

Franklin County Legal Journal

Vol. 41, No. 33

February 16, 2024

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.

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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.

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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 Betty F. Briggs-Blough, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Valerie Oden
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

2/16, 2/23, 3/1/2024

Estate of Susan J. Ernst, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:
Roxanne L. Myers
110 Minick Drive
Newburg, PA 17240
Nicole J. Ernst
611 Westover Road
Shippensburg, PA 17257
William D. Diehl, Jr.
12906 Bradbury Avenue
Smithsburg, MD 21783
Attorney:
Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

2/16, 2/23, 3/1/2024

Estate of Tommy B. Gilbert, a/k/a Tommy Bert Gilbert, a/k/a Tommy Gilbert, late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representatives:
Jennie A. Gilbert
217A University Drive
Mont Alto, PA 17237
Evette G. Jones
403 Park Street
Mont Alto, PA 17237
Attorney:
Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

2/16, 2/23, 3/1/2024

Estate of John A. Hampton, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Peggy D. Hays
394 Bear Valley Road
Fort Loudon, PA 17224
Attorney:
William C. Cramer
220 Lincoln Way East
Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Gloria T. Hubley, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Alice Wagner
351 Hudson Avenue
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Sam Edgar Keebaugh, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:
Carrie L. Keebaugh
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

2/16, 2/23, 3/1/2024

Estate of Clyde H. Kimple, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Edward B. Kimple
6440 Hill Road
Fayetteville, PA 17222
Peggy J. Hege
160 Lincoln Road
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Marian J. Locke, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Allan E. Jennings, Jr.
310 Fifth Avenue
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

PUBLIC NOTICES

Estate of Connie I. Love, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Robin D. Barrick

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

2/16, 2/23, 3/1/2024

Estate of Hayes R. Mellott, a/k/a Hayes Richard Mellott, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Samuel H. Mellott

12823 Dickeys Road

Mercersburg, PA 17236

Dale R. Mellott

13529 Long Lane

Mercersburg, PA 17236

Attorney:

Tracy J. Ross

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Ronald L. Mentzer, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Barry Ellis

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

2/16, 2/23, 3/1/2024

Estate of Richard J. Murphy, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Tracy J. Ross

1110 Kennebec Drive

Chambersburg, PA 17201

Attorney:

Jerrold A. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Diana Lynn Seville, a/k/a Diana L. Seville, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Curtis D. Hiser

5871 Lincoln Way West

St. Thomas, PA 17252

Attorney:

Clayton A. Lingg

Mooney Law

230 York Street

Hanover, PA 17331

2/16, 2/23, 3/1/2024

Estate of Marcy A. Wolford, a/k/a Marcy Wolford, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Frederic L. Saalwachter

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

2/16, 2/23, 3/1/2024

Second Publication

Estate of Ephraim Harry Baer Sr., late of Fayetteville, Franklin County, Pennsylvania.

Personal Representative:

Patricia Beck

c/o Attorney Kirk E. Mentch

Mentch Law

5000 Ritter Rd, Suite 202

Mechanicsburg, PA 17055

Attorney:

Kirk E. Mentch

Mentch Law

5000 Ritter Rd, Suite 202

Mechanicsburg, PA 17055

2/9, 2/16, 2/23/2024

Estate of Orpha M. Benedict, a/k/a Orpha Marie Benedict, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of

Chambersburg

1500 Nitterhouse Drive

Chambersburg, PA 17201

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

2/9, 2/16, 2/23/2024

Estate of Jack T. Duffey, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Douglas Duffey

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

2/9, 2/16, 2/23/2024

PUBLIC NOTICES

Estate of Michael D. Gottfried, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Travis Michael Gottfried
810 Woodlawn Circle
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/9, 2/16, 2/23/2024

Estate of Roger L. Hawbaker, a/k/a Roger Lee Hawbaker, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Farmers and Merchants Trust Company of
Chambersburg
1500 Nitterhouse Drive
Chambersburg, PA 17201
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

2/9, 2/16, 2/23/2024

Estate of John J. Horoschak, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Farmers and Merchants Trust Company of
Chambersburg
1500 Nitterhouse Drive
Chambersburg, PA 17201
Attorney:
Glen and Glen, LLC
237 East Queen Street
Chambersburg, PA 17201-2205

2/9, 2/16, 2/23/2024

Estate of Bryan E. Kendall, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Bradley G. Kendall
c/o Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

2/9, 2/16, 2/23/2024

Estate of Ronald G. McCleary, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
Kathy Bittinger
Kimberly Ridenour
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

