

Franklin County Legal Journal

Vol. 41, No. 44

May 3, 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.

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 James L. Beecher, a/k/a James Lee Beecher, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Tammy L. Regi
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

5/3, 5/10, 5/17/2024

Estate of Roger M. Berg, a/k/a Roger Martin Berg, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Jennifer L. Garver
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

5/3, 5/10, 5/17/2024

Estate of Guy W. Cornell, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Richard E. Cornell
PO Box 53
Lemasters, PA 17231
Attorney:
John W. Frey
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

5/3, 5/10, 5/17/2024

Estate of Marjorie A. Guyer, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Lee Ann Hoover
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

5/3, 5/10, 5/17/2024

Estate of Masako Martin, a/k/a Masako T. Martin, a/k/a Masako Toyama Martin, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
F&M Trust Company
1500 Nitterhouse Drive
Chambersburg, PA 17201
Attorney:
Joel R. Zullinger
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

5/3, 5/10, 5/17/2024

Estate of Joan M. McKean, a/k/a Joan McKean, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Brenda Thomas Bush
c/o Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

5/3, 5/10, 5/17/2024

Estate of Betty M. Rotz, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:
Chad A. Stevens
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

5/3, 5/10, 5/17/2024

Estate of John J. Sysko, Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Lisa Williams
c/o Todd R. Williams, Jr.
Abom & Kutulakis, LLC
2 West High Street
Carlisle, PA 17013
Attorney:
Todd R. Williams, Jr.
Abom & Kutulakis, LLC
2 West High Street
Carlisle, PA 17013

5/3, 5/10, 5/17/2024

PUBLIC NOTICES

Estate of Anna Mary K. Wingerd, a/k/a Anna Mary Wingerd, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Dennis L. Duffey

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

5/3, 5/10, 5/17/2024

Second Publication

Estate of Ginger R. Besecker, a/k/a Ginger R. Brinkerhoff, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Candy Baer

600 Colonial View Road

Mechanicsburg, PA 17055

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

4/26, 5/3, 5/10/2024

Estate of Pauline G. Clouser, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Judy C. Seidel

Betty C. Hufford

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

4/26, 5/3, 5/10/2024

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

Personal Representative:

Lisa L. Nolan

114 Kennedy Street

Chambersburg, PA 17202

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

4/26, 5/3, 5/10/2024

Estate of George C. Diehl, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Carol L. Foltz

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

4/26, 5/3, 5/10/2024

Estate of Stephen Rinn Dubpernell, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Jennifer Stine

22 Market Street

P.O. Box 19

Bangor, PA 18013-0019

Attorney:

David J. Ceraul

22 Market Street

P.O. Box 19

Bangor, PA 18013-0019

4/26, 5/3, 5/10/2024

Estate of Ann Marie Fraley, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Andrea L. Laster

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

4/26, 5/3, 5/10/2024

Estate of Mary Lois Funk, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Kenneth G. Brockhoff

13024 Dove Point Place

Louisville, KY 40299

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

4/26, 5/3, 5/10/2024

Estate of Thomas A. Horne, a/k/a Thom Horne, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Joel T. Horne

22426 Greenview Court

Great Mills, MD 20634

Attorney:

Paul T. Schemel

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

4/26, 5/3, 5/10/2024

PUBLIC NOTICES

Estate of Shirley K. Jones, a/k/a Shirley Jones, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Douglas E. Jones
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

4/26, 5/3, 5/10/2024

Estate of Nelly D. Musto, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Farmers & Merchants Trust Company of Chambersburg
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

4/26, 5/3, 5/10/2024

Estate of Mary M. Norcross, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Kimberly Sue Brown
1638 Sherry Drive
Chambersburg, PA 17202
Attorney:
Robert C. Schollaert
Black and Davison, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201

4/26, 5/3, 5/10/2024

Estate of Herman R. Snoke, late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representatives:
David A. Snoke
10300 Fort Stouffer Road
Greencastle, PA 17225
Wanda J. Snoke
26 Creekstone Drive
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

