PLLC

No. 2021-3547

**J.P. MORGAN MORTGAGE ACQUISITION CORP
vs**

CHRISTOPHER BAILEY

PROPERTY ADDRESS: 18 North Franklin Street, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 25-5A64.-095.-000000

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

Judgement in the amount of: \$105,906.93

Writ filed by: LOGS Legal Group LLP

14000 Commerce Pkwy

Ste B

Mt. Laurel, NJ 08054

PUBLIC NOTICES

No. 2023-2335
ORRSTOWN BANK

VS

BEATRICE TEXTER, BELIEVED HEIR TO THE ESTATE OF CHARLES L. TEXTER, MARJORIE E. TEXTER, BELIEVED HEIR TO THE ESTATE OF CHARLES L. TEXTER, UNKNOWN HEIRS/ ADMINISTRATORS OF THE ESTATE OF CHARLES L. TEXTER AND THE UNITED STATES OF AMERICA, BEATRICE TEXTER, BELIEVED HEIR TO THE ESTATE OF CHARLES L. TEXTER, MARJORIE E. TEXTER, UNKNOWN HEIRS/ ADMINISTRATORS OF THE ESTATE OF CHARLES L. TEXTER

PROPERIY ADDRESS: 420 West Loudon Street, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 05-1B64.-135.-000000

ALL that certain tract or parcel of real estate lying and being situated in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 420 West Loudon Street, PA 17201

Judgment amount: \$ 138,391.85

Writ of Execution filed by: JAMES SMITH DIETTERICK & CONNELLY LAW OFFICES, 11 EAST CHOCOLATE AVENUE, SUITE 300, HERSHEY, PA 17033

No. 2024-253

WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/8/A CHRISTINA TRUST AS TRUSTEE FOR
PNPMS TRUST IV
VS

ADRIEN B FREEMAN, STEPHEN L FREEMAN

PROPERIY ADDRESS: 164 Baldwin Boulevard, Shippensburg, PA 17257

UPI /TAX PARCEL NUMBER: 21-0N17.-353.-000000

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

Judgment in the amount of: \$5,688.90

Writ filed by Padgett Law Group
700 Darby Rd, Suite 100
Havertown, Pa 19083

No. 2022-1648

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-64CB, MORTGAGE PASS THROUGH CERTRIFICATES, SERIES 2005-64CB

VS

JASON FRIES AS HEIR OF THE ESTATE OF JANICE L. FRIES, ALCYIA FRIES AS HEIR OF THE ESTATE OF JANICE L. FRIES, ANDREA FRIES AS HEIR OF THE ESTATE OF JANICE L. FRIES, UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE, AND INTEREST FROM OR UNDER JANICE L.

FRIES

PROPERTY ADDRESS: 9102 Willowdale Road, Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A11.-284.-000000

By virtue of a Writ of Execution filed to No. 2022-1648

The Bank of New York Mellon fka The Bank of New York, As Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-64CB, Mortgage Pass-Through Certificates, Series 2005-64 CB vs Jason Fries as Heir of The Estate of Janice L. Fries, Alycia Fries as Heir of The Estate of Janice L. Fries, Andrea Fries as Heir of The Estate of Janice L. Fries and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title, and Interest from or under Janice L. Fries, Deceased

Jason Fries, Alycia Fries and Andrea Fries as Heir of The Estate of Janice L. Fries, Deceased

owners(s) of property situated in

Township of Antrim, Franklin County, Pennsylvania being 9102 Willowdale Road, Greencastle, PA 17225

Assessment Map number: 01-0A11.-284.-000000

Improvement theron: Single Family

Improvement thereon: Single Family

Pincus Law Group, PLLC

Christopher Cummins (331304)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

No. 2023-1240

EMBRACE HOME LOANS, INC.

vs

KATIE E. HOUSEHOLDER AND MATTHEW D. HOUSEHOLDER, KATIE E. HOUSEHOLDER, MATTHEW D. HOUSEHOLDER

PROPERTY ADDRESS: 405 South Broad Street, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 24-5C40.-037.-000000

THE following described real estate lying and situate in Borough of Waynesboro, Franklin County, Pennsylvania.

Writ filed by: HLADIK, ONORATO & FEDERMAN, LLP

298 WISSAHICKON AVENUE

NORTH WALES, PA 19454

Judgement in the amount of: \$235,465.77

PUBLIC NOTICES

No. 2023-4028

STATE EMPLOYEES CREDIT UNION OF
MARYLAND, INC. C/O MIDWEST LOAN SERVICES
VS

LINDSEY NICOLE HATHAWAY & SCOTT IVAN
HOFFMAN, LINDSEY NICOLE HATHAWAY, SCOTT
IVAN HOFFMAN

PROPERTY ADDRESS: 399 South Washington Street,
Greencastle, Pa 17225

UPI/ TAX PARCEL NUMBER: 08-2B44-.035-.000000

ALL the following described real estate situate on the
West Side of South Washington Street in the Borough of
Greencastle, Franklin County, Pennsylvania, improved by
a dwelling house known as 399 South Washington Street.

