

# Franklin County Legal Journal

Vol. 40, No. 53

June 30, 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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- 39th Judicial District Court Calendar

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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 Travis D. Abbott, a/k/a Travis Don Abbott, late of Ayr Township, Fulton County, Pennsylvania.

Personal Representative:  
Crystal R. Abbott  
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

6/30, 7/7, 7/14/2023

Estate of Raymond Day, a/k/a Raymond Day, Sr., a/k/a Ray Day, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert L. Day  
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

6/30, 7/7, 7/14/2023

Estate of Gary D. Eckert, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Geraldine L. Eckert  
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

6/30, 7/7, 7/14/2023

Estate of Judith E. Kelsey, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:  
Amy S. Kelsey  
252 North Main Street  
Mercersburg, PA 17236  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

6/30, 7/7, 7/14/2023

Estate of Joan L. Kriner, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Joseph Henry Thomas  
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

6/30, 7/7, 7/14/2023

Estate of Anna F. Pentz, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Paul M. Rotz  
7459 Browns Mill Road  
Chambersburg, PA 17202  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

6/30, 7/7, 7/14/2023

Estate of Donald L. Rook, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Richard D. Rook  
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

6/30, 7/7, 7/14/2023

Estate of Joyce M. Shockey, a/k/a Joyce Elaine Shockey, a/k/a Joyce E. Shockey, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Paula S. Conca  
11071 Country Club Road  
Waynesboro, PA 17268  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

6/30, 7/7, 7/14/2023

Estate of Mary L. Spangler, a/k/a Mary Louise Spangler, a/k/a Mary Louise Hykes, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:  
Denise R. Peterson  
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

6/30, 7/7, 7/14/2023

## PUBLIC NOTICES

### **Second Publication**

Estate of Andreas Leonard Alleman, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Ruby L. Wenger  
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

6/23, 6/30, 7/7/2023

Estate of Jerry D. Bitner, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Saundra K. Defenderfer  
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

6/23, 6/30, 7/7/2023

Estate of Paul W. Brenize, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:  
Benjamine Brenize  
Jamie Diehl  
Nathan P. Brenize  
Brandon Whisler  
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

6/23, 6/30, 7/7/2023

Estate of Helen J. Fuss, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Debra K. Morrow  
271 Highland Avenue  
Waynesboro, PA 17268  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

6/23, 6/30, 7/7/2023

Estate of Apolonia Johnson, late of Wells Tannery, Fulton County, Pennsylvania.

Personal Representative:  
Sabine C. Debski  
180 Forest Road  
Everett, PA 15537  
Attorney:  
Jeffrey A. Muriceak  
Evey Black Attorneys LLC  
401 Allegheny Street  
Hollidaysburg, PA 16648

6/23, 6/30, 7/7/2023

Estate of Francis J. Judge, a/k/a Francis James Judge, late of Union Township, Fulton County, Pennsylvania.

Personal Representative:  
Julia M. Judge  
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

6/23, 6/30, 7/7/2023

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

Personal Representative:  
Nancy J. Gamble  
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

6/23, 6/30, 7/7/2023

Estate of Bill McElroy, a/k/a Bill R. McElroy, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Trudy A. Wesley  
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

6/23, 6/30, 7/7/2023

Estate of Dorothy V. Miley, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Karen J. Carbaugh  
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

6/23, 6/30, 7/7/2023

## PUBLIC NOTICES

### Third Publication

Estate of Virginia Helen Brown, a/k/a Virginia H. Brown, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Donna J. Eyer

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

6/16, 6/23, 6/30/2023

Estate of Velma L. Crouse, late of Ayr Township, Fulton County, Pennsylvania.

Personal Representatives:

Curtis Crouse

Mark Crouse

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

6/16, 6/23, 6/30/2023

Estate of Terry F. Earley, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representatives:

Rick F. Earley

1669 Metzler Road

Wells Tannery, PA 16691

Karen S. Creek

754 Ryan Lane

Greencastle, PA 17225

Attorney:

George E. Wenger, Jr.