2/9, 2/16, 2/23/2024

Estate of Neil Elwood Mellott, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Yvonne L. Mellott
30902 Clubhouse Drive, Unit 28-D
Laguna Niguel, CA 92677
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

2/9, 2/16, 2/23/2024

Estate of Ruth Irene Metz, a/k/a Ruth H. Metz, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Betsy A. Metz
17 Hillcrest Avenue
Waynesboro, PA 17268
David A. Metz
319 Cumberland Avenue
Chambersburg, PA 17201
James E. Metz
211 Colonial Drive
Chambersburg, PA 17202
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

2/9, 2/16, 2/23/2024

Estate of Jean M. Sweeney, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Anne C. Wood
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

2/9, 2/16, 2/23/2024

Estate of James C. Zeger, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:
Heather Z. Reynosa
c/o Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

2/9, 2/16, 2/23/2024

PUBLIC NOTICES

Third Publication

Estate of Mary Jane Benchoff, a/k/a Mary J. Benchoff, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Vicky Lynn Warner

Barbara Jo Piper

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

2/2, 2/9, 2/16/2024

Estate of Olga Anna Blanc, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company

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

2/2, 2/9, 2/16/2024

Estate of Karen J. Bumbaugh, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Matthew S. Bumbaugh

c/o Jackson Law Firm, PLLC

1215 Manor Drive, Suite 202

Mechanicsburg, PA 17055

Attorney:

Jaron P. Castranio

Jackson Law Firm, PLLC

1215 Manor Drive, Suite 202

Mechanicsburg, PA 17055

2/2, 2/9, 2/16/2024

Estate of Terry L. Bumbaugh, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Matthew S. Bumbaugh

c/o Jackson Law Firm, PLLC

1215 Manor Drive, Suite 202

Mechanicsburg, PA 17055

Attorney:

Jaron P. Castranio

Jackson Law Firm, PLLC

1215 Manor Drive, Suite 202

Mechanicsburg, PA 17055

2/2, 2/9, 2/16/2024

Estate of Celena H. Casseday, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Stacey C. Deardorff

c/o Salzman Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

Attorney:

Nancy H. Meyers

Salzman Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

2/2, 2/9, 2/16/2024

Estate of Rebecca L. Dopp, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Reid Snyder

656 Mickey Inn Road

Chambersburg, PA 17202

2/2, 2/9, 2/16/2024

Estate of Trudy L. Gerhart, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Andrea J. Geesaman

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

2/2, 2/9, 2/16/2024

Estate of Tina Marie Houpt, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Jill Frazier

210 Beechwood Lane

Chambersburg, PA 17201

Attorney:

Gary J. Imblum

4615 Derry Street

Harrisburg, PA 17111

2/2, 2/9, 2/16/2024

Estate of M. Susan Keefer, a/k/a Mildred Susan Keefer, a/k/a Sue Keefer, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Kathy R. Smetzer

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

2/2, 2/9, 2/16/2024

PUBLIC NOTICES

Estate of Barbara J. Kegerreis, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Bridgette Gettel

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

2/2, 2/9, 2/16/2024

Estate of David J. Klinepeter, a/k/a David James Klinepeter, late of the Borough of McConnellsburg, Fulton County, Pennsylvania.

Personal Representative:

David M. Klinepeter

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

2/2, 2/9, 2/16/2024

Estate of Louise H. Kuhn, a/k/a Louise Anna Kuhn, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representatives:

Linda M. Brechbiel

5564 Oakwood Drive

Mercersburg, PA 17236

Ronda S. Gehr

429 Bear Valley Road

Fort Loudon, PA 17224

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

2/2, 2/9, 2/16/2024

Estate of William S. Marangoni, a/k/a William Sergio Marangoni, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Donald J. Marangoni & Ronald Marangoni

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

2/2, 2/9, 2/16/2024

Estate of Kay L. McNett, a/k/a Kaoka L. McNett, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Cindy L. Kneiss

c/o Stacy Pineo Hurt

946 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Stacy Pineo Hurt

946 Lincoln Way East

Chambersburg, PA 17201

2/2, 2/9, 2/16/2024

Estate of Romaine E. Napier, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Sharon D. Devereux

3600 56TH Street North

St. Petersburg, FL 33710

Robert D. Napier

66 South Strawberry Hill Drive

Fayetteville, PA 17222

Attorney:

Barbara Townsend

32 West Queen Street

Chambersburg, PA 17201

2/2, 2/9, 2/16/2024

Estate of John C. Powell, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Nancy L. Morton

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

2/2, 2/9, 2/16/2024

Estate of Helen G. Rebeck, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Joy Cofield

