

Franklin County Legal Journal

Vol. 40, No. 52

June 23, 2023

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

THE FRANKLIN COUNTY BAR ASSOCIATION

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Franklin County Legal Journal

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

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

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

PUBLIC NOTICES

ESTATE NOTICES

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

First Publication

Estate of Andreas Leonard Alleman, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Ruby L. Wenger
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Joel R. Zullinger
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

6/23, 6/30, 7/7/2023

Estate of Jerry D. Bitner, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Saundra K. Defenderfer
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

6/23, 6/30, 7/7/2023

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

Personal Representatives:
Benjamine 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

6/23, 6/30, 7/7/2023

Estate of Helen J. Fuss, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Debra K. Morrow
271 Highland Avenue
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

6/23, 6/30, 7/7/2023

Estate of Apolonia Johnson, late of Wells Tannery, Fulton County, Pennsylvania.

Personal Representative:
Sabine C. Debski
180 Forest Road
Everett, PA 15537
Attorney:
Jeffrey A. Muriceak
Evey Black Attorneys LLC
401 Allegheny Street
Hollidaysburg, PA 16648

6/23, 6/30, 7/7/2023

Estate of Francis J. Judge, a/k/a Francis James Judge, late of Union Township, Fulton County, Pennsylvania.

Personal Representative:
Julia M. Judge
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

6/23, 6/30, 7/7/2023

Estate of Mary Ellen Kendall, a/k/a Mary E. Kendall, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Nancy J. Gamble
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

6/23, 6/30, 7/7/2023

Estate of Bill McElroy, a/k/a Bill R. McElroy, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Trudy A. Wesley
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

6/23, 6/30, 7/7/2023

Estate of Dorothy V. Miley, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Karen J. Carbaugh
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

6/23, 6/30, 7/7/2023

PUBLIC NOTICES

Second Publication

Estate of Virginia Helen Brown, a/k/a Virginia H. Brown, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:
Donna J. Eyer
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

6/16, 6/23, 6/30/2023

Estate of Velma L. Crouse, late of Ayr Township, Fulton County, Pennsylvania.

Personal Representatives:
Curtis Crouse
Mark Crouse
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

6/16, 6/23, 6/30/2023

Estate of Terry F. Earley, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representatives:
Rick F. Earley
1669 Metzler Road
Wells Tannery, PA 16691
Karen S. Creek
754 Ryan Lane
Greencastle, PA 17225
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/16, 6/23, 6/30/2023

Estate of Roberta E. Light, a/k/a Roberta Edna Light, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Bruce Geanaros
1439 Quilters Court
Chambersburg, PA 17202
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

6/16, 6/23, 6/30/2023

Estate of Franklin E. Martin, Jr., a/k/a Franklin Eugene Martin, Jr., late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:
Kathy L. Martin
c/o Bradley L. Griffie
Griffie & Associates
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015
Attorney:
Bradley L. Griffie
Griffie & Associates
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015

6/16, 6/23, 6/30/2023

Estate of Spencer Lee Shaffer, Jr., late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:
Jody A. Oberton
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

6/16, 6/23, 6/30/2023

Estate of Everett R. Spangler, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Cindy C. Spangler
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

6/16, 6/23, 6/30/2023

Estate of Mary Catherine Strait, a/k/a Kate Strait, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Jeffrey D. Strait
956 Thompson Lane
Chambersburg, PA 17202

6/16, 6/23, 6/30/2023

Estate of Barbara J. Twigg, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Cynthia L. Hartman
3842 Farmstead Drive
Fayetteville, PA 17222
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/16, 6/23, 6/30/2023

PUBLIC NOTICES

Estate of Maryann Warren, a/k/a Mary Ann Warren, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Thomas J. Warren
c/o Bess M. Collier
Feldman & Feldman, LLP
820 Homestead Road
Jenkintown, PA 19046

Attorney:

Bess M. Collier
Feldman & Feldman, LLP
820 Homestead Road
Jenkintown, PA 19046

6/16, 6/23, 6/30/2023

Third Publication

Estate of William J. Carlson, Sr., late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Kathryn E. Carlson
15084 Lurgan Road
Orrstown, PA 17244

Attorney:

Robert C. Schollaert
Black and Davison, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201