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

6/16, 6/23, 6/30/2023

Estate of Roberta E. Light, a/k/a Roberta Edna Light, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Bruce Geanaros

1439 Quilters Court

Chambersburg, PA 17202

Attorney:

Suzanne M. Trinh

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

6/16, 6/23, 6/30/2023

Estate of Franklin E. Martin, Jr., a/k/a Franklin Eugene Martin, Jr., late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Kathy L. Martin

c/o Bradley L. Griffie

Griffie & Associates

396 Alexander Spring Road, Suite 1

Carlisle, PA 17015

Attorney:

Bradley L. Griffie

Griffie & Associates

396 Alexander Spring Road, Suite 1

Carlisle, PA 17015

6/16, 6/23, 6/30/2023

Estate of Spencer Lee Shaffer, Jr., late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Jody A. Oberton

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

6/16, 6/23, 6/30/2023

Estate of Everett R. Spangler, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Cindy C. Spangler

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

6/16, 6/23, 6/30/2023

Estate of Mary Catherine Strait, a/k/a Kate Strait, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Jeffrey D. Strait

956 Thompson Lane

Chambersburg, PA 17202

6/16, 6/23, 6/30/2023

Estate of Barbara J. Twigg, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Cynthia L. Hartman

3842 Farmstead Drive

Fayetteville, PA 17222

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

6/16, 6/23, 6/30/2023

## **PUBLIC NOTICES**

Estate of Maryann Warren, a/k/a Mary Ann Warren, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Thomas J. Warren  
c/o Bess M. Collier  
Feldman & Feldman, LLP  
820 Homestead Road  
Jenkintown, PA 19046  
Attorney:  
Bess M. Collier  
Feldman & Feldman, LLP  
820 Homestead Road  
Jenkintown, PA 19046

6/16, 6/23, 6/30/2023

### **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act, Act No. 1982-295, of the filing with the Department of State of the Commonwealth of Pennsylvania on or about June 20, 2023, of an application for a certificate of conducting a business under the assumed or fictitious name of: Layla B. Candle Company, with its principal place of business at 2350 Scotland Road, Chambersburg, Pennsylvania 17201.

The name and address of the party interested in said business is: Milisa M. Lehman, 2350 Scotland Road, Chambersburg, Pennsylvania 17201.

ANDREW J. FRANKLIN, ESQUIRE  
825 West King Street, Suite E  
Shippensburg, PA 17257

6/30/2023

### **LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF  
CUMBERLAND COUNTY, PENNSYLVANIA

NO: 52 ADOPTIONS 2021

TO: Jesse Troutman

IN RE: ADOPTION OF I.H.

Date of Birth: November 2019

#### **NOTICE**

A petition has been filed asking the Court to put an end to all rights you have to your child, I.H.. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom No. 2 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Pennsylvania, on July 12, 2023 at 10:30 a.m. If you do not appear at the hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Cumberland County Bar Association  
32 South Bedford Street  
Carlisle, Pennsylvania 17013  
717-249-3166

Kristopher Accardi, Esquire, Solicitor  
Cumberland County Children and Youth Services

6/30/2023

# PUBLIC NOTICES

## **LEGAL NOTICE NOTICE OF DEFAULT**

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA  
CIVIL ACTION – QUIET TITLE 2023-01617

TIMOTHY O'NEIL, Plaintiff

v.

JAMES COLBOURN, SUCCESSORS IN TITLE, PERSONAL REPRESENTATIVES, HEIRS OR ASSIGNS; CLARENCE P. JONES, SUCCESSORS IN TITLE, PERSONAL REPRESENTATIVES, HEIRS OR ASSIGNS; GARNET E. JONES, SUCCESSORS IN TITLE, PERSONAL REPRESENTATIVES, HEIRS OR ASSIGNS; G. EDWARD JONES, SUCCESSORS IN TITLE, PERSONAL REPRESENTATIVES, HEIRS OR ASSIGNS; MADELINE COULBOURN, SUCCESSORS IN TITLE, PERSONAL REPRESENTATIVES, HEIRS OR ASSIGNS; GERALD W. SWITZER, SUCCESSORS IN TITLE, PERSONAL REPRESENTATIVES, HEIRS OR ASSIGNS; MILDRED J. SWITZER, SUCCESSORS IN TITLE, PERSONAL REPRESENTATIVES, HEIRS OR ASSIGNS; JENNIFER O'NEIL, SUCCESSORS IN TITLE, PERSONAL REPRESENTATIVES, HEIRS OR ASSIGNS; AND ANY UNKNOWN PERSONS HAVING AN INTEREST OR CLAIMING AN APPARENT INTEREST IN TITLE TO CERTAIN PROPERTY IN METAL TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, Defendants