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

2/2, 2/9, 2/16/2024

Estate of Seth J. Rheam, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Dawn S. Rheam

c/o Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

Attorney:

James D. Hughes

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

2/2, 2/9, 2/16/2024

PUBLIC NOTICES

Estate of Suzan G. Shadle, a/k/a Suzan Gertrude Shadle,
late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Josh R. Shadle
c/o Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

2/2, 2/9, 2/16/2024

Estate of Richard C. Shull, a/k/a Richard Carl Shull, late
of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Roger Shank
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

2/2, 2/9, 2/16/2024

Estate of Mary E. Stefanic, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representative:

Charles L. Stefanie, Jr.
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

2/2, 2/9, 2/16/2024

Estate of Thomas F. Stonesifer, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Todd F. Stonesifer
1134 Kennebec Drive
Chambersburg, PA 17202

Attorney:

William R. Church
Sigma Legal Advisors
2101 Market Street
Camp Hill, PA 17011

2/2, 2/9, 2/16/2024

Estate of Barbara S. Swarey, late of Fannett Township,
Franklin County, Pennsylvania.

Personal Representative:

Elizabeth S. Swarey
16832 Dry Run Road South
Dry Run, PA 17220

Attorney:

Joseph A. Macaluso
P.O. Box 83
Orrstown, PA 17244

2/2, 2/9, 2/16/2024

PUBLIC NOTICES

SHERIFF'S SALE MARCH 8, 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/ffariklncountypasherriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than April 5, 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. 2023-1243 PENNYMAC LOAN SERVICES LLC

vs

JESSE BAKER ET AL, LACI BAKER

PROPERTY ADDRESS: 11538 Anthony Highway, Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q07-.053A-000000

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

having a street address of 11538 Anthony Highway, Waynesboro, PA 17268

Writ of Execution filed by: KML Law Group, P.C.

Suite 5000

The Lits Building

701 Market Street, Philadelphia PA 19106

No. 2023-1804 PENNYMAC LOAN SERVICES LLC

vs

CRYSTAL BENTON, LEONARD MARONE

PROPERTY ADDRESS: 66 5TH AVENUE, FAYETTEVILLE, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C23N-065-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 66 5th Avenue

Fayetteville, PA 17222

SOLD as the property of CRYSTAL BENTON and LEONARD MARONE

DEED BOOK: Instrument No: 202015707

DEED PAGE: Instrument No: 202015707

Writ filed by KML Law Group, P.C.

701 Market St

Suite 5000

Philadelphia, PA 19106

No. 2023-3723 PENNYMAC LOAN SERVICES LLC

vs

JODIE BURGER

PROPERTY ADDRESS: 5555 Timmons Drive, Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 17-0J19-.056-.000000

BEGINNING at a point on a proposed road known as Timmons Drive at Lot No. 13, having a street address of 5555 Timmons Drive, Greencastle, Pennsylvania 17225

WRIT OF EXECUTION FILED BY: Powers Kim LLC

8 Neshaminy Interplex

Suite 215

Trevoze, PA 19053

No. 2023-2232 TRUIST BANK FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY

vs

CHRISTOPHER C L CUSTER, UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

PROPERTY ADDRESS: 59 Saint Andrews Drive, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5B58-.092-.000000

ALL that certain piece or parcel or Tract of land situate in the Borough of Waynesboro, Franklin County, Pennsylvania and being known as 59 Saint Andrews Drive, Waynesboro, Pennsylvania 17268.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT:\$41,939.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Charles C L Custer and United States of America c/o United States Attorney for the Middle District of Pennsylvania

McCabe Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

No. 2023-3203 CROSSCOUNTRY MORTGAGE LLC

vs

STEVEN EARL ERRICKSON

PROPERTY ADDRESS: 5430 Forest Lane, Fort Loudon, PA 17224

UPI /TAX PARCEL NUMBER: 15-0H23-.047-.000000

ALL that certain lot or piece of ground situate in Metal Township, Franklin County, Pennsylvania having a street address of 5430 Forest Lane, Fort Loudon, PA 17224

Writ of Execution filed by: Manley Deas Kochalski, LLC

PO Box 165028

Columbus, OH 43216-5028

PUBLIC NOTICES

No. 2023-2238

CROSSCOUNTRY MORTGAGE LLC

vs

CHELSEY RENEE FORD, TYLER SCOTT FORD

PROPERTY ADDRESS: 7784Anthony Highway,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L 13A-021.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 7784 Anthony Highway
Waynesboro, PA 17268

