

# Franklin County Legal Journal

Vol. 40, No. 19

November 4, 2022

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 Vonda L. Bonner, a/k/a Vonda LaRue Bonner, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Christy L. Bonner  
222 North Broad Street  
Waynesboro, PA 17268  
Dylan L. Bonner  
59 Marilyn Drive  
Carlisle, PA 17013

Attorney:

Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

11/4, 11/11, 11/18/2022

Estate of Jill L. Garland, a/k/a Jill Lynette Garland, a/k/a Jill Lynette Maisuradze, a/k/a Jill L. Hill, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Bondo Maisuradze  
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

11/4, 11/11, 11/18/2022

Estate of Katrina Ruth Halter, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Judith Stitely  
11534 Old Forge Road  
Waynesboro, PA 17268

Attorney:

Andrew J. Benchoff  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

11/4, 11/11, 11/18/2022

Estate of Carl H. Kauffman, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Gregory A. Kauffman  
c/o Jeffrey S. Evans, Esquire  
2021 East Main Street  
Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans  
2021 East Main Street  
Waynesboro, PA 17268

11/4, 11/11, 11/18/2022

Estate of Shirley S. Pensinger, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Tabitha Livingston  
1267 Roxbury Avenue  
Johnstown, PA 15905  
Attorney:  
Wertime Guyer LLC  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

11/4, 11/11, 11/18/2022

Estate of Donald R. Poole, Sr., late of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Donald R. Poole, Jr.  
608A South Potomac Street  
Waynesboro, PA 17268  
Dawn Marie Butler  
840 Mount Cydonia  
Fayetteville, PA 17222

Attorney:

Andrew J. Benchoff  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

11/4, 11/11, 11/18/2022

Estate of Nancy McCormick Reichenbach, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Holly A. Kann  
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

11/4, 11/11, 11/18/2022

Estate of Edna L. Scubelek, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

S. Susan McMurtray  
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

11/4, 11/11, 11/18/2022

## **PUBLIC NOTICES**

Estate of Rhoda L. Shannon, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Rose M. Grissinger  
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

11/4, 11/11, 11/18/2022

### **Second Publication**

Estate of Sally L. Berkite, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Mary B. Hall  
Brian J. Berkite  
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

10/28, 11/4, 11/11/2022

Estate of William E. Brake, Jr., a/k/a William Edward Brake, Jr., late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Sherry L. Witmer  
Tina L. Sellers  
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

10/28, 11/4, 11/11/2022

Estate of Marian L. Burkett, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Mary Ann Mellott  
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

10/28, 11/4, 11/11/2022

Estate of Ruth A. Carson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

James R. Carson  
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

10/28, 11/4, 11/11/2022

Estate of William H. Cressler, a/k/a William H. Cressler, Sr., late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

William H. Cressler  
9516 Molly Pitcher Highway  
Shippensburg, PA 17257  
Carla C. Lynch  
255 Airport Road  
Shippensburg, PA 17257  
Angela C. Kuhn  
9492 Molly Pitcher Highway  
Shippensburg, PA 17257

Attorney:

Elyse E. Rogers  
Mette, Evans & Woodside  
3401 North Front Street  
P.O. Box 5950  
Harrisburg, PA 17110-0950

10/28, 11/4, 11/11/2022

Estate of Kathryn L. Group, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Deanna F. Hartman  
2557 Mercersburg Road  
Saint Thomas, PA 17252  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

10/28, 11/4, 11/11/2022

Estate of Margaret Virginia Herman, a/k/a Margaret Daum Herman, a/k/a Margaret D. Herman, a/k/a Margaret V. Herman, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Ann L. Culbertson  
Mark W. Herman  
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

10/28, 11/4, 11/11/2022

## PUBLIC NOTICES

Estate of Alice R. Holtzinger, late of Quincy Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Rebecca H. Willis  
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

10/28, 11/4, 11/11/2022

Estate of Kevin J. Kemrer, Sr., late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Jenell Spangler  
c/o May Herr & Grosh, LLP  
234 North Duke Street  
Lancaster, PA 17602  
Attorney:  
Bradley A. Zuke  
May Herr & Grosh, LLP  
234 North Duke Street  
Lancaster, PA 17602

10/28, 11/4, 11/11/2022

Estate of Ilene R. Minnich, late of the Borough of  
Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Dennis L. Minnich  
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

10/28, 11/4, 11/11/2022

Estate of Larry R. Nicholson, late of Washington  
Township, Franklin County, Pennsylvania.

Personal Representatives:  
Karen E. Swain  
Carol Ann McMullen  
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

10/28, 11/4, 11/11/2022

Estate of Helen E. Osbaugh, a/k/a Helen Elizabeth  
Osbaugh, late of Greene Township, Franklin County,  
Pennsylvania.

Personal Representatives:  
J. Edward Osbaugh, Jr.  
330 Ronald Drive  
Greencastle, PA 17225  
Attorney:  
J. Edgar Wine  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

10/28, 11/4, 11/11/2022

Estate of Helen I. Shook, a/k/a Helen Irene Shook,  
late of the Borough of Chambersburg, Franklin County,  
Pennsylvania.

Personal Representative:  
Sharon Lee Rowe  
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

10/28, 11/4, 11/11/2022

Estate of Phyllis D. Thompson, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Leroy E. Beitzel, III  
1131 Cider Press Road  
Chambersburg, PA 17202  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

10/28, 11/4, 11/11/2022

Estate of Charles Earl Young, Sr., a/k/a Charles E.  
Young, late of the Borough of Greencastle, Franklin  
County, Pennsylvania.

Personal Representative:  
Paul A. Young  
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

10/28, 11/4, 11/11/2022

## PUBLIC NOTICES

### Third Publication

Estate of Steven Douglas Carroll, Sr., late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Bryan P. Carroll and Steven D. Carroll, Jr.

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

10/21, 10/28, 11/4/2022

Estate of Phyllis J. Gray, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Barbara L. Miller

27 North Price Avenue

Waynesboro, PA 17268

Elwood Lee Gray

2961 Anthony Highway

Waynesboro, PA 17268

Attorney:

Deborah K. Hoff

154 South Potomac Street

Waynesboro, PA 17268

10/21, 10/28, 11/4/2022

Estate of Emma E. Green, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Jo Ann Heckman

4791 Yohe Road

Waynesboro, PA 17268

Attorney:

Clayton A. Lingg

Mooney Law

230 York Street

Hanover, PA 17331

10/21, 10/28, 11/4/2022

Estate of Nelson F. Kane, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Patricia L. Fellenbaum

c/o Law Office of James Clark

277 Millwood Road

Lancaster, PA 17603

Attorney:

James R. Clark

Law Office of James Clark

277 Millwood Road

Lancaster, PA 17603

10/21, 10/28, 11/4/2022

Estate of Joyce M. Lindner, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Douglas C. Lindner

Andrea L. Mowen

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

10/21, 10/28, 11/4/2022

Estate of James Knox Polk, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Robert M. Wynne

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

10/21, 10/28, 11/4/2022

Estate of Allan R. Quynn, a/k/a Allan Ray Quynn, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Norman A. Quynn

709 Mason Avenue

Kennett Square, PA 19348

Attorney:

John W. Frey

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

10/21, 10/28, 11/4/2022

Estate of Sandra Lee Reineman, a/k/a Sandra L. Reineman, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Lane A. Reineman

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

10/21, 10/28, 11/4/2022

Estate of Helen L. Stahl, a/k/a Helen Louise Stahl, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Melody Ann Baum

350 Zarger Road

Greencastle, PA 17225

Attorney:

Wertime Guyer LLC

35 North Carlisle Street, Suite A

Greencastle, PA 17225

10/21, 10/28, 11/4/2022

## **PUBLIC NOTICES**

### **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, Act No. 1982-295, of the filing with the Department of State of the Commonwealth of Pennsylvania, on August 29, 2022, an application for a certificate for the conducting of a business under the assumed or fictitious name of Premier Photo Booth Rentals. The name and address of the entity interested in said business is Kovu Investments LLC, 224 Crown Court, Waynesboro, PA 17268.

11/4/2022

### **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN that on or about April 27th, 2022, an application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania pursuant to the Fictitious Name Act, for the purpose of registering a Pennsylvania fictitious name. The fictitious name is Royal Flush Cleaning and its registered office is located at 240 W Main St, Waynesboro PA 17268. The fictitious name is registered to Sarah Carter, 240 W Main Street, Apt 1, Waynesboro, PA 17268.

11/4/2022

### **LEGAL NOTICE**

STATE OF MINNESOTA DISTRICT COURT, COUNTY OF ANOKA, TENTH JUDICIAL DISTRICT, FAMILY COURT DIVISION, Court File Number:

In Re the Marriage of: NUNH MONIQUE BOAYUE, Petitioner, and JOSEPH ONESIMUS LLOYD, Respondent.

SUMMONS FOR MARITAL DISSOLUTION

**THE STATE OF MINNESOTA TO THE ABOVE-NAMED RESPONDENT:**

**YOU ARE HEREBY SUMMONED AND REQUIRED** to serve upon Petitioner's attorney an answer to the Petition for Dissolution of Marriage, which is herewith served upon you, within thirty (30) days after service of this Summons upon you, exclusive of the day of such service. If you fail to do so, judgment by default will be taken against you for the relief prayed for in the Petition.