To: James Colbourn, Successors in Title, Personal Representatives, Heirs or Assigns; Clarence P. Jones, Successors in Title, Personal Representatives, Heirs or Assigns; Garnet E. Jones, Successors in Title, Personal Representatives, Heirs or Assigns; G. Edward Jones, Successors in Title, Personal Representatives, Heirs or Assigns; Madeline Colbourn, Successors in Title, Personal Representatives, Heirs or Assigns; Gerald W. Switzer, Successors in Title, Personal Representatives, Heirs or Assigns; Mildred J. Switzer, Successors in Title, Personal Representatives, Heirs or Assigns; Jennifer O'Neil, Successors in Title, Personal Representatives, Heirs or Assigns; and any Unknown Persons having an interest or claiming an apparent interest in title to certain property known 6591 Path Valley Road, Fort Loudon, Franklin County, Pennsylvania (Tax Parcel ID No. 15-0H20-.003B-000000)

### **RULE 237.1 NOTICE OF DEFAULT IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS PAPER TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE FOLLOWING 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 Find a Lawyer Service  
100 Lincoln Way East, Suite E  
Chambersburg, PA 17201  
(717) 660-2118  
[www.franklinbar.org/find](http://www.franklinbar.org/find)

Stephanie DiVittore, Esquire  
Barley Snyder LLP  
213 Market Street, 12th Fl.  
Harrisburg, PA 17101  
(717) 231-6603

6/30/2023

## **ORPHANS' COURT 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 6, 2023.

**BROWN:** First and Final Account of proposed distributions and notice to creditors of Ronald E. Brown, Co-Executor of the Estate of Mildred L. Brown, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

**CAIN:** First and Final Account of proposed distributions and notice to creditors of Brandi Cain, Administratrix of the Estate of William E. Cain, late of Lurgan Township, Franklin County, Pennsylvania, deceased.

**FOOR:** First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Executor for Estate of Alice F. Foor, late of Guilford Township, Franklin County, Pennsylvania, deceased.

**HARRIS:** First and Final Account of proposed distributions and notice to creditors of Travis R. Harris, Administrator of Estate of Eileen Gail Harris, late of Guilford Township, Franklin County, Pennsylvania, deceased.

**MYERS:** First and Final Account of proposed distributions and notice to creditors of Jayne M. McNew, Administratrix of Estate of Anna B. Myers, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

**ROOF:** First and Final Account of proposed distributions and notice to creditors of Bradley Miller Roof, Executor of the Estate of Ronald Raymond Roof, a/k/a Ronald R. Roof, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

**VALENTINE:** First and Final Account of proposed distributions and notice to creditors of Brenda S. Rosenberry, Administratrix for Estate of Lois E. Valentine, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

6/23, 6/30/2023

## PUBLIC NOTICES

### **SHERIFF'S SALE JULY 14, 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 AUGUST 11, 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. 2022-496  
BANK UNITED, N.A.  
VS**