4/26, 5/3, 5/10/2024

Estate of Lori A. Voce, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Brett A. Voce
c/o Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

4/26, 5/3, 5/10/2024

Estate of Jerry A. Wills, a/k/a Jerry A. Wills Sr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
F & M Trust Company
1500 Nitterhouse Drive
P.O. Box 6010
Chambersburg, PA 17201 -6010
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/26, 5/3, 5/10/2024

Estate of Howard L. Zeis, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Crystal S. Heefner
255 Path Valley Road
Fort Loudon, PA 17224
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

4/26, 5/3, 5/10/2024

Third Publication

Estate of Donna K. Bonner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Rebecca A. Miller
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

4/19, 4/26, 5/3/2024

PUBLIC NOTICES

Estate of Roseann Bryan, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Malcolm David Bryan
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

4/19, 4/26, 5/3/2024

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

Personal Representative:

Todd E. Campbell
c/o Nicklas Law Office
183 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Kristin D. Nicklas
Nicklas Law Office
183 Lincoln Way East
Chambersburg, PA 17201

4/19, 4/26, 5/3/2024

Estate of Helen F. Chapin, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Gail F. Chapin
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

Attorney:

Adam H. Fennen
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

4/19, 4/26, 5/3/2024

Estate of Chalmers E. Fetterhoff, a/k/a Chalmers Fetterhoff, a/k/a Chalmers Eugene Fetterhoff, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Jennifer A. Mesaros
3304 Mueller Street
Baltimore, MD 21224
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2024

Estate of Donald H. Kauffman, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Michael Kauffman
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

4/19, 4/26, 5/3/2024

Estate of Joel D. Klimoski, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Jill Hope Henicle
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

Attorney:

Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

4/19, 4/26, 5/3/2024

Estate of Maureen Ann Kline, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:

Cathy Howell
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

Attorney:

Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

4/19, 4/26, 5/3/2024

Estate of William E. Scheffer, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

William J. Scheffer
c/o Michael R. Perna
Perna & Abracht, LLC
610 Millers Hill
P.O. Box 96
Kennett Square, PA 19348

Attorney:

Michael R. Perna
Perna & Abracht, LLC
610 Millers Hill
P.O. Box 96
Kennett Square, PA 19348

4/19, 4/26, 5/3/2024

Estate of Sally Toomey, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Peter Kopko
33 Linden Avenue
Mercersburg, PA 17236

Attorney:

Edward Kopko
308 North Tioga Street
Ithaca, NY 14850

4/19, 4/26, 5/3/2024

Estate of Dorothy J. Westall, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

David R. Martin
15 Libby Lane
Darien, CT 06820

Attorney:

John A. Wolfe
Wolfe, Rice & Quinn, LLC
47 West High Street
Gettysburg, PA 17325

4/19, 4/26, 5/3/2024

PUBLIC NOTICES

Estate of Larry F. Witmer, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Orsttown Bank
2695 Philadelphia Avenue
Chambersburg, PA 17201

Attorney:

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

4/19, 4/26, 5/3/2024

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholder of Continuum Investments Manager, Inc., a Pennsylvania Domestic Business Corporation with a registered address of 401 Lindman Dr., Chambersburg, PA 17202, has approved a resolution that the corporation voluntarily dissolve, and that the shareholder is now engaged in winding up and settling the affairs of the corporation under the provisions of the Pennsylvania Business Corporation Law.

Tyler R. Beaston, Esq.
Salzmann Hughes, P.C.
1801 Market St., Ste. 300
Camp Hill, PA 17011
(717) 234-6700

5/3/2024

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholder of Madison Court Manager, Inc., a Pennsylvania Domestic Business Corporation with a registered address of 401 Lindman Dr., Chambersburg, PA 17201, has approved a resolution that the corporation voluntarily dissolve, and that the shareholder is now engaged in winding up and settling the affairs of the corporation under the provisions of the Pennsylvania Business Corporation Law.

