

Franklin County Legal Journal

Vol. 41, No. 26

December 29, 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 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 Bonnie Jean Adams, a/k/a Bonnie Jean Whistler Adams, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Samuel E. Adams

1563 Falling Spring Road

Chambersburg, PA 17202

George D. Adams

1563 Falling Spring Road

Chambersburg, PA 17202

Attorney:

Mark T. Orndorf

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

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

Estate of Melanie E. Bays, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Emily M. McCarty

c/o Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

Attorney:

J. McDowell Sharpe

Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

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

Estate of Edward Kisslak, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Carol Ann Kimble

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

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

Estate of Joyce A. McArthur, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Judith A. McArthur

Linda S. Hannum

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

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

Estate of Barbara A. Zeigler, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Stacy L. Umstead

10 Burning Brush Circle

Eiters, PA 17319

Gregory L. Zeigler

603 8th Street

Altoona, PA 16602

Attorney:

Robert C. Schollaert

Black and Davison, P.C.

1110 Kennebec Drive

Chambersburg, PA 17201

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

Second Publication

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

Personal Representative:

Brent L. Bakner

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

PUBLIC NOTICES

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

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

Third 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

PUBLIC NOTICES

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

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

PUBLIC NOTICES

FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to Act 1982-295 (54 Pa.C.S. §311) of filing with the Department of State in Harrisburg, Pennsylvania, on March 10, 2023, a fictitious name, style or designation of Truck Fab Resource, with its principal place of business at 4214 Coseytown Road, Greencastle, PA 17225.

The name and address of the entity owning or interested persons in said business is Z Tyler LLC, 4214 Coseytown Road, Greencastle, PA 17225.

Dick, Stein, Schemel, Wine & Frey, LLP
Elizabeth A. Clark, Esquire
119 E. Baltimore Street
Greencastle, PA 17225

12/29/2023

LEGAL NOTICE

Mortgage Assets Management, LLC, PLAINTIFF
VS.

Nancy Wagaman, Known Heir of William D. Elden, Deceased, Patricia Crilley, Known Heir of William D. Elden, Deceased, Jeanne Pittman, Known Heir of William D. Elden, Deceased, Elaine Wishard, Known Heir of William D. Elden, Deceased and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title and Interest From or Under William D. Elden, Deceased, DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

FRANKLIN COUNTY

NO: 2019-2659

To the Defendants, Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title and Interest From or Under William D. Elden, Deceased: TAKE NOTICE THAT THE Plaintiff, Mortgage Assets Management, LLC, has filed an amended action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE 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
Pennsylvania Lawyer Referral Service
100 South Street, P.O. Box 186
Harrisburg, PA 17108

12/29/2023

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW NO.: 2023-2335

NOTICE OF MORTGAGE FORECLOSURE

ORRSTOWN BANK,

vs.

BEATRICE TEXTER, BELIEVED HEIR TO THE ESTATE OF CHARLES L. TEXTER, MARJORI E. TEXTER, BELIEVED HEIR TO THE ESTATE OF CHARLES L. TEXTER, UNKNOWN HEIRS/ ADMINISTRATORS OF THE ESTATE OF CHARLES L. TEXTER, and THE UNITED STATES OF AMERICA, TO: Unknown Heirs/Administrators of the Estate of Charles L. Texter

Presently or formerly of 420 West Loudon Street, Chambersburg, Pennsylvania 17201. A Complaint in Mortgage Foreclosure has been filed against you regarding real property located at 420 West Loudon Street, Chambersburg, Pennsylvania 17201. The lawsuit is filed in the Franklin County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Esquire, 11 E. Chocolate Avenue, Suite 300, Hershey, PA 17033. Phone (717) 533-3280.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUR WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND & LAWYER REFERRAL SERVICE

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street, P.O. Box 186
Harrisburg, PA 17108
Phone (800) 692-7375

12/29/2023

PUBLIC NOTICES

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

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

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.

Franklin County Bar Association
Find a Lawyer Service
100 Lincoln Way East, Suite E
Chambersburg, PA 17201
(717) 660-2118
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

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 NOTICE OF COUNCIL MEETINGS FOR YEAR 2024

Town Council will meet both in-person and broadcast online on the following days and times:

State Law requires a reorganization meeting of Council on the first business day of January, which is January 2, 2024. In addition, Council will meet on the second and fourth Monday in January, February, April, June, July and August.

Also, the second, third, and fifth Monday in March and September.

Also, the second, third, and fourth Monday in October.

Also, the first and third Monday in November.

And, only the second Monday in May and December.

Citizens can participate in person or via the Zoom meeting platform (free with registration).

The zoom link will be provided on the public agenda for each meeting.

All in-person meetings will be held at 100 S. Second Street, entrance in rear, Chambersburg, PA, 17201. All meetings will be held at 7:00 p.m., except April 29, which will be at 6:00 p.m., prevailing time. If you require an ADA accommodation to participate in the meeting, please contact the Borough Secretary's Office.

If you have any questions, please contact the Borough Secretary's Office at boroughsecretariesoffice@chambersburgpa.gov or via telephone at 717-264-5151, Monday through Friday, 8:00 a.m. to 4:00 p.m.

Jamia L. Wright,
Borough Secretary

12/29/2023

NOTICE OF 2024 MEETINGS OF THE PARKING, TRAFFIC & STREET LIGHT COMMITTEE

NOTICE is hereby given to all interested persons that the Parking, Traffic & Street Light Committee, a sub-committee of Town Council of the Borough of Chambersburg, will hold their first meeting of 2024 on **MONDAY, FEBRUARY 5, 2024 at 7:00 P. M.**, in the Municipal Office Building (*Police Department entrance*), 100 South Second Street, Chambersburg, Pennsylvania.

Thereafter, the Committee is scheduled to meet on the **First Monday** during the months of: April, June, August, October and December unless otherwise noted in advance. All in-person meetings will be held at 100 S. Second Street, entrance in rear, Chambersburg, PA, 17201. All meetings will be held at 7:00 p.m., prevailing time. If you require an ADA accommodation, please contact the Borough Secretary's Office. If you have any questions, please contact the Borough Secretary's Office at boroughsecretariesoffice@chambersburgpa.gov

Tom Newcomer
Chairman - 2025

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. 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/BIA 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

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-N-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,
FANNETTSTBURG, 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

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

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