

Franklin County Legal Journal

Vol. 41, No. 1

July 7, 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.

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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 Donald Gene Begalke, a/k/a Donald G. Begalke, a/k/a Donald Begalke, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Tanya M. Shaffer

Susan L. Jones

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

7/7, 7/14, 7/21/2023

Estate of Carrie L. Brechbill, a/ka/ Carrie Brechbill, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Linda B. Secrist

c/o Walker & Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

Attorney:

David F. Spang

Walker & Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

7/7, 7/14, 7/21/2023

Estate of Florence T. Clawson, a/k/a Florence Aileen Tidwell Clawson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Keith E. Clawson

c/o Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

7/7, 7/14, 7/21/2023

Estate of Kathryn M. Defenderfer, a/k/a Kathryn Maye Defenderfer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Brigid Renae Martin

7299 Royer Road

Mercersburg, PA 17236

Gregory William Defenderfer

1511 Webster Drive

Carlisle, PA 17015

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

7/7, 7/14, 7/21/2023

Estate of James A. Hale, Sr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Lois M. Hale

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

7/7, 7/14, 7/21/2023

Estate of Aletta J. Kitzmiller, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda Y. 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

7/7, 7/14, 7/21/2023

Estate of Jody L. Leidig, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Tricia D. Leidig

9021 Apple Jack Court

Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

7/7, 7/14, 7/21/2023

PUBLIC NOTICES

Estate of Sheri J. McGhee, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Gerald C. McGhee
c/o Gregory M. Lane
2617 North Second Street
Harrisburg, PA 17110
Attorney:
Gregory M. Lane
2617 North Second Street
Harrisburg, PA 17110

7/7, 7/14, 7/21/2023

Estate of Dean E. Metcalfe, a/k/a Dean E. Metcalfe, Sr., a/k/a Dean Edwin Metcalfe, Sr., late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:
Dean E. Metcalfe, Jr.
11320 Hunter Road
Mercersburg, PA 17236
Kevin S. Metcalfe
11599 Punchbowl Road
Mercersburg, PA 17236
L. Annette Metcalfe Woodring
3011 Cooper Wood Drive
Loganville, GA 30052
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

7/7, 7/14, 7/21/2023

Estate of Wendy Mills, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
Alyson Mills
Melissa K. Gunder
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

7/7, 7/14, 7/21/2023

Estate of Betty K. Salmon, a/k/a Betty Kitzmiller Salmon, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
John E. & Michael J. Salmon
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

7/7, 7/14, 7/21/2023

Estate of Anne N. Smith, late of Mont Alto, Franklin County, Pennsylvania.

Personal Representatives:
Aaron J. Smith
6829 Shoestring Hill Road PO Box 1
Quincy, PA 17247
David W. Smith
205 Reynolds Avenue
Mont Alto, PA 17237
Amanda S. Breon
1144 Greenhill Road
Arnold, MD 21012

7/7, 7/14, 7/21/2023

Second Publication

Estate of Travis D. Abbott, a/k/a Travis Don Abbott, late of Ayr Township, Fulton County, Pennsylvania.

Personal Representative:
Crystal R. Abbott
c/o Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201
Attorney:
David F. Spang
Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

6/30, 7/7, 7/14/2023

Estate of Raymond Day, a/k/a Raymond Day, Sr., a/k/a Ray Day, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Robert L. Day
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

6/30, 7/7, 7/14/2023

Estate of Gary D. Eckert, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Geraldine L. Eckert
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

6/30, 7/7, 7/14/2023

PUBLIC NOTICES

Estate of Judith E. Kelsey, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:
Amy S. Kelsey
252 North Main Street
Mercersburg, PA 17236
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

6/30, 7/7, 7/14/2023

Estate of Joan L. Kriner, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Joseph Henry Thomas
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

6/30, 7/7, 7/14/2023

Estate of Anna F. Pentz, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Paul M. Rotz
7459 Browns Mill Road
Chambersburg, PA 17202
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

6/30, 7/7, 7/14/2023

Estate of Donald L. Rook, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Richard D. Rook
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

6/30, 7/7, 7/14/2023

Estate of Joyce M. Shockey, a/k/a Joyce Elaine Shockey, a/k/a Joyce E. Shockey, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Paula S. Conca
11071 Country Club Road
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

6/30, 7/7, 7/14/2023

Estate of Mary L. Spangler, a/k/a Mary Louise Spangler, a/k/a Mary Louise Hykes, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Denise R. Peterson
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

