

# Franklin County Legal Journal

Vol. 40, No. 36

March 3, 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 Dorothy Jane Armstrong, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Jack E. Armstrong  
514 Hamlet Drive West  
Spring Grove, PA 17362  
Attorney:  
David K. James, III  
234 Baltimore Street  
Gettysburg, PA 17325

3/3, 3/10, 3/17/2023

Estate of John M. Hull, III, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Farmers and Merchants Trust Company of Chambersburg  
1500 Nitterhouse Drive  
Chambersburg, PA 17202  
Attorney:  
Glen and Glen, LLC  
237 East Queen Street  
Chambersburg, PA 17201-2205

3/3, 3/10, 3/17/2023

Estate of Michelle Hussain, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Michaela Shy  
c/o Nicklas & Snyder  
183 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Kristin D. Nicklas  
Nicklas & Snyder  
183 Lincoln Way East  
Chambersburg, PA 17201

3/3, 3/10, 3/17/2023

Estate of James R. Kinback, a/k/a James Kinback, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert F. Kinback  
11765 Carol Avenue  
Greencastle, PA 17225  
Attorney:  
J. Edgar Wine  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

3/3, 3/10, 3/17/2023

Estate of Evelyn F. Parks, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:  
Darlene M. Goshorn  
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

3/3, 3/10, 3/17/2023

Estate of Jack E. Porter, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:  
Susan L. Shroyer  
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

3/3, 3/10, 3/17/2023

Estate of Robert K. Revicki, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Diane C. Dale  
c/o Kelso Law, LLC  
396 Alexander Spring Road, Suite 1  
Carlisle, PA 17015  
Attorney:  
Melissa L. Kelso  
Kelso Law, LLC  
396 Alexander Spring Road, Suite 1  
Carlisle, PA 17015

3/3, 3/10, 3/17/2023

Estate of Doris J. Rife, a/k/a, Doris Jean Rife, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Harold L. Armstrong  
1305 Mallard Road  
Camp Hill, PA 17011  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

3/3, 3/10, 3/17/2023

Estate Robert C. Stewart, late of Spring Run, Fannett Township, Franklin County, Pennsylvania.

Personal Representative:  
Simon Stewart  
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

3/3, 3/10, 3/17/2023

## PUBLIC NOTICES

Estate William O. Taylor, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Orrstown Bank

ATTN: Philip Fague, Vice President, Trust Officer

77 East King Street

Shippensburg PA 17257

Attorney:

Forest N Myers

137 Park Place West

Shippensburg, PA 17257

3/3, 3/10, 3/17/2023

Estate Minerva K. Trimmer, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Linda Carol Trimmer Singley

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

3/3, 3/10, 3/17/2023

Estate Raymond L. Witter, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Barry M. Witter

c/o Katherine L. McDonald

Dethlefs-Pykosh Law Group, LLC

2132 Market Street

Camp Hill, PA 17011

Attorney:

Katherine L. McDonald

Dethlefs-Pykosh Law Group, LLC

2132 Market Street

Camp Hill, PA 17011

3/3, 3/10, 3/17/2023

### **Second Publication**

Estate of Charles J. Blubaugh, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Stephen J. Blubaugh

c/o R. Thomas Murphy & Associates, P.C.

2005 East Main Street

Waynesboro, PA 17268

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

2005 East Main Street

Waynesboro, PA 17268

2/24, 3/3, 3/10/2023

Estate of Betty L. Carnes, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Vickie L. Carnes

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

2/24, 3/3, 3/10/2023

Estate of John W. Ebersole, Jr., a/k/a John William Ebersole, Jr., late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Sara Kitzmiller

c/o Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

Attorney:

Rachel C. Schreck

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

2/24, 3/3, 3/10/2023

Estate of Joe A. Furry, a/k/a Joe Ambrose Furry, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Ray M. Shields

5433 Cumberland Highway

Chambersburg, PA 17202

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

2/24, 3/3, 3/10/2023

Estate of Teresa A. George, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

DeZwaan D. Dubois

c/o Dethlefs-Pykosh Law Group, LLC

2132 Market Street

Camp Hill, PA 17011

Attorney:

Katherine L. McDonald

Dethlefs-Pykosh Law Group, LLC

2132 Market Street

Camp Hill, PA 17011

2/24, 3/3, 3/10/2023

## PUBLIC NOTICES

Estate of Charles E. Gingrich, a/k/a Charles Edwin Gingrich, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert E. Gingrich  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