6/9, 6/16, 6/23/2023

Estate of Kerin Paul Finn, a/k/a Kerin P. Finn, a/k/a Mickey Finn, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Colleen E. Daly
c/o Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

6/9, 6/16, 6/23/2023

Estate of Elmer J. Gruver Jr., late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

E. James Gruver III
165 W. Brookline Street
Boston, MA 02118

Attorney:

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

6/9, 6/16, 6/23/2023

Estate of Nancy H. Hockenberry, aka Nancy L. Hockenberry, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

Robert K. Hockenberry, Jr. & Eloise J. Jones
c/o Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

Attorney:

Samuel E. Wiser, Jr.
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

6/9, 6/16, 6/23/2023

Estate of Louise P. Holtry, late of Franklin County, Pennsylvania.

Personal Representative:

Gail L. Holtry
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

6/9, 6/16, 6/23/2023

Estate of Mabel L. Immel, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Daryl Diller
21010 Back Road
Doylestown, PA 17219

Attorney:

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

6/9, 6/16, 6/23/2023

Estate of Edna J. Mooney, a/k/a Edna Jane Mooney, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Lois A. Stanton
c/o John D. Miller, Jr.
MPL Law Firm, LLP
96 South George Street, Suite 520
York, PA 17401

Attorney:

John D. Miller, Jr.
MPL Law Firm, LLP
96 South George Street, Suite 520
York, PA 17401

6/9, 6/16, 6/23/2023

Estate of Kimberley Ann Patton, a/k/a Kimberley A. Patton, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Kenneth R. Patton
510 Brumbaugh Avenue
Chambersburg, PA 17201

Attorney:

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

6/9, 6/16, 6/23/2023

PUBLIC NOTICES

Estate of Chester F. Pfeiffer, Jr., a/k/a Chester Ford Pfeiffer, Jr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Brenda Monn
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

6/9, 6/16, 6/23/2023

Estate of Elizabeth Meyer Stoner, a/k/a Elizabeth A. Stoner, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Laura S. Rice
J. Alan Stoner
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

6/9, 6/16, 6/23/2023

Estate of John R. Stoner, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Laura S. Rice
J. Alan Stoner
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

6/9, 6/16, 6/23/2023

FICTITIOUS NAME NOTICE

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 25, 2023, for **LncPrn** with a principal place of business located at 1811 Old Kiln Dr., Chambersburg, PA 17202 in Franklin County. The individual interested in this business is Tamela Springthorpe, also located at 1811 Old Kiln Dr., Chambersburg, PA 17202. This is filed in compliance with 54 Pa.C.S. 311.

6/23/2023

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN Pursuant to the provisions of the Act of Assembly of December 16, 1982, P. L. 1309 and its amendments and supplements, that there was filed with the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on February 14, 2023, an application for registration for the conducting of a business under the fictitious name of Squirrel Away Storage with its principal place of business at 6640 Buchanan Trail East, Waynesboro, PA 17268. The name and address of the person interested in said business is Daniel S. Long, 6405 Nunnery Road, Waynesboro, PA 17268.

Timothy W. Misner, Attorney
39 South Broad Street
Waynesboro, PA 17268-1610

6/23/2023

NAME CHANGE NOTICE

In the Court of Common Pleas of the 39th Judicial District of Pennsylvania

NOTICE IS HEREBY GIVEN that on June 9, 2023, the Petition of Trevoughn Xavier Amon Hollenquest was filed in the above-named Court praying for a decree to change the name of Trevoughn Xavier Amon Hollenquest to Trevoughn Xavier Amon Francis.

The Court has fixed Tuesday, August 29, 2023, at 9:00 a.m., in the Franklin County Courthouse, Chambersburg, Pennsylvania, as the time and place for the Hearing on said Petition when and where all persons interested may appear and show cause, if any they have, why the Petition should not be granted.

6/23/2023

PUBLIC NOTICES

ORPHANS' COURT NOTICE

IN THE COURT OF COMMON PLEAS OF THE
39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY,
PENNSYLVANIA – ORPHANS' COURT DIVISION

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for CONFIRMATION: July 6, 2023.

BROWN: First and Final Account of proposed distributions and notice to creditors of Ronald E. Brown, Co-Executor of the Estate of Mildred L. Brown, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

CAIN: First and Final Account of proposed distributions and notice to creditors of Brandi Cain, Administratrix of the Estate of William E. Cain, late of Lurgan Township, Franklin County, Pennsylvania, deceased.

FOOR: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Executor for Estate of Alice F. Foor, late of Guilford Township, Franklin County, Pennsylvania, deceased.

HARRIS: First and Final Account of proposed distributions and notice to creditors of Travis R. Harris, Administrator of Estate of Eileen Gail Harris, late of Guilford Township, Franklin County, Pennsylvania, deceased.

MYERS: First and Final Account of proposed distributions and notice to creditors of Jayne M. McNew, Administratrix of Estate of Anna B. Myers, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

ROOF: First and Final Account of proposed distributions and notice to creditors of Bradley Miller Roof, Executor of the Estate of Ronald Raymond Roof, a/k/a Ronald R. Roof, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

VALENTINE: First and Final Account of proposed distributions and notice to creditors of Brenda S. Rosenberry, Administratrix for Estate of Lois E. Valentine, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

Todd A. Rock
Clerk, Orphans' Court Division
Franklin County, Pennsylvania

6/23, 6/30/2023

SHERIFF'S SALE

JULY 14, 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/franklincountypasheriiffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than AUGUST 11, 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. 2022-496
BANK UNITED, N.A.
VS

AMIE TURNER, KNOWN HEIR OF MARGARET L. KEEFER, DECEASED; DAWN SMITH, KNOWN HEIR OF MARGARET KEEFER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET L. KEEFER, DECEASED, AMIE TURNER, KNOWN HEIR OF MARGARET L. KEEFER, DECEASED, DAWN SMITH, KNOWN HEIR OF MARGARET L. KEEFER, DECEASED, OCCUPANTS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET L. KEEFER, DECEASED, MARGARET KEEFER
PROPERTY ADDRESS: 101 FAIRVIEW AVENUE, WAYNESBORO, PA 17268
UPI / TAX PARCEL NUMBER: 26-5A63 -049 -000000
ALL the following real estate on which is erected house No. 101 Fairview Avenue, Waynesboro, PA 17268
Judgment amount: \$ 121712.16
Writ of Execution file by: LOGS LEGAL GROUP LLP, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406
BANK UNITED N.A. VS AMIE TURNER, KNOWN HEIR OF MARGARET L. KEEFER, DECEASED, DAWN SMITH AKA DAWN KRINER, KNOWN HEIR OF MARGARET L. KEEFER DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARGARET L. KEEFER, DECEASED

PUBLIC NOTICES

No. 2022-1816

**NEW REZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING**

vs

**PATTY S. BENDER, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER PATTY S.
BENDER, DECEASED**

PROPERTY ADDRESS: 11328 ANNE LANE,
MERCERSBURG, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J16-.065-.000000

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

Writ of execution filed by: HILL WALLACK LLP, 777
TOWNSHIP LINE ROAD, SUITE 250, YARDLEY, PA
19067

JudgmentAmount: \$111,129.97

No. 2023-694

CORNING CREDIT UNION

vs

THOMAS E. BOWMAN

PROPERTY ADDRESS: 4559 SYCAMORE GROVE
ROAD, CHAMBERSBURG, PA 17202

UPI/TAX PARCEL NUMBER: 09-0C0BJ-004-.000000

ALL that certain lot, piece or parcel of land situated in
the Commonwealth of Pennsylvania, County of Franklin,
Township of Greene known as 4559 Sycamore Grove
Road, Chambersburg PA 17202

Writ of Execution: CORNING FEDERAL CREDIT UNION
V

THOMAS E. BOWMAN

JUDGMENT AMOUNT: \$44,452.16

WELTMAN, WEINBERG & REIS CO., L.P.A.

