

Franklin County Legal Journal

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November 11, 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.

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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 Dorothy K. Abrams, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
F & M Trust Company
1500 Nitterhouse Drive, P.O. Box 6010
Chambersburg, PA 17201-6010

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

11/11, 11/18, 11/25/2022

Estate of Shirley I. Bender, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
Donald E. Bender
Vicki J. Mitchell
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

11/11, 11/18, 11/25/2022

Estate of Michael Lynn Holden, a/k/a Michael L. Holden, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Patrick M. Holden
c/o Keller, Keller, Beck and Ross, LLC
103 5 Wayne Avenue
Chambersburg, PA 17201

Attorney:

Tracy J. Ross
Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

11/11, 11/18, 11/25/2022

Estate of Pauline Young Johnston, a/k/a Pauline Y. Johnston, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Nancy L. Kerlin
P.O. Box 109
4062 Main Street
Scotland, PA 17254
William R. Johnston
7 Greystone Road
North East, MD 21901

Attorney:

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

11/11, 11/18, 11/25/2022

Estate of Pauline E. Nethkin, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Shirley E. Ramer
1202 Warm Spring Road
Chambersburg, PA 17202

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

11/11, 11/18, 11/25/2022

Estate of Mary Jane Sharpe, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

John W. Sharpe, II
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

11/11, 11/18, 11/25/2022

Estate of Angela G. Weagly, a/k/a Angela Victoria Weagly, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Ellen G. Rock
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

11/11, 11/18, 11/25/2022

PUBLIC NOTICES

Estate of Betty J. Witmer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Sylvia Clement
328 Nova Drive
Greencastle, PA 17225
Christine Henry
13902 Sunrise Drive
Hagerstown, MD 21740
Vicki Crider
1611 Carrolwood Drive
Sarasota, FL 34232
Marjorie Lehman
130 Strickler Run Drive
Columbia, PA 17512

Attorney:

William S. Dick
Dick, Stein, Schemel, Wine & Frey, LLP
13 West Main Street, Suite 210
Waynesboro, PA 17268

11/11, 11/18, 11/25/2022

Second 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

Third 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

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 25, 2022, for Snickerdoodles & Friends at 10119 Blue Jay Circle, Orrstown, PA 17244. The name and address of each individual interested in the business is Lou A. Fox at 10119 Blue Jay Circle, Orrstown, PA 17244. This was filed in accordance with 54 Pa.C.S.311.

11/11/2022

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS FRANKLIN COUNTY, PENNSYLVANIA

The Tax Claim Bureau for Franklin County, Pennsylvania ON OCTOBER 31, 2022, PRESENTED ITS CONSOLIDATED RETURN OF THE TAX SALE OF REAL ESTATE HELD ON SEPTEMBER 19, 2022, to the Court, and same was confirmed NISI. Unless objections or exceptions are filed thereto by any owner, lien Creditor or interested party within thirty (30) days after the date of the Consolidated return, the return will be confirmed absolutely as of course.

TAX CLAIM BUREAU OF
FRANKLIN COUNTY, PENNSYLVANIA
Jodi Marin
Director

11/11/2022

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 518B, 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

LEGAL NOTICE SERVICE OF DIVORCE BY PUBLICATION

IN THE COURT OF COMMON PLEAS OF THE 39TH
JUDICIAL DISTRICT OF PENNSYLVANIA -FRANKLIN
COUNTY BRANCH

Civil Action - Law No. 2019-4658

Rebecca Lynn Adani, Plaintiff

v.

Tunmise Adani, Defendant

SERVICE OF DIVORCE BY PUBLICATION

Per an Order of Court dated October 24, 2022, the Plaintiff has been authorized to serve the above captioned divorce complaint via publication. A Complaint in Divorce was filed on November 22, 2019.

The Defendant cannot be found and diligence has been used without effect to ascertain the location of the party to be served.

The Defendant may obtain a copy of the divorce by contacting the undersigned, or by contacting the Franklin County Prothonotary, Franklin County Courthouse, 14 North Main Street, Chambersburg, PA 17201; Telephone: 717-261-3858.

The last known mailing address of the Defendant is as follows:

Country of Nigeria

NOTICE TO DEFEND AND CLAIM RIGHTS

To: Tunmise Adani:

If you wish to defend against the claims set forth in the divorce filed in the above captioned matter, you must take action within twenty (20) days after this notice is published, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for Divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the Franklin County Courthouse, 14 North Main Street, Chambersburg, PA 17201; Telephone: 717-261-3858.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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
Telephone: 717-660-2118
www.franklinbar.org/find

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Franklin County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or the hearing.

Mathew N. Stewart
Attorney for Plaintiff
Kulla, Barkdoll & Stewart, P.C.
9 E. Main St.
Waynesboro, PA 17268
(717) 762-3374

11/11/2022

NOTICE OF VOLUNTARY WITHDRAWAL OF FOREIGN ASSOCIATION REGISTRATION

Notice is hereby given that WRESLEY REAL ESTATE LLC, a Virginia Limited Liability Company with a principal office located at 11413 Great Meadow Drive, Reston, VA 20191, and with a registered office in the Commonwealth of Pennsylvania c/o Corporation Service Company, 2592 Interstate Drive, Suite 103, Harrisburg, Dauphin County, PA 17110, is not doing business in the Commonwealth of Pennsylvania and intends to file a Statement of Voluntary Withdrawal of Foreign Association Registration with the Pennsylvania Department of State, Bureau of Corporations and Charitable Organizations, pursuant to the Pennsylvania Business Corporation Law of 1988 and the Pennsylvania Associations Code.

Jerrold A. Sulcove, Esquire
Black and Davison, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201

11/11/2022

PUBLIC NOTICES

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/franklincountypasheriiffsales. 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.

**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.

**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

**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

**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

**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

**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

PUBLIC NOTICES

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.

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	SALE DATES
Nov 5, 2021	Jan 14, 2022
Jan 7, 2022	March 11, 2022
March 5, 2022	May 13, 2022
May 7, 2022	July 8, 2022
July 2, 2022	Sept 9, 2022
Sept 12, 2022	Nov 18, 2022
Nov 7, 2022	Jan 13, 2023
	10/28, 11/4, 11/11/2022