

Franklin County Legal Journal

Vol. 41, No. 35

March 1, 2024

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 Thurman Finniff, late of St. Thomas, Franklin County, Pennsylvania.

Personal Representatives:

Barbara Bricker
260 Topaz Drive
Chambersburg, PA 17202

Michael Finniff
1034 St. Thomas Williamson Road
St. Thomas, PA 17252

Attorney:

Samantha K. Wolfe
The Law Offices of Samantha K. Wolfe, LLC
20 East Sixth Street, Suite 206
Waynesboro, PA 17268

3/1, 3/8, 3/15/2024

Estate of E. Christine Fries, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Gregory L. Fries
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

3/1, 3/8, 3/15/2024

Estate of Tammy Fritchey, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Austin Fritchey
c/o Aaron B. Holland
Salzmann Hughes, P.C.
354 Alexander Spring Road, Suite 1
Carlisle, PA 17015

Attorney:

Aaron B. Holland
Salzmann Hughes, P.C.
354 Alexander Spring Road, Suite 1
Carlisle, PA 17015

3/1, 3/8, 3/15/2024

Estate of Hari Gnanasekeram, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Carole Anne Fatato Gnanasekeram
c/o Daniella A. Horn
1 Roberts Avenue
Glenside, PA 19038

Attorney:

Daniella A. Horn
Klenk Law, LLC
1 Roberts Avenue
Glenside, PA 19038

3/1, 3/8, 3/15/2024

Estate of Janet L. Hull, a/k/a Janet Louise Hull, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Terry L. Hull
708 Tristan Trail
Chambersburg, PA 17202

Attorney:

William C. Cramer
220 Lincoln Way East
Chambersburg, PA 17201

3/1, 3/8, 3/15/2024

Estate of Charlie C. Jones, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Charles Jones, Jr.
15 Essex Drive
Carlisle, PA 17015
Shalonda Jones
947 Wayne Avenue
Chambersburg, PA 17201

Attorney:

Ronald L. Finck
Mette, Evans & Woodside
3401 North Front Street
P.O. Box 5950
Harrisburg, PA 17110-0950

3/1, 3/8, 3/15/2024

Estate of Lillian M. Null, a/k/a Lillian Null, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Kimberly S. Gray
212 Amanda Lane
Phoenixville, PA 19460

Attorney:

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

3/1, 3/8, 3/15/2024

PUBLIC NOTICES

Estate of Kenneth L. Seilhamer, a/k/a Kenneth L. Seilhamer, Sr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Penny L. Daley
c/o Nicklas & Snyder
183 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Kristin D. Nicklas
Nicklas & Snyder
183 Lincoln Way East
Chambersburg, PA 17201

3/1, 3/8, 3/15/2024

Estate of Catherine Mary Walberg a/k/a Catherine Walberg, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Jerry Alan Walberg
23126 Welty Church Road
Smithsburg, MD 21783
Attorney:
Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

3/1, 3/8, 3/15/2024

Second Publication

Estate of Doris J. Doran, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Brenda Lou Young
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

2/23, 3/1, 3/8/2024

Estate of Roselyn L. Fitzgerald, a/k/a Roselyne L. Fitzgerald, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Julie A. Scott
2444 Wenger Lane
Chambersburg, PA 17201
Malissa J. Baer
2923 Oak Hill Road
Waynesboro, PA 17268
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

2/23, 3/1, 3/8/2024

Estate of Gary Lee Hoch, a/k/a Gary L. Hoch, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representatives:
Donald Yeager Hoch
34 West Fairview Avenue
Mercersburg, PA 17236
William K. Hoch
218 Shippensburg Mobile Estates
Shippensburg, PA 17257
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

2/23, 3/1, 3/8/2024

Estate of Janet M. Hodge, a/k/a Janet Marie Hodge, a/k/a Janet Hodge, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Leslie M. Field
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

2/23, 3/1, 3/8/2024

Estate of Josephine T. Mentzer, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:
Kenneth A. Mentzer
Kelly L. Mentzer
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

2/23, 3/1, 3/8/2024

Estate of Charles C. Metzgar, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Kelley J. Martin
2834 Galaxy Drive
Chambersburg, PA 17202
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/23, 3/1, 3/8/2024

PUBLIC NOTICES

Estate of Ruth Cynthia Tolbert, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representative:

Carolyn K. Bowers

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

2/23, 3/1, 3/8/2024

Estate of Terry Lynn Unger, late of the Borough of
Mercersburg, Franklin County, Pennsylvania.