**AMIE TURNER, KNOWN HEIR OF MARGARET L. KEEFER, DECEASED; DAWN SMITH, KNOWN HEIR OF MARGARET KEEFER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET L. KEEFER, DECEASED, AMIE TURNER, KNOWN HEIR OF MARGARET L. KEEFER, DECEASED, DAWN SMITH, KNOWN HEIR OF MARGARET L. KEEFER, DECEASED, OCCUPANTS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET L. KEEFER, DECEASED, MARGARET KEEFER**  
PROPERTY ADDRESS: 101 FAIRVIEW AVENUE, WAYNESBORO, PA 17268  
UPI / TAX PARCEL NUMBER: 26-5A63-.049.-000000  
ALL the following real estate on which is erected house No. 101 Fairview Avenue, Waynesboro, PA 17268  
Judgment amount: \$ 121712.16  
Writ of Execution file by: LOGS LEGAL GROUP LLP, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406  
BANK UNITED N.A. VS AMIE TURNER, KNOWN HEIR OF MARGARET L. KEEFER, DECEASED, DAWN SMITH AKA DAWN KRINER, KNOWN HEIR OF MARGARET L. KEEFER DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET L. KEEFER, DECEASED

---

**No. 2022-1816  
NEW REZ LLC D/B/A SHELLPOINT MORTGAGE  
SERVICING**

**vs  
PATTY S. BENDER, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER PATTY S.  
BENDER, DECEASED**  
PROPERTY ADDRESS: 11328 ANNE LANE,  
MERCERSBURG, PA 17236  
UPI/ TAX PARCEL NUMBER: 17-0J16.-065.-000000  
ALL the following described real estate, lying and being situate in Montgomery Township, Franklin County, Pennsylvania  
Writ of execution filed by: HILL WALLACK LLP, 777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA 19067  
JudgmentAmount: \$111,129.97

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**No. 2023-694  
CORNING CREDIT UNION  
VS**

**THOMAS E. BOWMAN**  
PROPERTY ADDRESS: 4559 SYCAMORE GROVE ROAD, CHAMBERSBURG, PA 17202  
UPI /TAX PARCEL NUMBER: 09-0C0BJ-004.-000000  
ALL that certain lot, piece or parcel of land situated in the Commonwealth of Pennsylvania, County of Franklin, Township of Greene known as 4559 Sycamore Grove Road, Chambersburg PA 17202  
Writ of Execution: CORNING FEDERAL CREDIT UNION  
V  
THOMAS E. BOWMAN  
JUDGMENT AMOUNT: \$44,452.16  
WELTMAN, WEINBERG & REIS CO., LPA.

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**No. 2023-390  
FREEDOM MORTGAGE CORPORATION  
VS**

**GREGORY R. DECKER, OCCUPANTS**  
PROPERTY ADDRESS: 6356 JACK ROAD, SAINT THOMAS, PA 17252  
UPI /TAX PARCEL NUMBER: 20-0M180-19E.-000000  
By virtue of a Writ of Execution No. 2023-390  
FREEDOM MORTGAGE CORPORATION  
V  
GREGORY R. DECKER  
owner(s) of property situate in the ST. THOMAS TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, Improvements thereon: RESIDENTIAL DWELLING  
JudgmentAmount: \$140,635.78  
ATTORNEYS FOR PLAINTIFF  
BROCK & SCOTT, PLLC

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## PUBLIC NOTICES

**No. 2018-3585  
QUINCY TOWNSHIP**

**vs**

**GAIL A DELAUTER TRACY**

PROPERTY ADDRESS: 7102 Back Lane, Quincy Township, PA 17268  
UPI / TAX PARCEL NUMBER: 19-0L 13-.029A-000000  
Writ of Execution filed by: PORTNOFF LAW ASSOCIATES, LTD,  
POST OFFICE BOX 391  
NORRISTOWN, PA 19404  
Judgment amount: \$9,148.86  
ALL the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania;

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**No. 2022-3960**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,  
AS TRUSTEE OF UPLAND MORTGAGE LOAN  
TRUST B**

**vs**

**JOSHUA D. DELAUTER, AMANDA L. DELAUTER**

PROPERTY ADDRESS: 34 West Dahlgren Street, Greencastle, PA 17225  
UPI/ TAX PARCEL NUMBER: 08-2B36-.006-.000000  
Residential Dwelling with a street address in the Borough of Greencastle, Franklin County, Pennsylvania  
Writ of Execution filed by: HILL WALLACK LLP, 777 Township Urie Road, Suite 250, Yardley, PA 19067  
JudgmentAmount: \$253,609.80