Tyler R. Beaston, Esq.
Salzmann Hughes, P.C.
1801 Market St., Ste. 300
Camp Hill, PA 17011
(717) 234-6700

5/3/2024

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the member of Just Plastics & More, LLC, a Pennsylvania limited liability company with a registered address of 150 Hickory Dr., Fayetteville, PA 17222, has approved a resolution that the company voluntarily dissolve, and that the member is now engaged in winding up and settling the affairs of the corporation under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016. Any persons having claims against the company shall present them in writing and send them to the address below. Such claims shall state the name of the claimant and the amount and basis of the claim. A claim against the company is barred unless an action to enforce the claim is commenced within two years after publication of this notice.

Tyler R. Beaston, Esq.
Salzmann Hughes, P.C.
1801 Market St., Ste. 300
Camp Hill, PA 17011
(717) 234-6700

5/3/2024

NAME CHANGE NOTICE

In the court of common pleas of the 39th Judicial District of Pennsylvania, Franklin county branch.

Notice is hereby given that on March 28th 2024 a petition for change of name of a minor child of Annie Stone, parent of minor child, was filed in the above named court petitioning for a decree to change the name of Jeremy L. Gelwicks Jr. to Hailey Violet Combs.

The court has set May 31st 2024 at 3 pm in the Franklin County Courthouse, Chambersburg, Pennsylvania, at which time and place you may attend if you have any objections.

5/3/2024

NAME CHANGE NOTICE

In the Court of Common Pleas of the 39th Judicial District of Pennsylvania, Franklin County Branch

Notice is hereby given that on April 12, 2024, the petition of Charles C. Ford, was filed in the above-named court petitioning for a decree to change the name of Hannah Elizabeth Ruffner to Hannah Elizabeth Ruffner Ford.

The Court has set May 20, 2024, at 9:00 a.m., in the Franklin County Judicial Center, 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.

5/3/2024

PUBLIC NOTICES

LEGAL NOTICE

Franklin County Court of Common Pleas Docket No.
2023-3555

American Select Insurance Company v. Katlyn Gomez and Gabriel Gomez, individually and as the parents and the personal representatives of L.G, deceased, L.L.G, deceased; Katlyn Gomez and Gabriel Gomez, as parents and natural guardians of E.G, minor; Katlyn Gomez, as parent and natural guardian of S.B, minor, Noah Bradley; and Jeffrey Bradley, as guardian of H.H, minor, and Megan Parsons

Notice to Noah Bradley

American Select Insurance Company has filed a Petition for Equitable Interpleader for the purposes of distributing the proceeds of insurance policy number APV 9731935 in connection with an accident that took place on December 4, 2022 near the 5900 block of Little Cove Road in Warren Township, Franklin County, Pennsylvania. You may have a financial interest in these proceeds. If you wish to assert a claim against the proceeds, you must attend a hearing on May 31, 2024 at 9:00 a.m. in Courtroom 2 of Franklin County Courthouse.

If you wish to make a claim, you must attend the hearing scheduled for May 31, 2024 at 9:00 a.m. in Courtroom 2 of Franklin County Courthouse. You are warned that if you fail to do so the case may proceed without you and a judgement may be entered without you without further notice. You should take this paper to your lawyer at once. If you do not have a lawyer, go to the office set forth below. This office can provide you with the information about hiring a lawyer if you wish to do so. If you cannot afford to hire a lawyer, this office may be able to provide with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Franklin County Bar Association
100 Lincoln Way East, Suite E,
Chambersburg, PA 17201
Phone: (717) 267-2032

4/26, 5/3, 5/10/2024

SHERIFF'S SALE

MAY 10, 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/franklincountypasheriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than June 7, 2024 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter. Sheriff Benjamin H. Sites.