2/24, 3/3, 3/10/2023

Estate of Ann E. Haugh, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Jean M. Haugh  
9562 Tomstown Road  
Waynesboro, PA 17268  
Attorney:  
William S. Dick  
Dick, Stein, Schemel, Wine & Frey, LLP  
13 West Main Street, Suite 210  
Waynesboro, PA 17268

2/24, 3/3, 3/10/2023

Estate of Bettie S. Helfrick, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:  
Karen C. Kugler  
Gregory L. Kugler  
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

2/24, 3/3, 3/10/2023

Estate of Angela Hinline, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:  
Brent Kline  
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

2/24, 3/3, 3/10/2023

Estate of Amos L. Keefer, Sr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Barry L. Keefer  
c/o Kaminski, Hawbaker & Salawage, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Janice M. Hawbaker  
Kaminski, Hawbaker & Salawage, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201

2/24, 3/3, 3/10/2023

Estate of Richard E. Kennedy, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Gary E. Kennedy  
259 Misty Ridge Road  
Gettysburg, PA 17325

2/24, 3/3, 3/10/2023

Estate of Elaine Skidmore, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Justin Skidmore  
c/o Kaminski, Hawbaker & Salawage, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Janice M. Hawbaker  
Kaminski, Hawbaker & Salawage, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201

2/24, 3/3, 3/10/2023

Estate of Elaine E. Sommer, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Valerie Elliott  
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

2/24, 3/3, 3/10/2023

Estate of Connie F. Wagner, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Pamela Farner Culbertson  
2532 Smoketown Road  
Fayetteville, PA 17222  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

2/24, 3/3, 3/10/2023

## PUBLIC NOTICES

### **Third Publication**

Estate of Genevieve C. Angle, a/k/a Genevieve Crist Angle, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Gary L. Angle

Robert E. Angle

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

2/17, 2/24, 3/3/2023

Estate of Mary E. Bower, a/k/a Mary Ellen Bower, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Trudy E. Hose and Becky A. Mull

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

2/17, 2/24, 3/3/2023

Estate of Shirley A. Eberly, a/k/a Shirley Ann Eberly, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Sue A. Burkett

Gary L. Eberly

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

2/17, 2/24, 3/3/2023

Estate of Charles J. Greiner, a/k/a Charles John Greiner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Carol A. Lowe

c/o Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

2/17, 2/24, 3/3/2023

Estate of Mary J. Hissong, a/k/a Mary T. Hissong, late of St. Thomas, Franklin County, Pennsylvania.

Personal Representative:

April H. 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

2/17, 2/24, 3/3/2023

Estate of William D. Hulings, a/k/a William Daniel Hulings, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Danielle Hulings

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

2/17, 2/24, 3/3/2023

Estate of Lois L. Keller, a/k/a Lois Lavina Keller, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Dorothy Gehr

7514 Fort Loudon Road

Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

2/17, 2/24, 3/3/2023

Estate of Thomas C. McCloud, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company

1500 Nitterhouse Drive

Chambersburg, PA 17201

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

2/17, 2/24, 3/3/2023

Estate of Ross C. Mohn, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Debra M. Fluke

P.O. Box 11

Upperstrasburg, PA 17265

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

2/17, 2/24, 3/3/2023

## **PUBLIC NOTICES**

Estate of Alice M. Stepler, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Sidney W. Stepler  
197 Lindman Drive  
Chambersburg, PA 17201

Attorney:

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

2/17, 2/24, 3/3/2023

Estate of Harold Kenneth Swisher, a/k/a Harold K. Swisher, a/k/a Kenneth Swisher, a/k/a H. Kenneth Swisher, a/k/a Harold Swisher, a/k/a Ken Swisher, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Douglas L. Swisher  
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

2/17, 2/24, 3/3/2023

Estate of Jeremy S. Thompson, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

John D. Sanders  
3915 Campbell Circle  
Orrstown, PA 17244

Attorney:

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

2/17, 2/24, 3/3/2023

Estate of Doris A. Unger, a/k/a Doris Ann Unger late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Bethany A. 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

2/17, 2/24, 3/3/2023

Estate of Reuben Lee Wadel, a/k/a R. Lee Wadel, a/k/a R. L. Wadel, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Kim M. Mann  
Carla L. Cook  
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

2/17, 2/24, 3/3/2023

Estate of Arthur E. Woods, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:

Shirley I. Woods  
c/o Jerry A. Weigle  
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

2/17, 2/24, 3/3/2023

### **DISSOLUTION NOTICE**

Notice is hereby given to all persons interested or who may be affected by Sunnyway Diner, Inc., a Pennsylvania business corporation, that the Board of Directors is now engaged in winding up and settling the affairs of said Corporation so that its corporate existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

ZULLINGER-DAVIS-TRINH, P.C., Attorneys

3/3/2023

## PUBLIC NOTICES

### **SHERIFF'S SALE MARCH 10, 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/franklincountypasherriffsales](http://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 APRIL 7, 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. 2022-2400 RELIANCE FIRST CAPITAL LLC vs**

**JAMI D. BLANCHARD, UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF DOUGLAS ARMSTRONG**

PROPERTY ADDRESS: 3732 Scotland Main Street, Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 09-0C13M-047.-000000  
ALL the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania.

Writ of Execution, Judgment amount: \$113,597.12

MANLEY DEAS KOCHALSKI, PO BOX 165028, COLUMBUS, OHIO 43216

### **No. 2018-4709 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF LODGE SERIES III TRUST**

**JODY D. GOSHORN, SHERRY N. GOSHORN**  
PROPERTY ADDRESS: 16760 Timmons Road, Spring Run, PA 17262

UPI / TAX PARCEL NUMBER: 07-0B32.-053.-000000

By virtue of Writ of Execution No. 2018-4 709

US Bank Trust National Association as Trustee of Lodge Series III Trust v Jody D. Goshorn and Sherry N. Goshorn  
Docket Number 2018-4709

Property to be sold is situated in Spring Run, in the Township of Fannett, County of Franklin and Commonwealth of Pennsylvania.

Commonly known as: 16760 Timmons Road, Spring Run, PA 17262

Parcel Number 07-0832.-053.-000000

Improvements thereon of the residential dwelling or lot (if applicable):

JudgmentAmount: \$123,502.23

Attorneys for the Plaintiff:

Friedman Vartolo LLP

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

### **No. 2022-3319 LOANDEPOT.COM, LLC**

vs

**DANIEL B. HARRELL**

PROPERTY ADDRESS: 80 Maribeth Drive, Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 11-0E15D-001D-000000

ALL THAT CERTAIN lot or piece of ground situate in Hamilton Township, County of Franklin, Commonwealth of Pennsylvania, containing 15,81 0 square feet, residential dwelling.

Case Number 2022-3319

JudgmentAmount: \$208,631.08

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff, A Florida Professional Limited Liability Company

### **No. 2022-2320 BMO HARRIS BANK N.A.**

vs

**DAVID G. JONES, LORIANN M. JONES**

PROPERTY ADDRESS: 423 Bradley Lane, Shippensburg, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N17.-260.-000000

The land referred to in the commitment is located in Southampton Township, County of Franklin, Commonwealth of Pennsylvania.

Residential, address; 423 Bradley Lane, Shippensburg PA 17257

Writ of Execution filed by MANLEY DEAS KOCHALSKI LLC, PO BOX 165028, COLUMBUS OHIO 43216-5028

JudgmentAmount: \$327,891.13

### **No. 2022-3504 LAKEVIEW LOAN SERVICING LLC vs**

**BRANDY L REED, JEFFREY L REED**

PROPERTY ADDRESS: 5399 Buchanan Trail West, Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 18-0K30L-023.-000000

All the following three tracts of real estate lying and being situate in the Village of Upton, Peters Township, Franklin County, Pennsylvania having a street address of 5399 Buchanan Trail West Greencastle PA 17225.

Writ of Execution filed by Robertson, Anschutz, Schneid, Crane & Partners, PLLC Law Offices, 133 Gaither Drive, Suite F, Mount Laurel, NJ 08054

Judgment amount \$244,117.95

# PUBLIC NOTICES

No. 2022-3341

**DEUTSCHE BANK NATIONAL TRUST COMPANY  
AS TRUSTEE IN TRUST FOR REGISTERED  
HOLDERS OF LONG BEACH  
MORTGAGE LOAN TRUST 2006-4  
VS**

**TERRY RIHEL, TERI YODER-RIHEL**

PROPERTY ADDRESS: 433 Hamilton Avenue,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C23.-036.-000000

ALL that certain tract or parcel of real estate lying and  
being situate in the Borough of Waynesboro, Franklin  
County, Pennsylvania.

Judgment amount: \$ 140,747.10

STERN & EISENBERG, PC, 1581 MAIN STREET,  
SUITE 200, WARRINGTON, PENNSYLVANIA 18976

Writ of Execution: 2022-3341

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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**

### **CUT OFF DATES**

JAN 6, 2023

MARCH 3, 2023

MAY 5, 2023

JULY 7, 2023

SEPT 1, 2023

NOV 3, 2023

### **SALE DATES**

MARCH 10, 2023

MAY 12, 2023

JULY 14, 2023

SEPT 8, 2023

NOV 10, 2023

JAN 12, 2024

2/24, 3/3, 3/10/2023