No. 2023-390

FREEDOM MORTGAGE CORPORATION

VS

GREGORY R. DECKER, OCCUPANTS

PROPERTY ADDRESS: 6356 JACK ROAD, SAINT
THOMAS, PA 17252

UPI/TAX PARCEL NUMBER: 20-0M180-19E-.000000

By virtue of a Writ of Execution No. 2023-390

FREEDOM MORTGAGE CORPORATION

V

GREGORY R. DECKER

owner(s) of property situate in the ST. THOMAS
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA,
Improvements thereon: RESIDENTIAL DWELLING

JudgmentAmount: \$140,635.78

ATTORNEYS FOR PLAINTIFF

BROCK & SCOTT, PLLC

No. 2018-3585

QUINCY TOWNSHIP

vs

GAIL A DELAUTER TRACY

PROPERTY ADDRESS: 7102 Back Lane, Quincy
Township, PA 17268

UPI / TAX PARCEL NUMBER: 19-0L 13-.029A-000000

Writ of Execution filed by: PORTNOFF LAW
ASSOCIATES, LTD,

POST OFFICE BOX 391

NORRISTOWN, PA 19404

Judgment amount: \$9,148.86

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

No. 2022-3960

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF UPLAND MORTGAGE LOAN
TRUST B**

vs

JOSHUA D. DELAUTER, AMANDA L. DELAUTER
PROPERTY ADDRESS: 34 West Dahlgren Street,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 08-2B36-.006-.000000

Residential Dwelling with a street address in the Borough
of Greencastle, Franklin County, Pennsylvania

Writ of Execution filed by: HILL WALLACK LLP, 777

Township Urie Road, Suite 250, Yardley, PA 19067

JudgmentAmount: \$253,609.80

No. 2023-436

BANK OF AMERICA, N.A.

vs

TIMOTHY P. ELMY

PROPERTY ADDRESS: 9318 GAP ROAD,
WAYNESBORO, PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L 18-.056A-000000

Situate in Quincy Township, Franklin County,
Pennsylvania, bounded and described as follows:

BEGINNING at stones on the Gap Road, a corner of
lands now or formerly of Charles Mentzer; thence with
the latter 277 1/2 feet to an oak tree in the line, a corner
of lands now or formerly of Richard G. Sprenkle; thence
by the later 226 feet to a pin in the Gap Road; thence
with the Gap Road 115 feet to a point; thence with the
Gap Road 115 feet to a point; thence with the Gap Road
117 feet to the stones, the place of beginning.

BEING THE SAME PREMISES which Roger P. Echard,
Successor Trustee, under the Patricia D. Elmy Revocable
Trust Agreement, by Deed dated 8/15/2019 and recorded
in the Office of the Recorder of Deeds of Franklin County
on 9/25/2019 in Instrument No. 201917891, granted and
conveyed unto Timothy P. Elmy.

Writ of Execution filed by: POWERS KIRN LLC, EIGHT
NESHAMINY INTERPLEX, SUITE 215, TREVOSE,
PA 19053

Judgment amount: \$80,845.32

PUBLIC NOTICES

No. 2022-3688

**HOME POINT FINANCIAL C/O SERVICEMAC, LLC
VS**

ADAM N. FLEISHER, OCCUPANTS

PROPERTY ADDRESS: 808 PINE GROVE ROAD,
WAYNESBORO, PA 17268

UPI/ TAX PARCEL NUMBER: 25-SA00-.037-.000000

ALL the following described real estate, lying and being
situate in the Borough of Waynesboro, Franklin County,
Pennsylvania.

Writ of Execution filed by: BROCK & SCOTT PLLC, 2011
RENAISSANCE BOULEVARD, SUITE 100, KING OF
PRUSSIA, PA 19406

Judgment amount: \$255,799.59

No. 2018-3886

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE FOR
PRETIUM MORTGAGE ACQUISITION TRUST
VS**

ROBERT F. FLORY ET AL, SUZANNE M. FLORY

PROPERTY ADDRESS: 1866 Black Gap Road,
Fayetteville, PA 17222

UPI /TAX PARCEL NUMBER: 09-0C19-.060A-000000

ALL that certain piece or parcel or Tract of land situate
in Greene Township, Franklin County, Pennsylvania,
and being known as 1866 Black Gap Road, Fayetteville,
Pennsylvania 17222.