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**No. 2023-436**

**BANK OF AMERICA, N.A.**

**vs**

**TIMOTHY P. ELMY**

PROPERTY ADDRESS: 9318 GAP ROAD, WAYNESBORO, PA 17268  
UPI/ TAX PARCEL NUMBER: 19-0L 18-.056A-000000  
Situate in Quincy Township, Franklin County, Pennsylvania, bounded and described as follows:  
BEGINNING at stones on the Gap Road, a corner of lands now or formerly of Charles Mentzer; thence with the latter 277 1/2 feet to an oak tree in the line, a corner of lands now or formerly of Richard G. Sprenkle; thence by the later 226 feet to a pin in the Gap Road; thence with the Gap Road 115 feet to a point; thence with the Gap Road 115 feet to a point; thence with the Gap Road 117 feet to the stones, the place of beginning.  
BEING THE SAME PREMISES which Roger P. Echard, Successor Trustee, under the Patricia D. Elmy Revocable Trust Agreement, by Deed dated 8/15/2019 and recorded in the Office of the Recorder of Deeds of Franklin County on 9/25/2019 in Instrument No. 201917891, granted and conveyed unto Timothy P. Elmy.  
Writ of Execution filed by: POWERS KIRN LLC, EIGHT NESHAMINY INTERPLEX, SUITE 215, TREVOSE, PA 19053  
Judgment amount: \$80,845.32

**No. 2022-3688**

**HOME POINT FINANCIAL C/O SERVICEMAC, LLC  
VS**

**ADAM N. FLEISHER, OCCUPANTS**

PROPERTY ADDRESS: 808 PINE GROVE ROAD, WAYNESBORO, PA 17268  
UPI/ TAX PARCEL NUMBER: 25-SA00-.037-.000000  
ALL the following described real estate, lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania.  
Writ of Execution filed by: BROCK & SCOTT PLLC, 2011 RENAISSANCE BOULEVARD, SUITE 100, KING OF PRUSSIA, PA 19406  
Judgment amount: \$255,799.59

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**No. 2018-3886**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,  
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY  
BUT AS TRUSTEE FOR  
PRETIUM MORTGAGE ACQUISITION TRUST  
VS**

**ROBERT F. FLORY ET AL, SUZANNE M. FLORY**

PROPERTY ADDRESS: 1866 Black Gap Road, Fayetteville, PA 17222  
UPI /TAX PARCEL NUMBER: 09-0C19-.060A-000000  
ALL that certain piece or parcel or Tract of land situate in Greene Township, Franklin County, Pennsylvania, and being known as 1866 Black Gap Road, Fayetteville, Pennsylvania 17222.  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$109,057.58  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Robert F. Flory and Suzanne M. Flory McCabe, Weisberg & Conway, LLC, 1420 Walnut Street, Suite 1501, Philadelphia, PA 19102

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**No. 2023-169**

**DATA MORTGAGE, INC. DBA, ESSEX MORTGAGE  
VS**

**DAVIDE. FLORY, PERI A. FLORY**

PROPERTY ADDRESS: 538 KRAISS AVENUE, CHAMBERSBURG, PA 17201  
UPI /TAX PARCEL NUMBER: 06-1E42-.070-.000000  
THE land referred to is situated in the State of Pennsylvania, County of Franklin, City of Chambersburg  
Writ of Execution file by: STERN & EISENBERG, PC 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976  
Judgment amount: \$236,632.78



## PUBLIC NOTICES

**No. 2023-423**  
**CROSS COUNTRY MORTGAGE**

vs

**BARBARA D. GREEN, DENNIS F. GREEN, SR.**

PROPERTY ADDRESS: 7138 FAIRWAY DRIVE SOUTH,  
FAYETTEVILLE, PA 17222

UPI /TAX PARCEL NUMBER: 10-0D23L-008.-000000

ALL the following described real estate lying and  
being situate in Guilford Township, Franklin County,  
Commonwealth of Pennsylvania

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 7138 Fairway Drive South aka 7138  
Fairway Dr S Fayetteville, PA 17222

SOLD as the property of BARBARA D. GREEN and  
DENNIS F. GREEN SR.

