

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2020-932

Issued out of the Court of Common Pleas of Franklin County, Pennsylvania and to me directed, I will expose the following described property by virtual sale to be hosted by BID4ASSETS.COM. For more information, please visit <https://www.bid4assets.com/franklincountypasheriffsales>. Sale will be held on:

**FRIDAY, MAY 10, 2024**  
**AT 1:00 O'CLOCK P.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of ROY HOCKENBERRY, ADMINISTRATOR OF THE ESTATE OF ROXANE TAMMY HOCKENBERRY, a/k/a ROXANE TAMMY STARR, DECEASED and JOHN STARR, ADMINISTRATOR OF THE ESTATE OF ROXANE TAMMY HOCKENBERRY, a/k/a ROXANE TAMMY STARR, DECEASED.

DEED BOOK: 3393

DEED PAGE: 437

Judgment amount: \$92,913.24

WRIT OF EXECUTION FILED BY: KML Law Group PC  
Suite 5000  
701 Market Street  
Philadelphia, PA 19106

PROPERTY ADDRESS: 1251 South Main Street, aka 1251 S Main Street, Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 04-1G02.-043.-000000

Seized and taken into execution to be sold as the property of ROY HOCKENBERRY, ADMINISTRATOR OF THE ESTATE OF ROXANE TAMMY HOCKENBERRY, A/K/A ROXANE TAMMY STARR, DECEASED ET AL, JOHN STARR, ADMINISTRATOR OF THE ESTATE OF ROXANE TAMMY HOCKENBERRY, A/K/A ROXANE TAMMY STARR, DECEASED in suit of PNC BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK.

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**TERMS OF SALE:** 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 calendary 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.

Attorney for the Plaintiff:  
KML LAW GROUP PC  
Philadelphia, PA 215-627-1322

**BENJAMIN H. SITES, Sheriff**  
**FRANKLIN COUNTY, Pennsylvania**