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$109,057.58

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Robert F. Flory and Suzanne M. Flory
McCabe, Weisberg & Conway, LLC, 1420 Walnut Street,
Suite 1501, Philadelphia, PA 19102

No. 2023-169

**DATA MORTGAGE, INC. DBA, ESSEX MORTGAGE
VS**

DAVIDE. FLORY, PERI A. FLORY

PROPERTY ADDRESS: 538 KRAISS AVENUE,
CHAMBERSBURG, PA 17201

UPI /TAX PARCEL NUMBER: 06-1E42-.070-.000000

THE land referred to is situated in the State of
Pennsylvania, County of Franklin, City of Chambersburg
Writ of Execution file by: STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200, WARRINGTON,
PA 18976

Judgment amount: \$236,632.78

No. 2023-423

**CROSS COUNTRY MORTGAGE
VS**

BARBARA D. GREEN, DENNIS F. GREEN, SR.

PROPERTY ADDRESS: 7138 FAIRWAY DRIVE SOUTH,
FAYETTEVILLE, PA 17222

UPI /TAX PARCEL NUMBER: 10-0D23L-008-.000000

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 7138 Fairway Drive South aka 7138
Fairway Dr S Fayetteville, PA 17222

SOLD as the property of BARBARA D. GREEN and
DENNIS F. GREEN SR.

DEED BOOK: INSTRUMENT NUMBER: 202101441

DEED PAGE: INSTRUMENT NUMBER: 202101441

No. 2023-84

**CSMC 2020-RPLG TRUST
VS**

KATHERINE L. HARVEY

PROPERTY ADDRESS: 48/50 Montgomery Avenue,
Shippensburg, PA 17257

UPI /TAX PARCEL NUMBER: 27-6B17-.051-.000000

ALL that certain lot of ground improved with a two story
double house, known as 48-50 Montgomery Avenue,
lying and

being situate in the Borough of Shippensburg, Franklin
County, Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of Katherine L. Harvey

DEED BOOK: 2901

DEED BOOK: 033

No. 2023-91

**BANK OF NEW YORK MELLON TRUST COMPANY,
N.A. AS TRUSTEE FOR MORTGAGE ASSETS
MANAGEMENT SERIES I TRUST
VS**

JOHN S. IRVIN

PROPERTY ADDRESS: 17499 Amberson Road, Spring
Run, PA 17262

UPI /TAX PARCEL NUMBER: 07-0B29-.015A-000000

The land referred to in this report is situated in the State of
Pennsylvania, County of Franklin, Fannett Township, and
described as follows: 17499 Amberson Road, Spring
Run, PA 17262

Judgment amount \$145,591.57

Writ of Execution filed by STERN & EISENBERG, PC,
1581 MAIN STREET, SUITE, 200, THE SHOPS AT
VALLEY SQUARE, WARRINGTON, PA 18976

PUBLIC NOTICES

No. 2020-3734

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF UPLAND MORTGAGE LOAN
TRUST A**

vs

LESA D. KAUFFMAN, SHAWN A. KAUFFMAN

PROPERTY ADDRESS: 4714 MONT ALTO ROAD,
WAYNESBORO, PA 17268

UPI /TAX PARCEL NUMBER: 10-0D30-.009-.000000
ALL the following described real estate, lying and
being situate in Guilford Township, Franklin County,
Pennsylvania

Writ of Execution filed by: HILL WALLACK LLP

777 TOWNSHIP LINE ROAD, SUITE 250, YARDLEY,
PA 19067

Judgment amount \$180,903.33

No. 2022-1720

**CHASE MORTGAGE HOLDINGS, INC, S/B/M TO
JPMC SPECIALTY MORTGAGE LLC**

vs

**LEROY PRICE, III A/KIA LEROY EDWARD PRICE
III, JILL PRICE A/KIA JILL ELIZABETH PRICE,
OCCUPANTS**

PROPERTY ADDRESS: 7662 ANTHONY HIGHWAY,
WAYNESBORO, PA 17268

ALL that tract of real estate, together with the
improvements erected thereon known as 7662 Anthony
Highway, Waynesboro, lying and being situate in Quincy
Township, Franklin County, Pennsylvania

Writ of Execution filed by LOGS Legal Group LLP

3600 Horizon Drive, Suite 150, King of Prussia, PA 19406
Judgment Amount: \$129,312.38

No. 2022-3553

**MIDFIRST BANK
VS**

**MARGARET K. SPANGLER AKA MARGARET
SPANGLER**

PROPERTY ADDRESS: 107 NORTH BROAD STREET,
WAYNESBORO, PA 17268

UPI /TAX PARCEL NUMBER: 24-5D02-.037-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 107 N. Broad Street, Waynesboro,
PA 17268