No. 2023-1079

**FEDERAL HOME LOAN MORTGAGE
CORPORATION AS TRUSTEE FOR FREDDIE MAC
SLST 2022-1 PARTICIPATION INTEREST TRUST**

vs

**MARK ALLEN BAKER ET AL, BAKER AKA LAURIE
NICOLE SHANK**

PROPERTY ADDRESS: 13194 John Lindsay Road,
Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 17-0J23-.063-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 13194 John Lindsay Road
Greencastle, PA 17225

SOLD as the property of MARK ALLEN BAKER and
LAURIE SHANK BAKER AKA LAURIE NICOLE SHANK

TAX PARCEL #17-0J23-.063-.000000

DEED BOOK: 1998

DEED PAGE: 493

No. 2023-3716

GUILD MORTGAGE COMPANY LLC

vs

CHRISTIAN W. BAKNER

PROPERTY ADDRESS: 137 Tritle Avenue, Waynesboro,
PA 17268

UPI /TAX PARCEL NUMBER: 25-5A47-.020-.000000

ALL the following described real estate lying and being
situate in the Borough of Waynesboro, Franklin County,
Pennsylvania having a street address of 137 Tritle
Avenue, Waynesboro, PA 17268

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

Judgment amount: \$205,200.01

PUBLIC NOTICES

No. 2023-4020
CITIBANK NA
VS

DAVIDE. DELAUTER & KIMBERLY S DELAUTER,
DAVIDE DELAUTER, KIMBERLY S DELAUTER
PROPERTY ADDRESS: 43 WEST DAHLGREN ST,
GREENCASTLE, PA 17225

IMPROVEMENTS consist of a residential dwelling.
BEING PREMISES: 43 West Dahlgren Street
Greencastle, PA 17225

SOLD as the property of DAVID E. DELAUTER AKA
DAVID DELAUTER and KIMBERLY S. DELAUTER
AKA KIMBERLY

DELAUTER

Judgement in the amount of: \$107,076.55

DEED BOOK: 1426

DEED PAGE: 132

No. 2023-1081
LAKEVIEW LOAN SERVICING LLC

vs
ROGER L. GEESAMAN JR

PROPERTY ADDRESS: 610 Ringgold Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5C39-.045-.000000

ALL the following described real estate lying and being
situate in the Borough of Waynesboro, Franklin County,
Pennsylvania having a street address of 610 Ringgold
Street, Waynesboro, PA 17268

Writ of Execution filed by: KML Law Group, P.C.
Suite 5000

701 Market Street
Philadelphia, PA 19106

Judgment amount:\$ 158,907.49

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

IMPROVEMENTS consist of a residential dwelling.

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

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

TAX PARCEL #10-0D23L-008-.000000

DEED BOOK: INSTRUMENT NUMBER: 202101441

DEED PAGE: INSTRUMENT NUMBER 202101441

No. 2022-1855
PENNSYLVANIA HOUSING FINANCE AGENCY
VS

DANTE L. JAMES, ADMINISTRATOR OF THE
ESTATE OF YOLANDA J. JAMES

PROPERTY ADDRESS: 7331 Lincoln Way West, Saint
Thomas, PA 17252

UPI /TAX PARCEL NUMBER: 20-0M13R-020-.000000

ALL the following described real estate situate in
Township of Saint Thomas, County of Franklin, and
Commonwealth of Pennsylvania having a street address
of 7331 Lincoln Way West, Saint Thomas, PA 17252

Writ of Execution filed by: PURCELL KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

Judgment amount:\$ 186,421.90

No. 2023-1210
MIDFIRST BANK

vs

JENIFER M. PEARCE AKA JENNIFER M. PEARCE
AND THOMAS T. PEARCE, JENIFER M. PEARCE
AKA JENNIFER M. PEARCE, THOMAS T. PEARCE
PROPERTY ADDRESS: 878 Joy Drive, Greencastle,
PA 17225

UPI /TAX PARCEL NUMBER: 01-0A22A-014-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 878 Joy Drive
Greencastle, PA 17225