DEED BOOK: INSTRUMENT NUMBER: 202101441

DEED PAGE: INSTRUMENT NUMBER: 202101441

**No. 2023-84**  
**CSMC 2020-RPLG TRUST**

vs

**KATHERINE L. HARVEY**

PROPERTY ADDRESS: 48/50 Montgomery Avenue,  
Shippensburg, PA 17257

UPI /TAX PARCEL NUMBER: 27-6B17.-051.-000000

ALL that certain lot of ground improved with a two story  
double house, known as 48-50 Montgomery Avenue,  
lying and

being situate in the Borough of Shippensburg, Franklin  
County, Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of Katherine L. Harvey

DEED BOOK: 2901

DEED BOOK: 033

**No. 2023-91**  
**BANK OF NEW YORK MELLON TRUST COMPANY,**  
**N.A. AS TRUSTEE FOR MORTGAGE ASSETS**  
**MANAGEMENT SERIES I TRUST**

vs

**JOHN S. IRVIN**

PROPERTY ADDRESS: 17499 Amberson Road, Spring  
Run, PA 17262

UPI /TAX PARCEL NUMBER: 07-0B29.-015A-000000

The land referred to in this report is situated in the State of  
Pennsylvania, County of Franklin, Fannett Township, and  
described as follows: 17499 Amberson Road, Spring  
Run, PA 17262

Judgment amount \$145,591.57

Writ of Execution filed by STERN & EISENBERG, PC,  
1581 MAIN STREET, SUITE, 200, THE SHOPS AT  
VALLEY SQUARE, WARRINGTON, PA 18976

**No. 2020-3734**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,**  
**AS TRUSTEE OF UPLAND MORTGAGE LOAN**  
**TRUST A**

vs

**LESA D. KAUFFMAN, SHAWN A. KAUFFMAN**

PROPERTY ADDRESS: 4714 MONT ALTO ROAD,  
WAYNESBORO, PA 17268

UPI /TAX PARCEL NUMBER: 10-0D30.-009.-000000

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

Writ of Execution filed by: HILL WALLACK LLP

777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY,  
PA 19067

Judgment amount \$180,903.33

**No. 2022-1720**  
**CHASE MORTGAGE HOLDINGS, INC, S/B/M TO**  
**JPMC SPECIALTY MORTGAGE LLC**

vs

**LEROY PRICE, III A/KIA LEROY EDWARD PRICE**  
**III, JILL PRICE A/KIA JILL ELIZABETH PRICE,**  
**OCCUPANTS**

PROPERTY ADDRESS: 7662 ANTHONY HIGHWAY,  
WAYNESBORO, PA 17268

ALL that tract of real estate, together with the  
improvements erected thereon known as 7662 Anthony  
Highway, Waynesboro, lying and being situate in Quincy  
Township, Franklin County, Pennsylvania

Writ of Execution filed by LOGS Legal Group LLP

3600 Horizon Drive, Suite 150, King of Prussia, PA 19406

Judgment Amount: \$129,312.38

**No. 2022-3553**  
**MIDFIRST BANK**  
**VS**

**MARGARET K. SPANGLER AKA MARGARET**  
**SPANGLER**

PROPERTY ADDRESS: 107 NORTH BROAD STREET,  
WAYNESBORO, PA 17268

UPI /TAX PARCEL NUMBER: 24-5D02.-037.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 107 N. Broad Street, Waynesboro,  
PA 17268

SOLD as the property of Margaret K. Spangler aka  
Margaret Spangler

TAX PARCEL#24-5D02.-037.-000000

DEED BOOK: 2956

DEED PAGE: 535

## PUBLIC NOTICES

No. 2023-254

**TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY**

vs

**OCCUPANTS, TONY A. HOOVER, SHEILA J. HOOVER**

PROPERTY ADDRESS: 1637 PAULMARKAVENUE, GRENCastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A21-.304-.000000