Personal Representatives:

Sandra Iden

10844 Grant Shook Road

Greencastle, PA 17225

Wendy Unger

161 E. Baltimore Street, Apt 3

Greencastle, PA 17225

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

2/23, 3/1, 3/8/2024

Third Publication

Estate of Betty F. Briggs-Blough, late of Quincy Township,
Franklin County, Pennsylvania.

Personal Representative:

Valerie Oden

c/o Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

Attorney:

J. McDowell Sharpe

Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Susan J. Ernst, late of the Borough of
Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:

Roxanne L. Myers

110 Minick Drive

Newburg, PA 17240

Nicole J. Ernst

611 Westover Road

Shippensburg, PA 17257

William D. Diehl, Jr.

12906 Bradbury Avenue

Smithsburg, MD 21783

Attorney:

Clayton A. Lingg

Mooney Law

230 York Street

Hanover, PA 17331

2/16, 2/23, 3/1/2024

Estate of Tommy B. Gilbert, a/k/a Tommy Bert Gilbert,
a/k/a Tommy Gilbert, late of the Borough of Mont Alto,
Franklin County, Pennsylvania.

Personal Representatives:

Jennie A. Gilbert

217A University Drive

Mont Alto, PA 17237

Evette G. Jones

403 Park Street

Mont Alto, PA 17237

Attorney:

Timothy W. Misner, of Counsel

The Law Offices of Samantha K. Wolfe LLC

39 South Broad Street

Waynesboro, PA 17268-1610

2/16, 2/23, 3/1/2024

Estate of John A. Hampton, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Peggy D. Hays

394 Bear Valley Road

Fort Loudon, PA 17224

Attorney:

William C. Cramer

220 Lincoln Way East

Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Gloria T. Hubley, late of St. Thomas Township,
Franklin County, Pennsylvania.

Personal Representative:

Alice Wagner

351 Hudson Avenue

Chambersburg, PA 17201

Attorney:

Timothy S. Sponseller

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Sam Edgar Keebaugh, late of Fannett
Township, Franklin County, Pennsylvania.

Personal Representative:

Carrie L. Keebaugh

c/o Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

Attorney:

J. McDowell Sharpe

Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

PUBLIC NOTICES

Estate of Clyde H. Kimple, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representatives:
Edward B. Kimple
6440 Hill Road
Fayetteville, PA 17222
Peggy J. Hege
160 Lincoln Road
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Marian J. Locke, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Allan E. Jennings, Jr.
310 Fifth Avenue
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Connie I. Love, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Robin D. Barrick
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

2/16, 2/23, 3/1/2024

Estate of Hayes R. Mellott, a/k/a Hayes Richard Mellott,
late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:
Samuel H. Mellott
12823 Dickeys Road
Mercersburg, PA 17236
Dale R. Mellott
13529 Long Lane
Mercersburg, PA 17236
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Ronald L. Mentzer, late of Lurgan Township,
Franklin County, Pennsylvania.

Personal Representative:
Barry Ellis
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

2/16, 2/23, 3/1/2024

Estate of Richard J. Murphy, late of St. Thomas Township,
Franklin County, Pennsylvania.

Personal Representative:
Tracy J. Ross
1110 Kennebec Drive
Chambersburg, PA 17201
Attorney:
Jerrold A. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

2/16, 2/23, 3/1/2024

Estate of Diana Lynn Seville, a/k/a Diana L. Seville, late
of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Curtis D. Hiser
5871 Lincoln Way West
St. Thomas, PA 17252
Attorney:
Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

2/16, 2/23, 3/1/2024

Estate of Marcy A. Wolford, a/k/a Marcy Wolford, late
of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Frederic L. Saalwachter
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

2/16, 2/23, 3/1/2024

PUBLIC NOTICES

CORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed on January 25th, 2024 with the Department of State of the Commonwealth of Pennsylvania. The name of the corporation is Sally Adams DVM P.C. and will practice general veterinary medicine. The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988, as amended.