SOLD as the property of JENIFER M. PEARCE AKA
JENNIFER M PEARCE and THOMAS T. PEARCE

DEED BOOK: INSTRUMENT NUMBER: 200920215

DEED PAGE: INSTRUMENT NUMBER: 200920215

No. 2023-2446
PNC BANK NATIONAL ASSOCIATION
vs

JESSICA M. ELMES, AKA JESSICA M. POGUE
PROPERTY ADDRESS: 54 NOTTINGHAM DRIVE,
CHAMBERSBURG, PA 17201

UPI /TAX PARCEL NUMBER: 11-0E10.-154-.000000

ALL the following described real estate lying and
being situate in Hamilton Township, Franklin County,
Pennsylvania having a street address of 54 Nottingham
Drive, Chambersburg, PA 17201.

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

Judgement in the amount of: \$115,823.32

PUBLIC NOTICES

No. 2023-1506
M&T BANK
vs

JOELLA COLE AKA JOELLA SIMMERS, SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED THE UNKNOWN HEIRS OF TERRY L. KISSINGER, DECEASED, JESSICA PEREZ AKA JESSICA SIMMERS SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, HEIDI PLANTE SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, PENNY SIMMERS SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, JOELLA COLE AKA JOELLA SIMMERS, SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, PENNY SIMMERS SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, THE UNKNOWN HEIRS OF TERRY L. KISSINGER, DECEASED, HEIDI PLANTE, SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, PENNY SIMMERS, SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, JESSICA PEREZ, SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED

PROPERTY ADDRESS: 3792 MOUNTAIN SHADOW CIRCLE, FAYETTEVILLE, PA 17222

UPI/TAX PARCEL NUMBER: 09-0C23C-017D-000000

ALL the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3792 Mountain Shadow Circle, Fayetteville PA 17222.

Writ of Execution filed by: KML LAW GROUP P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA PA 19106

Judgment amount: \$86,970.46

No. 2023-1810
NEWREZ LLC, D/8/A SHELLPOINT MORTGAGE
SERVICING

vs

JOHN E. WETZEL AND THERESA WETZEL, JOHN
E. WETZEL, THERESA WETZEL

PROPERTY ADDRESS: 19 Edgelea Drive,
Chambersburg, PA 17201

UPI/TAX PARCEL NUMBER: 02-1C21-.048-.000000

ALL THE FOLLOWING described real estate, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania.

Writ of Execution filed by: HILL WALLACK LLP
1000 FLORAL VALE BOULEVARD
SUITE 300
YARDLEY, PA 19067

Judgement amount: \$ 93,297.99

No. 2023-3724
NATIONSTAR MORTGAGE LLC
vs

KAMIE R. MOWER AKA KAMIE MOWER

PROPERTY ADDRESS: 14642 Shady Pine Road, Willow Hill, PA 17271

UPI/TAX PARCEL NUMBER: 15-0H01-.053A-000000
IMPROVEMENTS consist of a residential dwelling

BEING PREMISES: 14642 Shady Pine Road
Willow Hill, PA 17271

SOLD as the property of KAMIE R. MOWER AKA KAMIE MOWER

Judgement in the amount of: \$103,987.75

DEED BOOK: INSTRUMENT NO.: 202022522

DEED PAGE: INSTRUMENT NO.: 202022522

No. 2023-2484
NEWREZ LLC D/8/A SHELLPOINT MORTGAGE
SERVICING
vs

RACHEL M. MELLOTT AKA RACHEL TURNER

PROPERTY ADDRESS: 681 APPLE WAY, SAINT THOMAS, PA 17252

UPI/TAX PARCEL NUMBER: 20-0M13-.121-.000000

ALL the following described tract of real estate lying and being situated in St Thomas Township, Franklin County, Pennsylvania having a street address of 681 Apple Way, Saint Thomas, PA 17252

Writ of Execution filed by: Hill Wallack, LLP
1000 Floral Vale Blvd
Suite 300
Yardley, PA 19067