By virtue of a Writ of Execution No. 2023-254

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY

v

TONY A. HOOVER; SHEILA J. HOOVER

owner(s) of property situate in the ANTRIM TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$104,835.53

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

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No. 2022-1443

**REVOLVE CAPITAL GROUP, LLC**

vs

**REBECCA L. WOLFE, KNOWN SURVIVING HEIR OF MILDRED WOLFE A/KIA MILDRED I WOLFE, DECEASED, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF MILDRED WOLFE A/KIA MILDRED I. WOLFE, DECEASED**

PROPERTY ADDRESS: 344 West Baltimore Street, Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 08-2820-.042-.000000

ALL THAT CERTAIN lot or piece of ground situate in Greencastle Borough, County of Franklin, Commonwealth of

Pennsylvania:

Writ of Execution filed by: SCHAYDER LAW FIRM, LLC, 148 EAST STREET ROAD, SUITE352, FEASTERVILLE, PA 19053

Judgment amount: \$270,574.62

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No. 2021-1608

**ONE MAIN FINANCIAL GROUP, LLC**

vs

**CHARMAGNE C. RICHARDSON, THERESA R. BRINDLE, SURVIVING HEIR OF CHARMAGNE C. RICHARDSON, DECEASED, JACQUELINE N. BUCKHEIT, SURVIVING HEIR OF CHARMAGNE C. RICHARDSON, DECEASED, UNKNOWN SURVIVING HEIRS OF CHARMAGNE C. RICHARDSON, DECEASED**

PROPERTY ADDRESS: 3920 SCOTLAND MAIN STREET, CHAMBERSBURG, PA 17202

UPI /TAX PARCEL NUMBER: 09-0C13M-019-.000000

ALL THAT CERTAIN described real estate, lying and being situate in the Village of Scotland, Greene Township, Franklin County, Pennsylvania

Writ of Execution filed by: HLADIK, ONORATO & FEDERMAN LLP, 298 WISSAHICKON AVENUE, NORTH WALES, PA 19454

Judgment amount: \$82,272.59

No. 2022-4001

**C/O SELECT PORTFOLIO SERVICING INC WELLS FARGO BANK N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-WMC4, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-WMC4**

vs

**SANDRA L POGUE, LORI DOWNIN, UNKNOWN SURVIVING HEIRS OF DARAN M POUGE, DECEASED**

PROPERTY ADDRESS: 8279 SWEEI WATER ROAD, FORT LOUDON, PA 17224

UPI /TAX PARCEL NUMBER: 15-0H17-.026-.000000

ALL THAT CERTAIN tract of land situate in Metal Township, Franklin County, Commonwealth of Pennsylvania

Writ of Execution filed by: HLADIK, ONORATO & FEDERMAN, LLP

298 WISSAHICKON AVENUE

NORTH WALES, PA 19454

Judgment amount:\$ 57,603.11

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No. 2022-3257

**GUILD MORTGAGE COMPANY LLC**

vs

**CHEYENNE SCHOOLEY ET AL, BIANCA R. SHAFFER**

PROPERTY ADDRESS: 446 Center Street, Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 05-1840-.043-.000000

ALL that certain lot or piece of ground situate in Chambersburg Borough, County of Franklin, Commonwealth of Pennsylvania having a street address of 446 Center Street, Chambersburg, PA 17201

Residential dwelling

WRIT OF EXECUTION FILED BY: Manley Deas Kochalski

JUDGMENT AMOUNT: \$78,293.46

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No. 2023-318

**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE NRZ PASS-THROUGH TRUST XVIII**

vs

**STEVEN A. SHIFFLETT, ASHLEY M. MUSE**

PROPERTY ADDRESS: 8858 Picadilly Circle, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q07K-054-.000000

By a virtue of Writ of Execution No. 2023-318

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the NRZ Pass-Through Trust XVIII (Plaintiff)