SOLD as the property of Margaret K. Spangler aka
Margaret Spangler

TAX PARCEL#24-5D02-.037-.000000

DEED BOOK: 2956

DEED PAGE: 535

No. 2023-254

**TRUIST BANK, FORMERLY KNOWN AS BRANCH
BANKING AND TRUST COMPANY**

vs

**OCCUPANTS, TONY A. HOOVER, SHEILA J.
HOOVER**

PROPERTY ADDRESS: 1637 PAULMARKAVENUE,
GRENCastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A21-.304-.000000

By virtue of a Writ of Execution No. 2023-254

TRUIST BANK, FORMERLY KNOWN AS BRANCH
BANKING AND TRUST COMPANY

v

TONY A. HOOVER; SHEILA J. HOOVER

owner(s) of property situate in the ANTRIM TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$104,835.53

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

No. 2022-1443

**REVOLVE CAPITAL GROUP, LLC
vs**

**REBECCA L. WOLFE, KNOWN SURVIVING HEIR
OF MILDRED WOLFE A/KIA MILDRED I WOLFE,
DECEASED, UNKNOWN HEIRS, DEVISEES AND
PERSONAL REPRESENTATIVES OF MILDRED
WOLFE A/KIA MILDRED I. WOLFE, DECEASED**

PROPERTY ADDRESS: 344 West Baltimore Street,
Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 08-2820-.042-.000000

ALL THAT CERTAIN lot or piece of ground situate
in Greencastle Borough, County of Franklin,
Commonwealth of
Pennsylvania:

Writ of Execution filed by: SCHAYDER LAW FIRM, LLC,
148 EAST STREET ROAD, SUITE352, FEASTERVILLE,
PA 19053

Judgment amount: \$270,574.62

No. 2021-1608

**ONE MAIN FINANCIAL GROUP, LLC
vs**

**CHARMAGNE C. RICHARDSON, THERESA R.
BRINDLE, SURVIVING HEIR OF CHARMAGNE
C. RICHARDSON, DECEASED, JACQUELINE N.
BUCKHEIT, SURVIVING HEIR OF CHARMAGNE
C. RICHARDSON, DECEASED, UNKNOWN
SURVIVING
HEIRS OF CHARMAGNE C. RICHARDSON,
DECEASED**

PROPERTY ADDRESS: 3920 SCOTLAND MAIN
STREET, CHAMBERSBURG, PA 17202

UPI /TAX PARCEL NUMBER: 09-0C13M-019-.000000

ALL THAT CERTAIN described real estate, lying and
being situate in the Village of Scotland, Greene Township,
Franklin County, Pennsylvania

Writ of Execution filed by: HLADIK, ONORATO &
FEDERMAN LLP, 298 WISSAHICKON AVENUE,
NORTH WALES, PA 19454

Judgment amount: \$82,272.59

PUBLIC NOTICES

No. 2022-4001

C/O SELECT PORTFOLIO SERVICING INC WELLS FARGO BANK N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-WMC4, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-WMC4

vs

SANDRA L POGUE, LORI DOWNIN, UNKNOWN SURVIVING HEIRS OF DARAN M POUGE, DECEASED

PROPERTY ADDRESS: 8279 SWEEI WATER ROAD, FORT LOUDON, PA 17224

UPI / TAX PARCEL NUMBER: 15-0H17-.026-.000000 ALL THAT CERTAIN tract of land situate in Metal Township, Franklin County, Commonwealth of Pennsylvania

Writ of Execution filed by: HLADIK, ONORATO & FEDERMAN, LLP

298 WISSAHICKON AVENUE
NORTH WALES, PA 19454

Judgment amount: \$ 57,603.11

No. 2022-3257

GUILD MORTGAGE COMPANY LLC

vs

CHEYENNE SCHOOLEY ET AL, BIANCA R. SHAFFER

PROPERTY ADDRESS: 446 Center Street, Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 05-1840-.043-.000000 ALL that certain lot or piece of ground situate in Chambersburg Borough, County of Franklin, Commonwealth of Pennsylvania having a street address of 446 Center Street, Chambersburg, PA 17201
Residential dwelling

