

# Franklin County Legal Journal

Vol. 40, No. 37

March 10, 2023

Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201–2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.

## THE FRANKLIN COUNTY BAR ASSOCIATION

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### **Franklin County Legal Journal**

The Franklin County Legal Journal is published by the Franklin County Bar Association, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201–2291. Subscriptions for the weekly advance sheets are \$35 per year.

Legal notices and all other materials must be received by noon on Monday of the week of publication. Send all materials to Executive Director, editor, at [legaljournal@franklinbar.org](mailto:legaljournal@franklinbar.org) or by mail to the above address.

**POSTMASTER:** Send address changes to the Franklin County Legal Journal, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291.

# PUBLIC NOTICES

## ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against any of said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the respective personal representatives thereof or their attorneys named below.

### First Publication

Estate of Doris M. Barnhart, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Marla J. Smith  
164 Farm Lane  
Chambersburg, PA 17202

Attorney:

George E. Wenger, Jr.  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

3/10, 3/17, 3/24/2023

Estate of Paul W. Brenize, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Benjamin Brenize  
Jamie Diehl  
Nathan P. Brenize  
Brandon Whisler  
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

3/10, 3/17, 3/24/2023

Estate of Kenton H. Broyles, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Sidney H. Creager, III  
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

3/10, 3/17, 3/24/2023

Estate of Richard Allen Dudderar, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Gary Dudderar  
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

3/10, 3/17, 3/24/2023

Estate of Nancy A. Martin, a/k/a Nancy Ann Martin, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

R. Thomas Murphy  
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

3/10, 3/17, 3/24/2023

Estate of William Francis McCarthy, a/k/a William F. McCarthy, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Kari Henderson  
5312 Sovereign Place  
Frederick, MD 21703

Attorney:

Matthew R. Battersby  
Battersby Law Office  
P.O. Box 215  
Fairfield, PA 17320

3/10, 3/17, 3/24/2023

Estate of Jack L. Mickey, a/k/a Jack Lee Mickey, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Dwight L. Mickey  
2211 Lincoln Way West  
Chambersburg, PA 17202

Attorney:

Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

3/10, 3/17, 3/24/2023

Estate of Donald E. Sleighter, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Lynette S. Fisher  
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

3/10, 3/17, 3/24/2023

## PUBLIC NOTICES

Estate of Virginia G. Starliper, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representatives:

V. Kylene Keefer  
7812 McClays Mill Road  
Newburg, PA 17240  
Anna M. Trace  
181 North Blackberry Lane  
Fayetteville, PA 17222  
Ginger G. Poffenberger  
11 Red Fox Lane  
Mechanicsburg, PA 17050

Attorney:

Clayton A. Lingg  
c/o Mooney Law  
230 York Street  
Hanover, PA 17331

3/10, 3/17, 3/24/2023

Estate of Thelma M. Stevens, a/k/a Thelma Marie Stevens, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Sharon Marie Swope  
1735 Holly Lane  
Chambersburg, PA 17202

Attorney:

Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

3/10, 3/17, 3/24/2023

Estate of Robert J. Willhide, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Mary L. Warren  
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

3/10, 3/17, 3/24/2023

Estate of Gerald J. Zisa, Sr., a/k/a Gerald Joseph Zisa, Sr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Patricia A. Carney  
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

3/10, 3/17, 3/24/2023

### **Second Publication**

Estate of Dorothy Jane Armstrong, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Jack E. Armstrong  
514 Hamlet Drive West  
Spring Grove, PA 17362

Attorney:

David K. James, III  
234 Baltimore Street  
Gettysburg, PA 17325

3/3, 3/10, 3/17/2023

Estate of John M. Hull, III, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of Chambersburg  
1500 Nitterhouse Drive  
Chambersburg, PA 17202

Attorney:

Glen and Glen, LLC  
237 East Queen Street  
Chambersburg, PA 17201-2205

3/3, 3/10, 3/17/2023

Estate of Michelle Hussain, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Michaela Shy  
c/o Nicklas & Snyder  
183 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

Kristin D. Nicklas  
Nicklas & Snyder  
183 Lincoln Way East  
Chambersburg, PA 17201

3/3, 3/10, 3/17/2023

Estate of James R. Kinback, a/k/a James Kinback, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Robert F. Kinback  
11765 Carol Avenue  
Greencastle, PA 17225

Attorney:

J. Edgar Wine  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

3/3, 3/10, 3/17/2023

Estate of Evelyn F. Parks, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Darlene M. Goshorn  
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

3/3, 3/10, 3/17/2023

## PUBLIC NOTICES

Estate of Jack E. Porter, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Susan L. Shroyer  
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

3/3, 3/10, 3/17/2023

Estate of Robert K. Revicki, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Diane C. Dale  
c/o Kelso Law, LLC  
396 Alexander Spring Road, Suite 1  
Carlisle, PA 17015

Attorney:

Melissa L. Kelso  
Kelso Law, LLC  
396 Alexander Spring Road, Suite 1  
Carlisle, PA 17015

3/3, 3/10, 3/17/2023

Estate of Doris J. Rife, a/k/a, Doris Jean Rife, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Harold L. Armstrong  
1305 Mallard Road  
Camp Hill, PA 17011

Attorney:

Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

3/3, 3/10, 3/17/2023

Estate Robert C. Stewart, late of Spring Run, Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Simon Stewart  
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

3/3, 3/10, 3/17/2023

Estate William O. Taylor, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Orrstown Bank  
ATTN: Philip Fague, Vice President, Trust Officer  
77 East King Street  
Shippensburg PA 17257

Attorney:

Forest N Myers  
137 Park Place West  
Shippensburg, PA 17257

3/3, 3/10, 3/17/2023

Estate Minerva K. Trimmer, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Linda Carol Trimmer Singley  
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

3/3, 3/10, 3/17/2023

Estate Raymond L. Witter, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Barry M. Witter  
c/o Katherine L. McDonald  
Dethlefs-Pykosh Law Group, LLC  
2132 Market Street  
Camp Hill, PA 17011

Attorney:

Katherine L. McDonald  
Dethlefs-Pykosh Law Group, LLC  
2132 Market Street  
Camp Hill, PA 17011

3/3, 3/10, 3/17/2023

### **Third Publication**

Estate of Charles J. Blubaugh, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Stephen J. Blubaugh  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

Attorney:

R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

2/24, 3/3, 3/10/2023

Estate of Betty L. Carnes, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Vickie L. Carnes  
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

2/24, 3/3, 3/10/2023

## PUBLIC NOTICES

Estate of John W. Ebersole, Jr., a/k/a John William Ebersole, Jr., late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Sara Kitzmiller  
c/o Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201  
Attorney:  
Rachel C. Schreck  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

2/24, 3/3, 3/10/2023

Estate of Joe A. Furry, a/k/a Joe Ambrose Furry, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Ray M. Shields  
5433 Cumberland Highway  
Chambersburg, PA 17202  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/24, 3/3, 3/10/2023

Estate of Teresa A. George, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
DeZwaan D. Dubois  
c/o Dethlefs-Pykosh Law Group, LLC  
2132 Market Street  
Camp Hill, PA 17011  
Attorney:  
Katherine L. McDonald  
Dethlefs-Pykosh Law Group, LLC  
2132 Market Street  
Camp Hill, PA 17011

2/24, 3/3, 3/10/2023

Estate of Charles E. Gingrich, a/k/a Charles Edwin Gingrich, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert E. Gingrich  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

2/24, 3/3, 3/10/2023

Estate of Ann E. Haugh, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Jean M. Haugh  
9562 Tomstown Road  
Waynesboro, PA 17268  
Attorney:  
William S. Dick  
Dick, Stein, Schemel, Wine & Frey, LLP  
13 West Main Street, Suite 210  
Waynesboro, PA 17268

