

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-1362

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](https://www.bid4assets.com). For more information, please visit <https://www.bid4assets.com/franklincountypasheriffsales>. Sale will be held on:

FRIDAY, NOVEMBER 13, 2026
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.

ALL the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, bounded and limited as follows:

BEGINNING at an iron pin in T.R. 467 at lands now or formerly of Amos Eby;
thence in T.R. 467, South 41 degrees 35 minutes West, 126.26 feet to an iron pin in T.R. 467;
thence by lands now or formerly of Christ C. Miller and through an iron pin on line North 25 degrees West, 225.12 feet iron pin;thence by same, North 41 degrees 35 minutes East, 126.26 feet to an iron pin at lands now or formerly of Amos Eby; Thence by the latter and through an iron pin on line, South 25 degrees East, 225.12 feet to an iron pin in T.R. 467 at lands now or formerly of Amos Eby, the place of BEGINNING.

SAID COURSES and distances being in accordance with draft of William Lewis Arrowood, Engineer, dated February 26, 1966, a copy of which is recorded in Franklin County Deed Book Volume 601, Page 577.

Parcel No. 10-0D13.-050.-000000

Property Address: 3589 Guilford Spring Rd, Chambersburg, PA 17202-7722

BEING the same premises which Rhonda K. Dehart, Ronald J. Hull and Robert R. Hull Jr. by Deed dated April 27, 2022 and recorded in the Office of Recorder of Deeds of Franklin County on May 2, 2022 at Instrument #202210513 granted and conveyed unto Johnny R. Hollinshead.

PROPERTY ADDRESS: 3589 GUILFORD SPRING ROAD, CHAMBERSBURG, PA 17202-7722

UPI / TAX PARCEL NUMBER: 10-0D13.-050.-000000

Seized and taken into execution to be sold as the property of JOHNNY R. HOLLINSHEAD in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC..

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 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.

Attorney for the Plaintiff:
STERN & EISENBERG, PC
Warrington, PA 215-572-8111

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania