

# Franklin County Legal Journal

Vol. 41, No. 25

December 22, 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 Jeffrey L. Bakner, late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:

Brent L. Bakner, Executor

c/o Richard R. Reilly

54 North Duke Street

York, PA 17401-1210

Attorney:

Richard R. Reilly

54 North Duke Street

York, PA 17401-1210

12/22, 12/29/2023, 1/5/2024

Estate of Lois Jean B. Gonder, a/k/a Lois Jean Bonebrake Gonder, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Kathy F. Johnson

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

12/22, 12/29/2023, 1/5/2024

Estate of L. Max Hutchison, Jr., a/k/a Max Hutchison, Jr., a/k/a Max Hutchison, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

J. Mark Hutchison

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

12/22, 12/29/2023, 1/5/2024

Estate of Oscar J. Koontz, Jr., late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:

Rebecca L. Ross

Troy Alan Koontz

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

12/22, 12/29/2023, 1/5/2024

Estate of Carol L. Lavery, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Bruce A. Lavery

Amy L. Slack

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

12/22, 12/29/2023, 1/5/2024

Estate of Stanley L. Mellott, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Jason H. Mellott

1491 Siloam Road

Chambersburg, PA 17201

Attorney:

William C. Cramer

220 Lincoln Way East

Chambersburg, PA 17201

12/22, 12/29/2023, 1/5/2024

Estate of Mary C. Mostofi, a/k/a Mary Christine Munger Mostofi, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

David K. Mostofi

7001 Georgia Street

Chevy Chase, MD 20815

12/22, 12/29/2023, 1/5/2024

Estate of Nancy Shatzer, a/k/a Nancy Lee Shatzer, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Annette B. Szady

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

12/22, 12/29/2023, 1/5/2024

Estate of Nathan A. Stepler, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Becky L. Stepler

c/o Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

Attorney:

Adam H. Fennen

Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

12/22, 12/29/2023, 1/5/2024

## **PUBLIC NOTICES**

Estate of Leslie Thornton, Jr., late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Marsha C. Garman  
c/o Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

Attorney:

Adam H. Fennen  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

12/22, 12/29/2023, 1/5/2024

### **Second Publication**

Estate of Betty Jean Abrell, a/k/a Betty J. Abrell, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

Frances I. Wilson  
9297 Dry Run Road  
Mercersburg, PA 17236  
Clair Ray Wilson  
6778 Pine Road  
Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

12/15, 12/22, 12/29/2023

Estate of J. Roby Backensto, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Betty L. Backensto  
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

12/15, 12/22, 12/29/2023

Estate of David D. Boon, a/k/a David Demuth Boon, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Whitney L. Boon  
c/o Bybel Rutledge LLP  
1017 Mumma Road, Suite 302  
Lemoyne, PA 17043

Attorney:

Alexandra M. Sipe  
Bybel Rutledge LLP  
1017 Mumma Road, Suite 302  
Lemoyne, PA 17043

12/15, 12/22, 12/29/2023

Estate of Robert F. Bowders, Jr., late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Robert L. Bowders  
12285 Shelby Avenue  
Waynesboro, PA 17268  
Steven D. Bowders  
9331 Orchard Drive  
Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

12/15, 12/22, 12/29/2023

Estate of Tyler K. Bricker, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

M. Kenneth Bricker, II  
c/o Bybel Rutledge LLP  
1017 Mumma Road, Suite 302  
Lemoyne, PA 17043

Attorney:

Alexandra M. Sipe  
Bybel Rutledge LLP  
1017 Mumma Road, Suite 302  
Lemoyne, PA 17043

12/15, 12/22, 12/29/2023

Estate of Ingeborg R. Leininger, a/k/a Ingeborg Ruth Leininger, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Allan Shane Leininger  
10870 Mentzer Gap Road  
Waynesboro, PA 17268

Attorney:

Tracy J. Ross  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

12/15, 12/22, 12/29/2023

Estate of Rodney L. Patterson, a/k/a Rodney Lynn Patterson, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Krista A Dunne  
873 Center Road  
Cornish, NH 03745  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

12/15, 12/22, 12/29/2023

## PUBLIC NOTICES

Estate of Wade I. Pine, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Wade R. Pine  
5533 Charlestown Road  
Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

12/15, 12/22, 12/29/2023

Estate of Doris M. Stoyer, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Wendy L. Bandurak  
1960 Maylinn Drive  
Chambersburg, PA 17202

Attorney:

Suzanne M. Trinh  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

12/15, 12/22, 12/29/2023

Estate of Bruce E. Tappen, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Amy E. Sollars  
804 Beech Street  
Pittsburgh, PA 15233

Attorney:

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

12/15, 12/22, 12/29/2023

### **Third Publication**

Estate of Evelyn M. Hampton, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Roger W. Denisar  
30 Lake Point Drive  
Pinehurst, NC 28374  
Sheila L. Forsythe  
12826 Locust Level Road  
Greencastle, PA 17225

Judith D. Keefer  
11006 Little Cove Road  
Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

12/8, 12/15, 12/22/2023

Estate of Robert G. Harrison, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Karen K. Gardner  
12948 Main Street, P.O.Box 21  
Fort Loudon PA 17224

Attorney:

Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

12/8, 12/15, 12/22/2023

Estate of Timothy Dorane Johnson, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

April O. Johnson  
947 Wayne Avenue, #318  
Chambersburg, PA 17201

Attorney:

Brian J. Murren  
Tucker Arensberg, P.C.  
300 Corporate Center Drive, Ste. 200  
Camp Hill, PA 17011

12/8, 12/15, 12/22/2023

Estate of Nancy H. Middour, a/k/a Nancy Middour, a/k/a Nancy J. Middour, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Emily M. Korber  
8304 Goshen View Drive  
Laytonsville, MD 20882

Attorney:

Joel R. Zullinger  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

12/8, 12/15, 12/22/2023

Estate of James Harry Panesci, a/k/a James H. Panesci, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Jane E. Thompson  
Annette L. Grzybinski  
Ellen L. Roper  
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

12/8, 12/15, 12/22/2023

## **PUBLIC NOTICES**

Estate of Robert E. Piper, a/k/a Robert Elmer Piper,  
late of Southampton Township, Franklin County,  
Pennsylvania.

Personal Representative:  
Steven R. Piper  
Sondra J. Rebuch  
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

12/8, 12/15, 12/22/2023

Estate of Carolyn L. Shatzer, late of Hamilton Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Brady Melvin Shatzer  
582 Hamilton Avenue  
Chambersburg, PA 17202  
Attorney:  
Robert C. Schollaert  
Black and Davison, P.C.  
1110 Kennebec Drive  
Chambersburg, PA 17201

12/8, 12/15, 12/22/2023

Estate of Miriam M. Wenger, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Linda S. Zeger  
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

12/8, 12/15, 12/22/2023

### **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 December 14, 2023, of an application for a certificate of conducting a business under the assumed or fictitious name of: Lakeview Pizza & Subs, with its principal place of business at 10738 Path Valley Road, Suite A, Fannettsburg, Pennsylvania 17221  
The name and address of the party interested in said business is: American Foodservice Concepts LLC, 102 2nd Street, Hustontown, Pennsylvania 17229

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

12/22/2023

### **LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS 39TH  
JUDICIAL DISTRICT OF PENNSYLVANIA  
FRANKLIN COUNTY BRANCH  
DOCKET NO. 2023-2804

The Mayor and Town Council Of the Borough of  
Chambersburg

vs.

Samuel Sheppard and Jenny Sheppard

#### **NOTICE**

**TO: Samuel Sheppard and Jenny Sheppard**

PLEASE TAKE NOTICE that a pleading seeking relief against you has been filed in the above-captioned matter. The nature of the relief being sought is as follows:

The Plaintiff requests the issuance of a Writ of Scire Facias in accordance with 53 P. S. § 7185 against the property located at 129 E. Vine Street, Chambersburg, Pennsylvania 17201.

NOW, you are hereby notified to file an affidavit of defense to said claim, if any, in the office of the Prothonotary of our said Court within fifteen (15) days after service of this notice upon you. If no affidavit of defense is filed within said time, judgment may be entered against you for the whole claim and the property described in the claim sold to recover the amount due.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE 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)

By: Salzmann Hughes, P.C.  
Justin M. George, Esquire  
79 St. Paul Drive  
Chambersburg, PA 17201  
(717) 263-2121

12/22, 12/29/2023, 1/5/2024

## PUBLIC NOTICES

### LEGAL NOTICE

IN THE COURT OF COMMON PLEAS 39TH  
JUDICIAL DISTRICT OF PENNSYLVANIA  
FRANKLIN COUNTY BRANCH  
DOCKET NO. 2023-2866

The Mayor and Town Council Of the Borough of  
Chambersburg

vs.

Charles L. Texter

#### NOTICE

**TO: Charles L. Texter**

PLEASE TAKE NOTICE that a pleading seeking relief against you has been filed in the above-captioned matter. The nature of the relief being sought is as follows:

The Plaintiff requests the issuance of a Writ of Scire Facias in accordance with 53 P.S. § 7185 against the property located at 420 W. Loudon Street, Chambersburg, Pennsylvania 17201.

NOW, you are hereby notified to file an affidavit of defense to said claim, if any, in the office of the Prothonotary of our said Court within fifteen (15) days after service of this notice upon you. If no affidavit of defense is filed within said time, judgment may be entered against you for the whole claim and the property described in the claim sold to recover the amount due.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE 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.

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(717) 660-2118  
[www.franklinbar.org/find](http://www.franklinbar.org/find)

By: Salzmann Hughes, P.C.  
Justin M. George, Esquire  
79 St. Paul Drive  
Chambersburg, PA 17201  
(717) 263-2121

12/22, 12/29/2023, 1/5/2024

### 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: **January 4, 2024.**

**GEORGE:** First and Final Account of proposed distributions and notice to creditors of Dezwaan D. Dubois, Administrator of the Estate of Teresa A. George, late of Greene Township, Franklin County, Pennsylvania, deceased.

**GRIFFITH:** First and Final Account of proposed distributions and notice to creditors of Sara E. Smith, Executrix of the Estate of Kevin Griffith, a/k/a Kevin Eugene Griffith, a/k/a Kevin E. Griffith, late of Peters Township, Franklin County, Pennsylvania, deceased.

**NEAL:** First and Final Account of proposed distributions and notice to creditors of Trois Lauber, Executrix of the Estate of Harry Bernard Neal, a/k/a Harry B. Neal, late of Washington Township, Franklin County, Pennsylvania, deceased.

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

12/22, 12/29/2023

## PUBLIC NOTICES

### **SHERIFF'S SALE JANUARY 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 public 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/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 February 9, 2024 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. 2020-3028 CARRINGTON MORTGAGE SERVICES LLC**

**vs  
MICHAEL W. BARD ET AL, STEVEN E. BARD,  
UNKNOWN SURVIVING HEIR OF SHIRLEY A.  
BARD**

PROPERTY ADDRESS: 589 Bear Valley Road, Fort Loudon, PA 17224

UPI / TAX PARCEL NUMBER: 18-0K04.-143.-000000

All that certain piece or parcel or Tract of land situate in Peters Township, Franklin County, Pennsylvania, and being known

as 589 Bear Valley Road, Fort Loudon, Pennsylvania 17224.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$187,920.15

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael W. Bard, Known Surviving Heir of Shirley A. Bard, Steven E. Bard, Known Surviving Heir of Shirley A. Bard, and Unknown Surviving Heir of Shirley A. Bard

McCabe Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

#### **No. 2022-2761 ALLIED FIRST BANK, SB DBA SERVBANK VS**

**SIDNEY A. BUMGAUGH JR**

PROPERTY ADDRESS: 9745 Cumberland Avenue, Orstown, PA 17244

UPI/ TAX PARCEL NUMBER: 12-0F14N-005.-000000

ALL that certain lot or piece of ground situate in Letterkenny Township, County of Franklin, Commonwealth of Pennsylvania

BEING known as: 9745 Cumberland Highway Pleasant Hall, PA 1724

WRIT OF EXECUTION FILED BY: Robertson, Anschutz, Schneider, Crane & Partners, PLLC

133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054

Judgment amount: \$206,762.09

#### **No. 2023-1042 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**

**vs  
KEISHA M. DAVIS**

PROPERTY ADDRESS: 3029 Williamson Road, Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A06.-104.-000000

ALL that certain described piece or parcel of ground lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 3029 Williamson Road, Greencastle, PA 17225

WRIT OF EXECUTION FILED BY: Leopold & Associates, PLLC

275 Curry Hollow Road, Bldg. 1, Ste. 280  
Pittsburg, PA 15236  
Judgment amount: \$217,522.29

#### **No. 2022-2798 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA**

**vs  
LINDA KATHERINE FISCHER**

PROPERTY ADDRESS: 761 Frey Road, Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 09-0C0B.-079.-000000

ALL that certain piece or parcel or Tract of land situate in Greene Township, Franklin County, Pennsylvania, and being known as 761 Frey Road, Chambersburg, Pennsylvania 17202.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$171,330.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Linda Katherine Fischer

McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

#### **No. 2023-254 TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY**

**vs  
TONY A. HOOVER, SHEILA J. HOOVER**  
PROPERTY ADDRESS: 1637 Paulmark Avenue,  
Greencastle, 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

Improvements thereon: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$104,835.53

Attorneys for Plaintiff:  
BROCK & SCOTT, PLLC  
2011 Renaissance Boulevard  
Suite 100  
King of Prussia, PA 19406

## PUBLIC NOTICES

No. 2023-1663

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE  
SERVICING**

vs

**THOMAS J MIEDEMA JR.**

PROPERTY ADDRESS: 2368 Greene Street,  
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C12G-055.-000000

ALL the following described real estate lying and  
being situate in Greene Township, Franklin County,  
Pennsylvania having a street address of 32368 Greene  
Street, Chambersburg, PA 17201

WRIT OF EXECUTION FILED BY: Hill Wallack LLP

1000 Floral Vale Boulevard

Suite 300

Yardley, PA 19067

Judgment amount: \$111,576.28

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No. 2023-256

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

vs

**R. THOMAS MURPHY, ADMINISTRATOR FOR THE  
ESTATE OF ROBERT E. WAGNER AND YVONNE R.  
WAGNER, YVONNE R. WAGNER**

PROPERTY ADDRESS: 10642 Mapleton Road,  
Shippensburg, PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N1 0C-00BB-000000

ALL that certain piece or parcel of Tract of land situate  
in the Township of Southampton, Franklin County,  
Pennsylvania, and being known as 10642 Mapleton  
Road, Shippensburg, Pennsylvania 17257.

Tax Map and Parcel Number 21-10C-8B

THE IMPROVEMENTS THEREON ARE: Residential  
Dwelling

REAL DEBT: \$75,700.29

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: R. Thomas Murphy, Administrator for  
the Estate of Robert E. Wagner and Yvonne R. Wagner

McCabe Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia PA 19102

No. 2022-2461

**COMMUNITY STATE BANK OF ORBISONIA  
VS**

**RANDI L. KOHR AND KRISTA M. KOHR, RANDI L.  
KOHR, KRISTA M. KOHR**

PROPERTY ADDRESS: 10194 ELM DRIVE,  
FANNETTSBURG, PA 17221

UPI /TAX PARCEL NUMBER: 15-0H12S-003H-000000  
and 15-0H12S-005H-000000

ALL THOSE two (2) certain lots or tracts of land situate  
in Metal Township, Franklin County, and Commonwealth  
of Pennsylvania, being designated as Lot Nos. 3 and 5  
in Section H on a plan of lots entitled "Mountain Lake  
Camp for Lincoln Camp Sites, Inc."

Having a street address of 10914 Elm Avenue,  
Fannettsburg, PA 17221

IMPROVEMENTS: Colony Mobile Home

DEED REFERENCE:

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD  
AS THE PROPERTY OF RANDI L. KOHR AND KRISTA  
M. KOHR (DEFENDANTS), OWNERS OR REPUTED  
OWNERS, ON JUDGMENT OF COMMUNITY STATE  
BANK OF ORBISONIA (PLAINTIFF) ENTERED TO  
HUNTINGDON COUNTY NO. 2022-246

ATTY: LAWRENCE L. NEWTON

ATTORNEYS AT LAW

PO BOX375

HUNTINGDON, PA 16652

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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: 23-0Q07.-344.-000000

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

CROSSCOUNTRY MORTGAGE, LLC

v

AMANDAL.REBKOVETS

owner(s) of property situate in the WASHINGTON  
TOWNSHIP, FRANKLIN COUNTY PENNSYLVANIA,  
being 11301 CROSS

FIELDS DRIVE, WAYNESBORO, PA 17268

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$386,197.81

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

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## PUBLIC NOTICES

No. 2023-976

**BANK OF NEW YORK MELLON TRUST COMPANY,  
N.A. AS TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I  
TRUST**

vs

**CAROLYN JEAN SHAFFER, EXECUTRIX OF  
ESTATE OF HARRY F. GOETZ, ESTATE OF HARRY  
F. GOETZ**

PROPERTY ADDRESS: 1019 Willowbrook Court,  
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 10-0D04.-085.-000000

All that certain piece or parcel of Tract of land situate in  
Guilford Township, Franklin County, Pennsylvania and  
being known as 1019 Willowbrook Court, Chambersburg,  
Pennsylvania 17201.

THE IMPROVEMENTS THEREON ARE: Residential  
Dwelling

REAL DEBT: \$177,933.86

SEIZED AND TAKEN IN EXECUTION AS THE  
PROPERTY OF: Carolyn Jean Shaffer, Executrix of  
Estate of Harry F. Geotz.

McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia PA 19102

No. 2021-3010

**US BANK TRUST NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
OWNER TRUSTEE FOR  
RCF 2 ACQUISITION TRUST**

vs

**JEFFREY A YOUNGBLOOD ET AL, ANNETTE I.  
YOUNGBLOOD**

PROPERTY ADDRESS: 12160 Cool Hollow Road,  
Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 17-0J19.-136.-000000

ALL the following described tract of real estate, lying  
and being situate in Montgomery Township, Franklin  
County, Pennsylvania having a street address of 12160  
Cool Hollow Road, Greencastle, Pennsylvania 17225.

Writ of Execution filed by: PINCUS LAW GROUP PLLC  
2900 Arch Street, Suite 1700  
Philadelphia, PA 19104

Judgment amount:\$ 259,285.31

### TERMS

Upon completion of the Auction, 10% of the purchase  
price or 10% of all costs, whichever may be higher, shall  
be delivered to 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 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

<u>CUT OFF DATES</u>	<u>SALE DATES</u>
NOV 3, 2023	JAN 12, 2024
JAN 5, 2024	MAR 8, 2024
MAR 1, 2024	MAY 10, 2024
MAY 3, 2024	JUL 12, 2024
JUL 5, 2024	SEP 13, 2024
SEP 6, 2024	NOV 8, 2024
NOV 1, 2024	JAN 10, 2025
	12/22, 12/29/2023, 1/5/2024