2/24, 3/3, 3/10/2023

Estate of Bettie S. Helfrick, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:  
Karen C. Kugler  
Gregory L. Kugler  
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

2/24, 3/3, 3/10/2023

Estate of Angela Hineline, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:  
Brent Kline  
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

2/24, 3/3, 3/10/2023

Estate of Amos L. Keefer, Sr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Barry L. Keefer  
c/o Kaminski, Hawbaker & Salawage, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Janice M. Hawbaker  
Kaminski, Hawbaker & Salawage, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201

2/24, 3/3, 3/10/2023

Estate of Richard E. Kennedy, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Gary E. Kennedy  
259 Misty Ridge Road  
Gettysburg, PA 17325

2/24, 3/3, 3/10/2023

Estate of Elaine Skidmore, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Justin Skidmore  
c/o Kaminski, Hawbaker & Salawage, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Janice M. Hawbaker  
Kaminski, Hawbaker & Salawage, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201

2/24, 3/3, 3/10/2023

## **PUBLIC NOTICES**

Estate of Elaine E. Sommer, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Valerie Elliott  
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

2/24, 3/3, 3/10/2023

Estate of Connie F. Wagner, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Pamela Farmer Culbertson  
2532 Smoketown Road  
Fayetteville, PA 17222

Attorney:

Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

2/24, 3/3, 3/10/2023

### **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - For Profit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 2/14/2023, for:

KJS Property Management, Inc.  
having a registered office address of:  
1035 Wayne Ave  
Suite A

Chambersburg, PA 17201-2942

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Donald L. Kornfield, Esq.  
Kornfield and Benchoff  
100 Walnut Street  
Waynesboro, PA 17268

3/10/2023

### **CORPORATION NOTICE**

Notice is hereby given that North Electric, Inc., DBA North Electric of Ohio, Inc., a foreign corporation formed under the laws of the State of Ohio and its principal office is located at 12117 Bennington Ave, Ste 200, Cleveland, OH 44135, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 2/14/23, under the provisions of Chapter 4 of the Association Transactions Act.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Franklin County.

3/10/2023

### **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Pennsylvania Department of State at Harrisburg, Pennsylvania, on December 27, 2022 for the purpose of incorporating a domestic nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the Nonprofit Corporation is **SHIPPENSBURG POLICE FOUNDATION**, and its registered office is located at 79 St. Paul Drive, Chambersburg, PA 17201.

The purpose of the corporation is to support the Shippensburg Police Department and promote police/community relations, and all other related activities as permitted under the Pennsylvania Nonprofit Corporation Law.

TYLER R. BEASTON, ESQUIRE  
SALZMANN HUGHES, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

3/10/2023

### **FICTITIOUS NAME NOTICE**

FICTITIOUS NAME REGISTRATION - An application for registration of the fictitious name NuVogue Spa 1625 E. Main St. Waynesboro, PA 17268 has been filed in the Department of State at Harrisburg, PA. File Date on or about 01/11/2023 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Lisa Kline, 9266 Oyer Drive, Waynesboro, PA 17268.

3/10/2023

### **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 November 17, 2022, an application for a certificate for the conducting of a business under the assumed or fictitious name of Weng-Lea Farms. The names and address of the individuals interested in said business are Larson D. Wenger and Jared K. Wenger, 9333 Grindstone Hill Road,

Greencastle, PA 17225.  
Andrew J. Benchoff, Esq.  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

3/10/2023

## PUBLIC NOTICES

### **SHERIFF'S SALE MARCH 10, 2023**

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/franklincountypasherriffsales](http://www.bid4assets.com/franklincountypasherriffsales). All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than APRIL 7, 2023 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. 2022-2400 RELIANCE FIRST CAPITAL LLC vs**

**JAMI D. BLANCHARD, UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF DOUGLAS ARMSTRONG**

PROPERTY ADDRESS: 3732 Scotland Main Street, Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 09-0C13M-047.-000000  
ALL the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania.