3/1/2024

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that LJM Management INC., a Pennsylvania Corporation having a registered address at 405 South Main St. Mercersburg, PA 17236 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

3/1/2024

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that McLand Properties LLC, a Pennsylvania Corporation having a registered address at: 405 South Main St. Mercersburg, PA 17236 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

3/1/2024

FICTITIOUS NAME NOTICE

PUBLIC NOTICE FICTITIOUS NAME NOTICE IS HEREBY GIVEN that pursuant to the provision of the Fictitious Name Act, a fictitious name registration was filed with the Pennsylvania Department of State by Pennsylvania CVS Pharmacy, L.L.C., 1 CVS Dr., Woonsocket, RI 02895 to carry on business in Franklin County, Pennsylvania under the assumed name or fictitious name, style or designation of CVS/pharmacy #1642 with an address of 406 E. Main St, Waynesboro, PA 17268. Said registration was filed on 2/14/24.

3/1/2024

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act, Act No. 1982-295, of the filing with the Department of State of the Commonwealth of Pennsylvania on or about February 20, 2024, of an application for a certificate of conducting a business under the assumed or fictitious name of: Martin's Insurance, with its principal place of business at 1065 South Main Street, Chambersburg, PA 17201.

The name and address of the party interested in said business is: Bob Martin Agency, Inc., 1065 South Main Street, Chambersburg, PA 17201.

ANDREW J. FRANKLIN, ESQUIRE
825 West King Street, Suite E
Shippensburg, PA 17257

3/1/2024

FICTITIOUS NAME NOTICE

Notice is hereby given a certificate was Or will be filed under the Fictitious Names Act approved May 24, 1945, in The Office of the Secretary of the Commonwealth of PA setting forth that Jeff Krape is/are the only person(s) owning or interested in a business, the character of which is Seasonal local produce sales, Urban Agriculture establishment supporting PA. agriculture with local Produce The name, under which said business Will be conducted is

The Tomato Patch

And location where said business will Be located is 525 York St. Hanover Pa 17331 /s/ Jeffrey H Krape Owner

3/1/2024

PUBLIC NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS 39TH
JUDICIAL DISTRICT OF PENNSYLVANIA, FRANKLIN
COUNTY BRANCH, DOCKET NO. 2023-3768

The Mayor and Town Council Of the Borough of
Chambersburg

vs.

Dorothy Way

NOTICE

TO: Dorothy Way

PLEASE TAKE NOTICE that a pleading seeking relief
against you has been filed in the above-captioned matter.
The nature of the relief being sought is as follows:

The Plaintiff requests the issuance of a Writ of Scire
Facias in accordance with 53 P.S. § 7185 against the
property located at 723 Broad Street, Chambersburg,
Pennsylvania 17201.

NOW, you are hereby notified to file an affidavit
of defense to said claim, if any, in the office of the
Prothonotary of our said Court within fifteen (15) days
after service of this notice upon you.

If no affidavit of defense is filed within said time, judgment
may be entered against you for the whole claim and
the property described in the claim sold to recover the
amount due.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER
AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO
TO OR TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE YOU WITH
INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS
OFFICE MAY BE ABLE TO PROVIDE YOU WITH
INFORMATION ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

Franklin County Bar Association
Find a Lawyer Service
100 Lincoln Way East, Suite E
Chambersburg, PA 17201
(717) 660-2118
www.franklinbar.org/find

Salzmann Hughes, P.C.
Justin M. George, Esquire
79 St. Paul Drive
Chambersburg, PA 17201
(717) 263-2121

2/23, 3/1, 3/8/2024

NAME CHANGE NOTICE

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

Civil Division Case No. 2024-384

In Re: A.L.M., A minor, by and through her mother,
Amanda Royal

NOTICE IS HEREBY GIVEN that on the 7th day of
February, 2024, the Petition of Amanda Royal was filed
in the above-named Court praying for a decree to change
the name of Aurora Lily Marr to Callum Lee Marr.

The Court has fixed Monday, March 18, 2024 in the
assigned Court Room of the Franklin County Courthouse,
14 N. Main Street, Chambersburg, Pennsylvania 17201,
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.

Elizabeth A. Clark, Esquire
DSS Law
119 E. Baltimore Street
Greencastle, PA 17225

3/1/2024

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: **March
7, 2024.**

GRICE: First and Final Account of proposed distributions
and notice to creditors of Timothy Travis, Executor of
the Estate of Cloretta A. Grice, a/k/a Cloretta Grice,
late of Antrim Township, Franklin County, Pennsylvania,
deceased.

LEHMAN: First and Final Account of proposed
distributions and notice to creditors of Jan G. Sulcove,
Executor of the Estate of Michael E. Lehman, late
of the Borough of Chambersburg, Franklin County,
Pennsylvania, deceased.