6/30, 7/7, 7/14/2023

Third 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:
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

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

PUBLIC NOTICES

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

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 March 28, 2022, an application for a certificate for the conducting of a business under the assumed fictitious name of Around the Rock. The entity interested in said business is: Emily Mottley, 138 Cleveland Avenue Waynesboro, PA

7/7/2023

FICTITIOUS NAME NOTICE

FICTITIOUS NAME REGISTRATION An application for registration of the fictitious name Square Peg Home Improvement, 2910 Philadelphia Avenue, Chambersburg, PA 17201 has been filed in the Department of State at Harrisburg, PA, File Date on or about 4/10/2023 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Joseph Barra, 2910 Philadelphia Avenue, Chambersburg, PA 17201.

7/7/2023

PUBLIC NOTICES

LEGAL NOTICE

The County of Franklin, in accordance with the Consolidated County Assessment Law, 53 Pa. C.S. § 8841(d) et seq., hereby gives notice that the Franklin County Tax Services Department completed its updates of the Franklin County tax assessment rolls, with updates effective July 1, 2023. The assessment rolls are open and available for inspection at the Franklin County Administration Building, Tax Services Department, 272 North Second Street, Chambersburg PA, during normal business hours from 8:30 a.m. until 4:30 p.m., Monday through Friday, except for County holidays and weekends.

The County of Franklin also hereby gives notice that all Franklin County property owners, or others with an interest in any real estate located in Franklin County, have a right to file in writing an appeal from any real estate assessment on or before the 1st day of August 2023, such date having been designated as the date for the assessment appeal deadline in accordance with statutory authority contained at 53 Pa. C.S. § 8844(c)(3), as approved by the Board of Commissioners of the County of Franklin, at a public meeting on May 9, 2013, and as announced in Resolution No 2013-05, a copy of which is on file with the Franklin County Commissioners and also with the Franklin County Tax Services Department. Appeal forms can be obtained at the Franklin County Tax Services Department at 272 North Second Street, Chambersburg PA, during normal business hours from 8:30 a.m. until 4:30 p.m., Monday through Friday, except for County holidays and weekends, or online at www.franklincountypa.gov under "General Government and Tax Assessment." Appeals shall be filed at the office of the Franklin County Tax Services Department. For any year where August 1st falls on a weekend or holiday, appeals will be accepted until the end of the next County business day following August 1st. As August 1, 2023, falls on a Tuesday, the deadline for appeals in 2023 shall be August 1, 2023, at 4:30 p.m.

Finally, the County of Franklin also hereby gives notice that the Franklin County Board of Assessment and Revision of Taxes, will be scheduling tax appeal hearings no earlier than August 2, 2023, and hearings are to be scheduled through October 31, 2023 at the Meeting Room, Franklin County Administration Building, 272 N Second Street, Chambersburg PA.

FRANKLIN COUNTY BOARD OF COMMISSIONERS
7/7/2023

LEGAL NOTICE

In The Court of Common Pleas of
Franklin County, Pennsylvania
Civil Division – Law
No. 2022-2365

GBANK, formerly known as Bank of George, Petitioner
v.
Cburg Hotels, LLC, Surajsinh Kahor and Mangalam
LLC, Respondents

NOTICE TO DEFEND – PETITION TO FIX FAIR MARKET VALUE

To the Respondents: "You have been sued in Court. The petition set forth in the following pages requests the court to determine the amount which should be credited against any liability you may have to the petition as a result of the purchase by a third party at an execution sale of the real property described in the petition. If you wish to defend against the petition, you must take action within twenty (20) days after this petition and notice are served upon you, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the matters set forth in this petition. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any claim or relief requests by the petitioner. You may lose money or property or other rights important to you."

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, Ste. E
Chambersburg, PA 17201
Telephone: 717-660-2118
www.franklinbar.org/find

Lyndsay E. Rowland, Atty. For Plaintiff
STARFIELD & SMITH, P.C.
1300 Virginia Drive, Ste. 325
Fort Washington, PA 19034
215-542-7070

7/7/2023

PUBLIC NOTICES

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/franklincountypasherriffsales. 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

**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., LPA.

**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

PUBLIC NOTICES

**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, TREVOSSE, PA 19053
Judgment amount: \$80,845.32

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

PUBLIC NOTICES

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

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

PUBLIC NOTICES

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

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 ITS 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

PUBLIC NOTICES

No. 2023-111

**DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE, ON BEHALD 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 COUNTY 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

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