Judgment amount: \$ 260,429.68

No. 2023-411
LAKEVIEW LOAN SERVICING LLC
vs
DUSTY RHODES

PROPERTY ADDRESS: 38 Cottage Street, Waynesboro, PA 17268

UPI/TAX PARCEL NUMBER: 24-5D01-.087-.000000

ALL that following described real estate, lying and being situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 38 Cottage Street, Waynesboro PA 17268

Writ of Execution file by: LOGS LEGAL GROUP LLP
985 OLD EAGLE SCHOOL ROAD,
SUITE 514
WAYNE, PENNSYLVANIA 19087

Judgment amount: \$142,476.44

PUBLIC NOTICES

**No. 2023-3278
MIDFIRST BANK**

vs

STELLA J. SMITH-BONELLA

PROPERTY ADDRESS: 143 Downey Drive,
Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 10-0D05R-058.-000000

ALL that lot of ground, together with the improvements thereon, lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 143 Downey Drive, Chambersburg, PA 17202

Writ of Execution filed by: KML LAW GROUP PC
SUITE 5000
701 MARKET STREET
PHILADELPHIA PA 19106

Judgment amount \$ 124,396.91

**No. 2013-4707
LNV CORPORATION**

vs

**ROBERT STATLER ET AL, NANCY STATLER, AKA
NANCY CARBAUGH**

PROPERTY ADDRESS: 1053 Papermill Road,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 11-0E16.-0618-000000

By virtue of a Writ of Execution No. 2013-4707

LNV CORPORATION

V.

ROBERT STATLER; NANCY STATLER/NK/A NANCY CARBAUGH

owner(s) of property situate in the Hamilton Township, Franklin County, Pennsylvania, being

1053 PAPERMILL ROAD, CHAMBERSBURG, PA 17201

Tax ID No. 11-0E16.-061B-000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$29, 212.95

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

**No. 2022-3774
TRUIST BANK, F/K/A BB&T
VS**

TENA M. KAUFFMAN A/KIA TENA KAUFFMAN

PROPERTY ADDRESS: 175 Highland Drive,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 11-0E13L-021.-000000

All that certain piece or parcel or Tract of land situate in Hamilton Township, Franklin County, Pennsylvania, and being known as 175 Highland Drive, Chambersburg, Pennsylvania 17202.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$152,923.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Tena M. Kauffman a/k/a Tena Kauffman

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

**No. 2022-2643
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING**

vs

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT TITLE OR INTEREST FROM OR
UNDER BRITTANY NICOLE SIMPSON, DECEASED**

PROPERTY ADDRESS: 3723 Orrstown Road, Orrstown,
PA 17244

UPI /TAX PARCEL NUMBER: 28-7A13.-009.-000000

ALL that certain lot or tract of land situate in the Borough of Orrstown, Franklin County, Pennsylvania having a street address of 3723 Orrstown Road, Orrstown PA 17244.

Writ of Execution filed by: HILL WALLACK LLP
1000 FLORAL VALE BLVD.
SUITE300
YARDLEY, PA 19067

Judgment amount: \$178,385.04

**No. 2020-3268
BOROUGH OF WAYNESBORO
VS**

BRUCE WEINSTEIN

PROPERTY ADDRESS: 13-15 Cleveland Ave,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 26-5C08.-036.-000000

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

Writ filed by: Salzmann Hughes, P.C.
79 Saint Paul Drive
Chambersburg, Pa 17201

Judgement in the amount of \$7,997.79

PUBLIC NOTICES

No. 2022-3943

**BROKER SOLUTIONS INC DBA NEW AMERICAN
FUNDING**

vs

HEATHER N. WINDERS

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

UPI / TAX PARCEL NUMBER: 15-0H 12E-039.-000000

ALL that certain tract of land 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
985 Old Eagle School Road
Suite 514

Wayne, Pennsylvania 19087

Judgment amount \$ 96,368.36

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

4/19, 4/26, 5/3/2024