Writ of Execution, Judgment amount: \$113,597.12

MANLEY DEAS KOCHALSKI, PO BOX 165028, COLUMBUS, OHIO 43216

### **No. 2018-4709 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF LODGE SERIES III TRUST**

**JODY D. GOSHORN, SHERRY N. GOSHORN**  
PROPERTY ADDRESS: 16760 Timmons Road, Spring Run, PA 17262

UPI / TAX PARCEL NUMBER: 07-0B32.-053.-000000

By virtue of Writ of Execution No. 2018-4 709

US Bank Trust National Association as Trustee of Lodge Series III Trust v Jody D. Goshorn and Sherry N. Goshorn  
Docket Number 2018-4709

Property to be sold is situated in Spring Run, in the Township of Fannett, County of Franklin and Commonwealth of Pennsylvania.

Commonly known as: 16760 Timmons Road, Spring Run, PA 17262

Parcel Number 07-0832.-053.-000000

Improvements thereon of the residential dwelling or lot (if applicable):

JudgmentAmount: \$123,502.23

Attorneys for the Plaintiff:

Friedman Vartolo LLP

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

### **No. 2022-3319 LOANDEPOT.COM, LLC**

vs

**DANIEL B. HARRELL**

PROPERTY ADDRESS: 80 Maribeth Drive, Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 11-0E15D-001D-000000

ALL THAT CERTAIN lot or piece of ground situate in Hamilton Township, County of Franklin, Commonwealth of Pennsylvania, containing 15,81 0 square feet, residential dwelling.

Case Number 2022-3319

JudgmentAmount: \$208,631.08

Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff, A Florida Professional Limited Liability Company

### **No. 2022-2320 BMO HARRIS BANK N.A.**

vs

**DAVID G. JONES, LORIANN M. JONES**

PROPERTY ADDRESS: 423 Bradley Lane, Shippensburg, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N17.-260.-000000

The land referred to in the commitment is located in Southampton Township, County of Franklin, Commonwealth of Pennsylvania.

Residential, address; 423 Bradley Lane, Shippensburg PA 17257

Writ of Execution filed by MANLEY DEAS KOCHALSKI LLC, PO BOX 165028, COLUMBUS OHIO 43216-5028

JudgmentAmount: \$327,891.13

### **No. 2022-3504 LAKEVIEW LOAN SERVICING LLC vs**

**BRANDY L REED, JEFFREY L REED**

PROPERTY ADDRESS: 5399 Buchanan Trail West, Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 18-0K30L-023.-000000

All the following three tracts of real estate lying and being situate in the Village of Upton, Peters Township, Franklin County, Pennsylvania having a street address of 5399 Buchanan Trail West Greencastle PA 17225.

Writ of Execution filed by Robertson, Anschutz, Schneid, Crane & Partners, PLLC Law Offices, 133 Gaither Drive, Suite F, Mount Laurel, NJ 08054

Judgment amount \$244,117.95

# 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  
VS**

**TERRY RIHEL, TERI YODER-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.

Judgment amount: \$ 140,747.10

STERN & EISENBERG, PC, 1581 MAIN STREET,  
SUITE 200, WARRINGTON, PENNSYLVANIA 18976

Writ of Execution: 2022-3341

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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.

## **SHERIFF SALE DATES**

### **CUT OFF DATES**

JAN 6, 2023

MARCH 3, 2023

MAY 5, 2023

JULY 7, 2023

SEPT 1, 2023

NOV 3, 2023

### **SALE DATES**

MARCH 10, 2023

MAY 12, 2023

JULY 14, 2023

SEPT 8, 2023

NOV 10, 2023

JAN 12, 2024

2/24, 3/3, 3/10/2023