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

2/23, 3/1/2024

PUBLIC NOTICES

SHERIFF'S SALE MARCH 8, 2024

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 by public by BID4ASSETS.COM. promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. For more information, please visit www.bid4assets.com/ffarikllncountypasheriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than April 5, 2024 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. 2023-1243 PENNYMAC LOAN SERVICES LLC

vs

JESSE BAKER ET AL, LACI BAKER

PROPERTY ADDRESS: 11538 Anthony Highway, Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q07-.053A-000000

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

having a street address of 11538 Anthony Highway, Waynesboro, PA 17268

Writ of Execution filed by: KML Law Group, P.C.

Suite 5000

The Lits Building

701 Market Street, Philadelphia PA 19106

No. 2023-1804 PENNYMAC LOAN SERVICES LLC

vs

CRYSTAL BENTON, LEONARD MARONE

PROPERTY ADDRESS: 66 5TH AVENUE, FAYETTEVILLE, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C23N-065-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 66 5th Avenue

Fayetteville, PA 17222

SOLD as the property of CRYSTAL BENTON and LEONARD MARONE

DEED BOOK: Instrument No: 202015707

DEED PAGE: Instrument No: 202015707

Writ filed by KML Law Group, P.C.

701 Market St

Suite 5000

Philadelphia, PA 19106

No. 2023-3723 PENNYMAC LOAN SERVICES LLC

vs

JODIE BURGER

PROPERTY ADDRESS: 5555 Timmons Drive, Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 17-0J19-.056-.000000

BEGINNING at a point on a proposed road known as Timmons Drive at Lot No. 13, having a street address of 5555 Timmons Drive, Greencastle, Pennsylvania 17225

WRIT OF EXECUTION FILED BY: Powers Kim LLC

8 Neshaminy Interplex

Suite 215

Trevoze, PA 19053

No. 2023-2232 TRUIST BANK FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY

vs

CHRISTOPHER C L CUSTER, UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

PROPERTY ADDRESS: 59 Saint Andrews Drive, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5B58-.092-.000000

ALL that certain piece or parcel or Tract of land situate in the Borough of Waynesboro, Franklin County, Pennsylvania and being known as 59 Saint Andrews Drive, Waynesboro, Pennsylvania 17268.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT:\$41,939.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Charles C L Custer and United States of America c/o United States Attorney for the Middle District of Pennsylvania

McCabe Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

No. 2023-3203 CROSSCOUNTRY MORTGAGE LLC

vs

STEVEN EARL ERRICKSON

PROPERTY ADDRESS: 5430 Forest Lane, Fort Loudon, PA 17224

UPI / TAX PARCEL NUMBER: 15-0H23-.047-.000000

ALL that certain lot or piece of ground situate in Metal Township, Franklin County, Pennsylvania having a street address of 5430 Forest Lane, Fort Loudon, PA 17224

Writ of Execution filed by: Manley Deas Kochalski, LLC

PO Box 165028

Columbus, OH 43216-5028

PUBLIC NOTICES

No. 2023-2238

CROSSCOUNTRY MORTGAGE LLC

vs

CHELSEY RENEE FORD, TYLER SCOTT FORD

PROPERTY ADDRESS: 7784Anthony Highway,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L 13A-021.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 7784 Anthony Highway
Waynesboro, PA 17268

SOLD as the property of CHELBY RENEE FORD and
TYLER SCOTT FORD

DEED BOOK: INSTRUMENT NUMBER: 202123350

DEED PAGE: INSTRUMENT NUMBER: 202123350

No. 2023-2811

US BANK NATIONAL ASSOCIATION AS

SUCCESSOR BY MERGER TO US BANK

NATIONAL ASSOCIATION ND

vs

JOHN F. HICKS, AUDREY M. HICKS

PROPERTY ADDRESS: 273 Hykes Road East,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A32G-074.-000000

ALL those certain lots or pieces of ground situate in
Antrim Township, Franklin County, Pennsylvania

IMPROVEMENTS: RESIDENTAL PROPERTY

WRIT OF EXECUTION FILED BY: RAS LAW OFFICE
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054

No. 2020-932

**PNC BANK NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO NATIONAL CITY
MORTGAGE, A DIVISION OF NATIONAL CITY
BANK**

vs

**ROY HOCKENBERRY, ADMINISTRATOR OF THE
ESTATE OF ROXANE TAMMY HOCKENBERRY,
A/K/A ROXANE TAMMY STARR, DECEASED ET AL,
JOHN STAR, ADMINISTRATOR OF THE ESTATE OF
ROXANE TAMMY HOCKENBERRY, A/K/A ROXANE
TAMMY STARR, DECEASED**

PROPERTY ADDRESS: 1251 South Main Street, aka
1251 S Main Street, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 04-1G02.-043.-000000

IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of ROY HOCKENBERRY,
ADMINISTRATOR OF THE ESTATE OF ROXANE
TAMMY HOCKENBERRY, a/k/a ROXANE
TAMMY STARR, DECEASED and JOHN STARR,
ADMINISTRATOR OF THE ESTATE OF ROXANE
TAMMY HOCKENBERRY, a/k/a ROXANE TAMMY
STARR, DECEASED.