Writ filed by: Powers Kirn, LLC
8 Neshaminy Interplex, Suite 215
Trevose, Pa 19053

Judgement in the amount of \$214,607.56

No. 2023-3884

ALLIED FIRST BANK, SB OBA SERVBANK
VS

JULIO A PACHECO, JULIO A. PACHECO

PROPERTY ADDRESS: 5979 Buchanan Drive,
Mercersburg, Pa 17236

UPI/ TAX PARCEL NUMBER: 18-01<21 P-030-.000000

ALL THE FOLLOWING described real estate, lying
and being situate in Peters Township, Franklin County,
Pennsylvania.

Judgement in the amount of: \$144,508.48

Writ filed by: Padgett Law Group
700 Darby Road
Havertown, Pa 19083

No. 2023-4000

CROSSCOUNTRY MORTGAGE LLC
VS

MICHAEL L PINE

PROPERTY ADDRESS: 3465 TERRI LANE, FORT
LOUDON, PA 17224

UPI/ TAX PARCEL NUMBER: 15-0H26-.030-.000000

All those certain lots or pieces of ground situate in
Metal Township, County of Franklin, Commonwealth of
Pennsylvania.

WITH all improvements erected thereon.

Writ filed by: Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216

Judgement in the amount of: \$116,012.41

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: 23-0O07-.344-.000000

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

CROSSCOUNTRY MORTGAGE, LLC

V.

AMANDA L. REBKOVETS

owner(s) of property situate in the WASHINGTON
TOWNSHIP, FRANKLIN County, Pennsylvania, being
11301 CROSS FIELDS DRIVE, WAYNESBORO, PA
17268

Improvements thereon: RESIDENTAL DWELLING

Judgement amount: \$386,197.81

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2023-3413

LAKEVIEW LOAN SERVICING LLC
VS

DAVIDE SHAW

PROPERTY ADDRESS: 14182 Shimpstown Rd,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J21-.002-.000000

All the following described real estate lying and being
situate in Montgomery Township, Franklin County,
Pennsylvania

Writ filed by: Powers Kirn, LLC
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053

Judgement in the amount of: \$96,460.60

No. 2024-84

SANGYUN SHIN
VS

EYJINSONG

PROPERTY ADDRESS: 25 Eastland Circle,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q12F-072-.000000

ALL the following described real estate, situate in
Washington Township near the eastern limits of the
Borough of Waynesboro, Franklin County, Pennsylvania,
bounded and described as follows:

Writ filed by: Grifo & Chung, LLC
30 S. 15th Street
15th Floor
Philadelphia, Pa 19102

Judgement in the amount of: \$63,326.24

PUBLIC NOTICES

No. 2024-334

FREEDOM MORTGAGE CORPORATION

vs

**STEPHANIE ANN RIGGLEMAN, A/KIA STEPHANIE
A. RIGGLEMAN**

PROPERTY ADDRESS: 621 East Washington Street,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 03-1 E11.-015.-000000

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

Writ filed by: Brock & Scott PLLC

2011 Renaissance Blvd

Suite 100

King of Prussia, Pa 19406

Judgement in the amount of \$183,355.21

No. 2023-1794

NATIONSTAR MORTGAGE LLC

vs

**TODD TURNER, HEIR TO THE ESTATE OF
COLLEEN KAY ROCK, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER,
COLLEEN KAY ROCK, DECEASED**

PROPERTY ADDRESS: 84 Sunset Avenue,
Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 11-0E13Q-030.-000000

By virtue of a Writ of Execution No. 2023-1794

NATIONSTAR MORTGAGE LLC

V.

TODD TURNER, HEIR TO THE ESTATE OF COLLEEN
KAY ROCK, DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER, COLLEEN KAY
ROCK, DECEASED

owner(s) of property situate in the HAMILTON
TOWNSHIP, FRANKLIN County,

Pennsylvania, being

84 SUNSET AVE, CHAMBERSBURG, PA 17202

Tax ID No. 11-0E13Q-030.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,404.48

Attorneys for Plaintiff

Brock & Scott, PLLC

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to 8ID4ASSETS, 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
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JAN 5, 2024	MAR 8, 2024
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MAR 1, 2024	MAY 10, 2024
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MAY 3, 2024	JUL 12, 2024
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JUL 5, 2024	SEP 13, 2024
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SEP 6, 2024	NOV 8, 2024
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NOV 1, 2024	JAN 10, 2025
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6/21, 6/28, 7/5/2024