WRIT OF EXECUTION FILED BY: Manley Deas Kochalski

JUDGMENT AMOUNT: \$78,293.46

No. 2023-318

U.S. BANK NATIONAL ASSOCIATION, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE NRZ PASS-THROUGH TRUST XVIII

vs

STEVEN A. SHIFFLETT, ASHLEY M. MUSE

PROPERTY ADDRESS: 8858 Picadilly Circle, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q07K-054-.000000 By a virtue of Writ of Execution No. 2023-318

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the NRZ Pass-Through Trust XVIII (Plaintiff)

Property Address 8858 Picadilly Circle, Waynesboro, PA 17268

Improvements thereon consist of a residential dwelling.
Judgment Amount: \$125,320.00

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454

No. 2023-111

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE IMPAC SECURED ASSETS CORP., MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-5

VS

THE UNKNOWN HEIRS OF ROBIN S. MURPHY DECEASED, BRANDON MURPHY SOLELY IN HIS CAPACITY AS HEIR OF ROBIN S. MURPHY, DECEASED

PROPERTY ADDRESS: 106 EAST NORTH STREET, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D01-.901-.000000 IMPROVEMENTS consist of a residential dwelling. SOLD as the property of BRANDON MURPHY Solely in His Capacity as Heir of Robin S. Murphy, deceased and the

unknown Heirs of Robin S. Murphy deceased

DEED BOOK: 3246

DEED PAGE: 534

No. 2022-2847

CROSS COUNTRY MORTGAGE, LLC

vs

RONALD W. VANFLEET II, CASI JO LYNN FUNKHOUSER

PROPERTY ADDRESS: 4437 SCOTLAND MAIN STREET, CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 09-0C0B-.149-.000000 ALL the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having

a street address of 4437 Scotland Main Street, Chambersburg PA 17202

Writ of Execution filed by BROCK & SCOTT, PLLC

Judgment amount: \$153,058.76

No. 2023-554

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF1 C/O WELLS FARGO BANK, N.A.

vs

ANDREA K. WEEKS

PROPERTY ADDRESS: 1761 SCOTLAND AVENUE, CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 02-1C05-.035A-000000 ALL the following described real estate lying and being situate in the Borough of Chambersburg (formerly Greene

Township), Franklin County, Pennsylvania.

Writ of Execution filed by: POWERS KIRN, LLC

EIGHT NESHAMINY INTERPLEX

SUITE 215

TREVOSE, PA 19053

Judgment: \$132,988.69

PUBLIC NOTICES

No. 2022-3943

BROKER SOLUTIONS INC. OBA NEW AMERICAN FUNDING

vs

HEATHER N. WINDERS

PROPERTY ADDRESS: 18188 Fannettsburg Road West, Fannettsburg, PA 17221

UPI/ TAX PARCEL NUMBER: 15-0H12E-039.-000000

ALL that certain tract of real estate situate in Metal Township, Franklin County, Commonwealth of Pennsylvania having a street address of 18188 Fannettsburg Road West, Fannettsburg, PA 17221

Writ of Execution filed by: LOGS LEGAL GROUP LLP

Judgment amount: \$91,912.96

No. 2022-3303

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW-BKPL SERIES I TRUST

vs

CAROL A. ZEGER ET AL, RODNEY W. ZEGER

PROPERTY ADDRESS: 3570 Mountain Road, Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 18-0K16 -034A-000000

LAND referred to this commitment is described as all that certain property situated in the city of Mercersburg in the County of Franklin, and State of Pennsylvania being described in a deed dated 06/23/1994 and recorded 06/24/1994 in Book 1222 Page 128 among the land records of the County and State set forth above and referenced as follows:

Writ of Execution

Filed by: Friedman Vartolo LLP, 1325 Franklin Avenue, Suite 160, Garden City, NJ 11530

Judgment: \$228,603.17

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

MARCH 3, 2023

MAY 5, 2023

JULY 7, 2023

SEPT 1, 2023

NOV 3, 2023

SALE DATES

MAY 12, 2023

JULY 14, 2023

SEPT 8, 2023

NOV 10, 2023

JAN 12, 2024

6/23, 6/30, 7/7/2023