Property Address 8858 Picadilly Circle, Waynesboro, PA 17268

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$125,320.00

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454

## PUBLIC NOTICES

No. 2023-111

**DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE, ON BEHALD OF THE HOLDERS  
OF THE IMPAC SECURED ASSETS CORP.,  
MORTGAGE PASS-THROUGH CERTIFICATES  
SERIES 2006-5**

VS

**THE UNKNOWN HEIRS OF ROBIN S. MURPHY  
DECEASED, BRANDON MURPHY SOLELY IN  
HIS CAPACITY AS HEIR OF ROBIN S. MURPHY,  
DECEASED**

PROPERTY ADDRESS: 106 EAST NORTH STREET,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D01-.901.-000000

IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of BRANDON MURPHY Solely  
in His Capacity as Heir of Robin S. Murphy, deceased  
and the

unknown Heirs of Robin S. Murphy deceased

DEED BOOK: 3246

DEED PAGE: 534

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No. 2022-2847

**CROSS COUNTY MORTGAGE, LLC**

VS

**RONALD W. VANFLEET II, CASI JO LYNN  
FUNKHOUSER**

PROPERTY ADDRESS: 4437 SCOTLAND MAIN  
STREET, CHAMBERSBURG, PA 17202

UPI/TAX PARCEL NUMBER: 09-0C0B-.149.-000000

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

a street address of 4437 Scotland Main Street,  
Chambersburg PA 17202

Writ of Execution filed by BROCK & SCOTT, PLLC

Judgment amount: \$153,058.76

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No. 2023-554

**US BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR SASCO MORTGAGE LOAN TRUST 2006-WF1  
C/O WELLS FARGO BANK, N.A.**

VS

**ANDREA K. WEEKS**

PROPERTY ADDRESS: 1761 SCOTLAND AVENUE,  
CHAMBERSBURG, PA 17201

UPI /TAX PARCEL NUMBER: 02-1C05-.035A-000000

ALL the following described real estate lying and being  
situate in the Borough of Chambersburg (formerly  
Greene

Township), Franklin County, Pennsylvania.

Writ of Execution filed by: POWERS KIRN, LLC

EIGHT NESHAMINY INTERPLEX

SUITE 215

TREVOSE, PA 19053

Judgment: \$132,988.69

No. 2022-3943

**BROKER SOLUTIONS INC. OBA NEW AMERICAN  
FUNDING**

VS

**HEATHER N. WINDERS**

PROPERTY ADDRESS: 18188 Fannettsburg Road  
West, Fannettsburg, PA 17221

UPI /TAX PARCEL NUMBER: 15-0H12E-039.-000000

ALL that certain tract of real estate situate in Metal  
Township, Franklin County, Commonwealth of  
Pennsylvania having a street address of 18188

Fannettsburg Road West, Fannettsburg, PA 17221

Writ of Execution filed by: LOGS LEGAL GROUP LLP

Judgment amount: \$91,912.96

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No. 2022-3303

**U.S. BANK TRUST NATIONAL ASSOCIATION, AS  
TRUSTEE OF FW-BKPL SERIES I TRUST**

VS

**CAROL A. ZEGER ET AL, RODNEY W. ZEGER**

PROPERTY ADDRESS: 3570 Mountain Road,  
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 18-0K16.-034A-000000

LAND referred to this commitment is described as all  
that certain property situated in the city of Mercersburg in  
the County of Franklin, and State of Pennsylvania being  
described in a deed dated 06/23/1994 and recorded  
06/24/1994 in Book 1222 Page 128 among the land  
records of the County and State set forth above and  
referenced as follows:

Writ of Execution

Filed by: Friedman Vartolo LLP, 1325 Franklin Avenue,  
Suite 160, Garden City, NJ 11530

Judgment: \$228,603.17

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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

MARCH 3, 2023

MAY 5, 2023

JULY 7, 2023

SEPT 1, 2023

NOV 3, 2023

#### SALE DATES

MAY 12, 2023

JULY 14, 2023

SEPT 8, 2023

NOV 10, 2023

JAN 12, 2024

6/23, 6/30, 7/7/2023