**YOU ARE FURTHER NOTIFIED,** the Rule 114 of the Minnesota General Rules of Practice provides that alternative dispute resolution (ADR) must be considered for nearly all contested civil cases filed in district court. Upon receipt of the completed certificate of Representation and parties as required by Rule 104 of the General Rules of Practice, the court administrator will provide the attorneys of record and unrepresented parties with information about ADR processes available to the county and the availability list of neutrals who provide ADR services in that county. After the filing of this action, the parties in a contested action are required to promptly confer regarding case management issues, including the selection and timing of the ADR process. Following this conference ADR information shall be included in the informational statement required by Rules 111.02 and 304.02 of the Minnesota General Rules of Practice. In contested actions, the parties and their attorneys are encouraged to resolve their disputes through the ADR process, if possible.

**NOTICE OF TEMPORARY RESTRAINING PROVISIONS UNDER MINNESOTA LAW.**

SERVICE OF THIS SUMMONS MAKES THE FOLLOWING REQUIREMENTS APPLY TO BOTH PARTIES TO THIS ACTION, UNLESS THEY ARE MODIFIED BY THE COURT OR THE PROCEEDINGS IS DISMISSED.

(1) NEITHER PARTY MAY DISPOSE OF ANY ASSETS EXCEPT (i) FOR THE NECESSITIES OF LIFE OR FOR THE NECESSARY GENERATION OF INCOME OR PRESERVATION OF ASSETS (ii) BY AN AGREEMENT IN WRITING, OR (iii) FOR RETAINING COUNSEL TO CARRY ON OR TO CONTEST THIS PROCEEDING;

(2) NEITHER PARTY MAY HARASS THE OTHER PARTY

(3) ALL CURRENTLY AVAILABLE INSURANCE COVERAGE MUST BE MAINTAINED AND CONTINUED WITHOUT CHANGE IN COVERAGE OR BENEFICIARY DESIGNATION.

**IF YOU VIOLATE ANY OF THESE PROVISIONS, YOU WILL BE SUBJECT TO SANCTIONS BY THE COURT.**

(4) PARTIES TO A MARRIAGE DISSOLUTION PROCEEDING ARE ENCOURAGED TO ATTEMPT ALTERNATIVE DISPUTE RESOLUTION PURSUANT TO MINNESOTA LAW. ALTERNATIVE DISPUTE RESOLUTION INCLUDES MEDIATION, ARBITRATION, AND OTHER PROCESSES AS SET FORTH IN THE DISTRICT COURT RULES. YOU MAY CONTACT THE COURT ADMINISTRATOR ABOUT RESOURCES IN YOUR AREA. IF YOU CANNOT PAY FOR MEDIATION OR ALTERNATIVE DISPUTE RESOLUTION, IN SOME COUNTIES, ASSISTANCE MAY BE AVAILABLE TO YOU THROUGH A NONPROFIT PROVIDER OR A COURT PROGRAM. IF YOU ARE A VICTIM OF DOMESTIC ABUSE OR THREATS OF ABUSE AS DEFINED IN MINNESOTA STATUTES, CHAPTER 618B, YOU ARE NOT REQUIRED TO TRY MEDIATION AND YOU WILL NOT BE PENALIZED BY THE COURT IN LATER PROCEEDINGS.

YOU ARE FURTHER NOTIFIED that income tax laws regarding the capital gains tax may apply to the sale of a principal residence. This includes, but is not limited to, the exclusion available on the sale of a principal residence for those over a certain age under Section 212 of the Internal Revenue Code of 1986, or other applicable law. Unless otherwise specifically stated, the party who receives the principal residence is entitled to have the first choice in exercising this offset. The parties may wish to consult with an attorney concerning the applicable law

Dated April 15, 2022

Mary Sherman Hill id 100250  
Attorney for Petitioner  
888 W. Co Rd D Suite 301  
New Brighton, MN 55112  
Tel. 651-633-0064

10/28, 11/4, 11/11/2022

## PUBLIC NOTICES

### **NAME CHANGE NOTICE**

Notice is hereby given that Vicki Bowers, of Chambersburg, Franklin County, Pennsylvania, has petitioned the Court of Common Pleas of the 39th Judicial District to legally change her name to Vicki Bomer. A hearing on this matter will be held on December 15, 2022 at 9:30 a.m. in Courtroom 4 of the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

11/4/2022

### **NAME CHANGE NOTICE**

Notice is hereby given that Sadie E. C. Falcone of Chambersburg, Franklin County, Pennsylvania, has petitioned the Court of Common Pleas of the 39th Judicial District of Pennsylvania to legally change the name of Quinlynn Louella Falcone to Quinlynn Louella Cover. A hearing on the matter shall be held on November 29, 2022 at 9:30 a.m., at the Franklin County Judicial Center, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