DEED BOOK: 3393

DEED PAGE: 437

WRIT OF EXECUTION FILED BY: KML Law Group PC
Suite 5000
701 Market Street
Philadelphia, PA 19106

No. 2023-2726

GUILD MORTGAGE COMPANY LLC

vs

ORMONNIE LEE ET AL, DEVAN M. COUVERTIER

PROPERTY ADDRESS: 2610 Banbury Lane,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 09-0C19.-246.-000000

ALL the following described real estate lying and
being situate in Greene Township, Franklin County,
Pennsylvania having a street address of 2610 Banbury
Lane, Chambersburg, PA 17202

Writ of Execution filed by: MANLEY DEAS KOCHALSKI
LLC

PO BOX 165028
COLUMBUS OHIO 43216-5028

PUBLIC NOTICES

No. 2023-3174

**ALLIED FIRST BANK SB ADA SERVABANK
vs**

SCOTT MANGES ET AL, KENDRA KELLER

PROPERTY ADDRESS: 3296 Williamson Road,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A06-.064-.000000

ALL that certain lot or piece of ground situate in Antrim Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 3296 Williamson Road, Greencastle, PA 17225

Writ of Execution filed by: MANLEY DEAS KOCHALSKI,
LLC

PO BOX 165028
COLUMBUS, OH 43216-5028

No. 2023-3104

**MORTGATE SOLUTIONS OF COLORADO, LLC,
DBA MORTGAGE SOLUTIONS FINANCIAL
vs**

TAMI MAPLE

PROPERTY ADDRESS: 7814 KUHN ROAD,
GREENCASTLE, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A06-.018A-000000

The land referred to herein below is situated in the County of Franklin, State of Pennsylvania, and is described as follows:

7814 Kuhn Road Greencastle PA, 17225

Instrument 201508744

Filed by: Powers Kirn, LLC
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053

No. 2023-1946

**BANK OF NEW YORK MELLON TRUST COMPANY,
N.A. AS TRUSTEE FOR MORTGAGE ASSESTS
MANAGEMENT SERIES I TRUST C/O PHH
MORTGAGE CORPORATION
vs**

**MICHAEL E. MARTIN, IN HIS CAPACITY AS
EXECUTOR AND HEIR OF THE ESTATE OF
MAE ELLEN MARTIN A/K/A MAE E. MARTIN, ET
AL., MICHAEL E. MARTIN, IN HIS CAPACITY AS
EXECUTOR AND HEIR OF THE ESTATE OF MAE
ELLEN MARTIN A/K/A MAE E. MARTIN, THOMAS
E. MARTIN, IN HIS CAPACITY AS HEIR OF MAE
ELLEN MARTIN A/K/A MAE E. MARTIN, REBECCA
LEHMAN, IN HER CAPACITY AS HEIR OF MAE
ELLEN MARTIN A/K/A MAE E. MARTIN, RUTH
FRESHMAN, IN HER CAPACITY AS HEIR OF MAE
ELLEN MARTIN A/K/A MAE E. MARTIN**

PROPERTY ADDRESS: 5495 Race Track Road, Saint
Thomas, PA 17252

UPI/ TAX PARCEL NUMBER: 20-0M18-.046-.000000

ALL THAT CERTAIN lot or piece of ground situate in St. Thomas Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 5495 Racetrack Road aka 5495 Race Track Road, Saint Thomas, PA 17252

TITLE to said premises is vested in Mae Ellen Martin, Widow, as sole owner by deed from Mae Ellen Martin, widow, date recorded April 22, 2009 Instrument No. 200908814

Mae Ellen Martin is deceased, Date of death was May 4, 2020

Writ of Execution filed by: RAS Law Offices
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054

No. 2023-2725

**TRUIST BANK F/K/A BRANCH BANKING & TRUST
COMPANY**

vs

**BRIEN M. PLANK, ADMINISTRATOR OF THE
ESTATE OF SANDRA L. PLANK**

PROPERTY ADDRESS: 441 Williamson Road,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A 12-.068-.000000

ALL that certain piece or parcel or Tract of land situate in Antrim Township, Franklin County, Pennsylvania, and being known as 441 Williamson Road, Greencastle, Pennsylvania 17225.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$66,996.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Brien M. Plank, Administrator of the Estate of Sandra L. Plank

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

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, ASSET-BACKED CERTIFICATES,
SERIES 2006-4**

VS

TERRY RIHEL, TERI 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.