SOLD as the property of CHELBY RENEE FORD and
TYLER SCOTT FORD

DEED BOOK: INSTRUMENT NUMBER: 202123350

DEED PAGE: INSTRUMENT NUMBER: 202123350

No. 2023-2811

US BANK NATIONAL ASSOCIATION AS

SUCCESSOR BY MERGER TO US BANK

NATIONAL ASSOCIATION ND

vs

JOHN F. HICKS, AUDREY M. HICKS

PROPERTY ADDRESS: 273 Hykes Road East,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A32G-074.-000000

ALL those certain lots or pieces of ground situate in
Antrim Township, Franklin County, Pennsylvania

IMPROVEMENTS: RESIDENTAL PROPERTY

WRIT OF EXECUTION FILED BY: RAS LAW OFFICE
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

No. 2020-932

PNC BANK NATIONAL ASSOCIATION,

SUCCESSOR BY MERGER TO NATIONAL CITY

MORTGAGE, A DIVISION OF NATIONAL CITY

BANK

vs

**ROY HOCKENBERRY, ADMINISTRATOR OF THE
ESTATE OF ROXANE TAMMY HOCKENBERRY,
A/K/A ROXANE TAMMY STARR, DECEASED ET AL,
JOHN STAR, ADMINISTRATOR OF THE ESTATE OF
ROXANE TAMMY HOCKENBERRY, A/K/A ROXANE
TAMMY STARR, DECEASED**

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

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

IMPROVEMENTS consist of a residential dwelling.

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

DEED BOOK: 3393

DEED PAGE: 437

WRIT OF EXECUTION FILED BY: KML Law Group PC

Suite 5000

701 Market Street

Philadelphia, PA 19106

No. 2023-2726

GUILD MORTGAGE COMPANY LLC

vs

ORMONNIE LEE ET AL, DEVAN M. COUVERTIER

PROPERTY ADDRESS: 2610 Banbury Lane,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 09-0C19.-246.-000000

ALL the following described real estate lying and
being situate in Greene Township, Franklin County,
Pennsylvania having a street address of 2610 Banbury
Lane, Chambersburg, PA 17202

Writ of Execution filed by: MANLEY DEAS KOCHALSKI
LLC

PO BOX 165028

COLUMBUS OHIO 43216-5028

PUBLIC NOTICES

No. 2023-3174

**ALLIED FIRST BANK SB ADA SERVABANK
vs**

SCOTT MANGES ET AL, KENDRA KELLER

PROPERTY ADDRESS: 3296 Williamson Road,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A06-.064-.000000

ALL that certain lot or piece of ground situate in Antrim Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 3296 Williamson Road, Greencastle, PA 17225

Writ of Execution filed by: MANLEY DEAS KOCHALSKI,
LLC

PO BOX 165028
COLUMBUS, OH 43216-5028

No. 2023-3104

**MORTGATE SOLUTIONS OF COLORADO, LLC,
DBA MORTGAGE SOLUTIONS FINANCIAL
vs**

TAMI MAPLE

PROPERTY ADDRESS: 7814 KUHN ROAD,
GREENCASTLE, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A06-.018A-000000

The land referred to herein below is situated in the County of Franklin, State of Pennsylvania, and is described as follows:

7814 Kuhn Road Greencastle PA, 17225

Instrument 201508744

Filed by: Powers Kirn, LLC
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053

No. 2023-1946

**BANK OF NEW YORK MELLON TRUST COMPANY,
N.A. AS TRUSTEE FOR MORTGAGE ASSESTS
MANAGEMENT SERIES I TRUST C/O PHH
MORTGAGE CORPORATION
vs**

**MICHAEL E. MARTIN, IN HIS CAPACITY AS
EXECUTOR AND HEIR OF THE ESTATE OF
MAE ELLEN MARTIN A/K/A MAE E. MARTIN, ET
AL., MICHAEL E. MARTIN, IN HIS CAPACITY AS
EXECUTOR AND HEIR OF THE ESTATE OF MAE
ELLEN MARTIN A/K/A MAE E. MARTIN, THOMAS
E. MARTIN, IN HIS CAPACITY AS HEIR OF MAE
ELLEN MARTIN A/K/A MAE E. MARTIN, REBECCA
LEHMAN, IN HER CAPACITY AS HEIR OF MAE
ELLEN MARTIN A/K/A MAE E. MARTIN, RUTH
FRESHMAN, IN HER CAPACITY AS HEIR OF MAE
ELLEN MARTIN A/K/A MAE E. MARTIN**

PROPERTY ADDRESS: 5495 Race Track Road, Saint
Thomas, PA 17252

UPI/ TAX PARCEL NUMBER: 20-0M18-.046-.000000

ALL THAT CERTAIN lot or piece of ground situate in St. Thomas Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 5495 Racetrack Road aka 5495 Race Track Road, Saint Thomas, PA 17252