Stephen D. Kulla, Esquire  
Kulla, Barkdoll & Stewart, P.C.  
9 E. Main Street  
Waynesboro, PA 17268

11/4/2022

### **SHERIFF'S SALE NOVEMBER 18, 2022**

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/franklincountypasheriffsales](http://www.bid4assets.com/franklincountypasheriffsales). All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than December 16, 2022 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. 2022-1831 FREEDOM MORTGAGE CORPORATION**

vs

**TYLER R. FARNER**

PROPERTY ADDRESS: 32 North Franklin Street,  
Waynesboro, PA 17268  
UPI / TAX PARCEL NUMBER: 25-5A64-.090-.000000  
ALL that certain lot or piece of ground situate in  
Waynesboro Borough, County of Franklin,  
Commonwealth of Pennsylvania.

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#### **No. 2022-1693 PINGORA LOAN SERVICING, LLC**

vs

**HEIDI J. GREEN, KEITH A. CARBAUGH, DENISE  
MARTIN**

PROPERTY ADDRESS: 2728 Johnson Drive,  
Chambersburg, PA 17201  
UPI / TAX PARCEL NUMBER: 09-0C07-.070-.000000  
ALL that certain piece or parcel or Tract of land situate  
in Greene Township, Franklin County, Pennsylvania.

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#### **No. 2022-1041 U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V C/O RUSHMORE LOAN MANAGEMENT SERVICES, LLC AS SERVICER FOR MORTGAGEE**

vs

**CARRIE W. LANE**

PROPERTY ADDRESS: 442 Scott Avenue, Waynesboro,  
PA 17268  
UPI / TAX PARCEL NUMBER: 26-5C22-.005-.000000  
ALL the following described real estate, together with the  
improvements thereon and all the rights, ways, privileges  
and appurtenances thereunto belonging or in anywise  
appertaining, locally known as 442 Scott Avenue, lying  
and being situate in the Borough of Waynesboro, Franklin  
County, Pennsylvania

## PUBLIC NOTICES

No. 2022-53

**FARMERS & MERCHANTS TRUST COMPANY OF  
CHAMBERSBURG**

**VS**

**MELANIE LERNER, FRANK E. ALLEN**

PROPERTY ADDRESS: 46 Nottingham Drive,  
Chambersburg, PA 17201

UPI/TAX PARCEL NUMBER: 11-0E10.-150.-000000

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

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No. 2022-1856

**FREEDOM MORTGAGE CORPORATION**

**vs**

**THOMAS F. LOWE, BRIANNA N. LOWE**

PROPERTY ADDRESS: 568 South Carlisle Street,  
Greencastle, PA 17225

UPI/TAX PARCEL NUMBER: 08-2852.-038.-000000

ALL those certain lots or pieces of ground situate in the  
Borough of Greencastle, Franklin County, Pennsylvania

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No. 2021-1124

**THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDER OF  
CWABS, INC. ASSET-BACKED CERTIFICATES,  
SERIES 2007-BCI**

**vs**

**THAO NGO**

PROPERTY ADDRESS: 498 South Carlisle Street,  
Greencastle, PA 17225

UPI/TAX PARCEL NUMBER: 08-2B52.-039.-000000

ALL THAT CERTAIN piece, parcel, or tract of land situate,  
lying and being in Greencastle Borough, Franklin County,  
Pennsylvania

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No. 2022-1497

**US BANK TRUST NATIONAL ASSOCIATION AS  
TRUSTEE OF TIKI SERIES IV TRUST**

**vs**

**BERNARD E. PARK, CYNTHIA A. PARK**

PROPERTY ADDRESS: 12473 Cumberland Highway,  
Orrstown, PA 17244

UPI/TAX PARCEL NUMBER: 13-0G17.-043.-000000

ALL the following described tract of land, lying and  
being situate in Lurgan Township, Franklin County,  
Pennsylvania

---

No. 2021-3309

**PENNSYLVANIA HOUSING FINANCE AGENCY  
VS**

**CHAD A. WARREN**

PROPERTY ADDRESS: 3508 Scotland Road,  
Chambersburg, PA 17201

UPI/TAX PARCEL NUMBER: 09-0C13.-161 F-000000

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

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No. 2021-3010

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

**vs**

**JEFFREY A. YOUNGBLOOD, 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.

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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.

### **2022 SHERIFF SALE DATES**

#### **CUT OFF DATES**

Nov 5, 2021

Jan 7, 2022

March 5, 2022

May 7, 2022

July 2, 2022

Sept 12, 2022

Nov 7, 2022

#### **SALE DATES**

Jan 14, 2022

March 11, 2022

May 13, 2022

July 8, 2022

Sept 9, 2022

Nov 18, 2022

Jan 13, 2023

10/28, 11/4, 11/11/2022