BEING the same premises which Teri Yoder-Rihel by
Deed dated 3/6/2006 and recorded in the Office of
Recorder of Deeds of Franklin County on 3/8/2006 at
Book 3067, Page 554 granted and conveyed unto Teri
L. Yoder-Rihel and Terry L. Rihel, wife and husband.

Writ of Execution filed by: STERN & EISENBERG
1581 MAIN STREET, SUITE 200
WARRINGTON, PA 18976

No. 2023-1546

PNC BANK NATIONAL ASSOCIATION

VS

**ELIZABETH H. RIST, HOME FUNDING OPTIONS,
INC., AS TRUSTEE OF THE 377 GRANDVIEW
AVENUE FAMILY LAND TRUST, BRIAN D.
STOUDER, ANGELA R. STOUDER**

PROPERTY ADDRESS: 377 Grandview Avenue,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 05-1B39-.006.-000000

ALL the following described real estate lying and being
situate in the Borough of Chambersburg, Franklin County,
Pennsylvania having a street address of 377 Grandview
Avenue, Chambersburg, PA 17201

Writ of Execution filed by: Manley Deas Kochalski, LL
PO Box 165028,
Columbus OH 43216-5028

No. 2023-2179

UNION HOME MORTGAGE CORP

VS

**BROOKE E. STROHM ET AL, CHASE FARROW,
BROOKE STROHM**

PROPERTY ADDRESS: 126 Kennedy Street,
Chambersburg, PA 17202

UPI / TA:X. PARCEL NUMBER: 10-0D20N-107.-000000

ALL the following described two tracts of real estate
lying and being situate in Guilford Township, Franklin
County having a street address of 126 Kennedy Street,
Chambersburg, PA 17202

Writ of Execution filed by: Manley Deas Kochalski

PO Box 165028
Columbus, OH 43216

No. 2023-21

**US BANK TRUST NATIONAL ASSOCIATION, NOT
IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR VRMTGASSET**

VS

DUSTIN C. TOLBERT, TERI L. TOLBERT

PROPERTY ADDRESS: 14381 Penn Dixie Lane,
Greencastle, PA 17225

UPI / TA:X. PARCEL NUMBER: 01-0A27Q-008A-000000

ALL THAT CERTAIN following real estate lying and being
situate in Greenvew Acres, Antrim Township, Franklin
County, Pennsylvania having a street address of 14381
Penn Dixie Lane, Greencastle PA 17225

Writ of Execution filed by: KML Law Group P.C.
Suite 5000
701 Market Street
Philadelphia, PA 19106

No. 2019-4117

CASCADE FUNDING MORTGAGE TRUST HB1

VS

**ANGIE LOUISE WINGERT, IN HER CAPACITY AS
HEIR OF JANET M. WINGERT; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
 FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JANET M.
WINGERT**

PROPERTY ADDRESS: 3812 Letterkenny Road,
Chambersburg, PA 17201

UPI/ TA:X. PARCEL NUMBER: 09-0C07-.032.-000000

ALL that certain lot or piece of ground situate in Greene
Township, County of Franklin, Commonwealth of
Pennsylvania.

WRIT OF EXECUTION FILED BY: Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
133 Gathier Drive,
Suite F
Mt. Laurel, NJ 08054

TERMS

Upon completion of the Auction, 10% of the purchase
price or 10% of all costs, whichever may be higher, shall
be delivered to 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 will 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 | SALE DATES |
|---------------|--------------|
| JAN 5, 2024 | MAR 8, 2024 |
| MAR 1, 2024 | MAY 10, 2024 |
| MAY 3, 2024 | JUL 12, 2024 |
| JUL 5, 2024 | SEP 13, 2024 |
| SEP 6, 2024 | NOV 8, 2024 |
| NOV 1, 2024 | JAN 10, 2025 |

2/16, 2/23, 3/1/2024