TITLE to said premises is vested in Mae Ellen Martin, Widow, as sole owner by deed from Mae Ellen Martin, widow, date recorded April 22, 2009 Instrument No. 200908814

Mae Ellen Martin is deceased, Date of death was May 4, 2020

Writ of Execution filed by: RAS Law Offices
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054

No. 2023-2725

**TRUIST BANK F/K/A BRANCH BANKING & TRUST
COMPANY**

vs

**BRIEN M. PLANK, ADMINISTRATOR OF THE
ESTATE OF SANDRA L. PLANK**

PROPERTY ADDRESS: 441 Williamson Road,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A 12-.068-.000000

ALL that certain piece or parcel or Tract of land situate in Antrim Township, Franklin County, Pennsylvania, and being known as 441 Williamson Road, Greencastle, Pennsylvania 17225.

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$66,996.25

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Brien M. Plank, Administrator of the
Estate of Sandra L. Plank

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

PUBLIC NOTICES

No. 2022-3341

**DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE, IN TRUST FOR REGISTERED
HOLDERS OF LONG BEACH MORTGAGE LOAN
TRUST 2006-4, ASSET-BACKED CERTIFICATES,
SERIES 2006-4**

VS

TERRY RIHEL, TERI RIHEL

PROPERTY ADDRESS: 433 Hamilton Avenue,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C23-.036.-000000

ALL that certain tract or parcel of real estate lying and
being situate in the Borough of Waynesboro, Franklin
County, Pennsylvania.

BEING the same premises which Teri Yoder-Rihel by
Deed dated 3/6/2006 and recorded in the Office of
Recorder of Deeds of Franklin County on 3/8/2006 at
Book 3067, Page 554 granted and conveyed unto Teri
L. Yoder-Rihel and Terry L. Rihel, wife and husband.

Writ of Execution filed by: STERN & EISENBERG
1581 MAIN STREET, SUITE 200
WARRINGTON, PA 18976

No. 2023-1546

PNC BANK NATIONAL ASSOCIATION

VS

**ELIZABETH H. RIST, HOME FUNDING OPTIONS,
INC., AS TRUSTEE OF THE 377 GRANDVIEW
AVENUE FAMILY LAND TRUST, BRIAN D.
STOUDER, ANGELA R. STOUDER**

PROPERTY ADDRESS: 377 Grandview Avenue,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 05-1B39-.006.-000000

ALL the following described real estate lying and being
situate in the Borough of Chambersburg, Franklin County,
Pennsylvania having a street address of 377 Grandview
Avenue, Chambersburg, PA 17201

Writ of Execution filed by: Manley Deas Kochalski, LL
PO Box 165028,
Columbus OH 43216-5028

No. 2023-2179

UNION HOME MORTGAGE CORP

VS

**BROOKE E. STROHM ET AL, CHASE FARROW,
BROOKE STROHM**

PROPERTY ADDRESS: 126 Kennedy Street,
Chambersburg, PA 17202

UPI / TA:X. PARCEL NUMBER: 10-0D20N-107.-000000

ALL the following described two tracts of real estate
lying and being situate in Guilford Township, Franklin
County having a street address of 126 Kennedy Street,
Chambersburg, PA 17202

Writ of Execution filed by: Manley Deas Kochalski

PO Box 165028
Columbus, OH 43216

No. 2023-21

**US BANK TRUST NATIONAL ASSOCIATION, NOT
IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR VRMTGASSET**

VS

DUSTIN C. TOLBERT, TERI L. TOLBERT

PROPERTY ADDRESS: 14381 Penn Dixie Lane,
Greencastle, PA 17225

UPI / TA:X. PARCEL NUMBER: 01-0A27Q-008A-000000

ALL THAT CERTAIN following real estate lying and being
situate in Greenvew Acres, Antrim Township, Franklin
County, Pennsylvania having a street address of 14381
Penn Dixie Lane, Greencastle PA 17225

Writ of Execution filed by: KML Law Group P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106

No. 2019-4117

CASCADE FUNDING MORTGAGE TRUST HB1

VS

**ANGIE LOUISE WINGERT, IN HER CAPACITY AS
HEIR OF JANET M. WINGERT; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
 FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JANET M.
WINGERT**

PROPERTY ADDRESS: 3812 Letterkenny Road,
Chambersburg, PA 17201

UPI/ TA:X. PARCEL NUMBER: 09-0C07-.032.-000000

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

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

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

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

CUT OFF DATES	SALE DATES
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

2/16, 2/23, 3/1/2024