

# Franklin County Legal Journal

Vol. 41, No. 51

June 21, 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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- 39th Judicial District Court Calendar

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### **Franklin County Legal Journal**

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

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

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

# PUBLIC NOTICES

## ESTATE NOTICES

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

### First Publication

Estate of Mary Lou Bryan, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Timothy W. Bryan  
11806 Carol Avenue  
Greencastle, PA 17225  
Attorney:  
Ann Marie Rotz  
Rotz Law Offices, LLC  
PO Box 4628  
Hagerstown, MD 21742

6/21, 6/28, 7/5/2024

Estate of James Donald Funk, Jr., late of Guilford 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

6/21, 6/28, 7/5/2024

Estate of Anna L. Garman, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Shelly L. Garman  
Jody K. Garman  
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

6/21, 6/28, 7/5/2024

Estate of Louis James Gregorio, a/k/a Louis J. Gregorio, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Devin Warren Shenberger  
303 Lindman Drive  
Chambersburg, PA 17202  
Attorney:  
Lauren E. Sulcove  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

6/21, 6/28, 7/5/2024

Estate of Ronald R. Mellott, a/k/a Ronald Roy Mellott, a/k/a Ronald Mellott, late of Belfast Township, Fulton County, Pennsylvania.

Personal Representatives:  
Eric R. Mellott  
Ronald L. Mellott  
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

6/21, 6/28, 7/5/2024

Estate of Delores L. Otenberger, a/k/a Delores Lauretta Otenberger, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:  
Kathy J. Mollett  
45 Shadle Drive  
Fayetteville, PA 17222  
Kelly S. Crider  
35 Shadle Drive  
Fayetteville, PA 17222  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

6/21, 6/28, 7/5/2024

Estate of Ethel M. Parks, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:  
John E. Semple  
c/o Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257  
Attorney:  
Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

6/21, 6/28, 7/5/2024

Estate of Catherine I. Pentz, a/k/a Catherine Pentz, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:  
Mary Coldsmith  
1601 Walker Road  
Chambersburg, PA 17202  
Jane Fleagle  
109 Ridge Avenue  
Waynesboro, PA 17268  
Attorney:  
James M. Stein  
Dick, Stein, Schemel, Wine & Frey, LLP  
10440 Buchanan Trail East  
Waynesboro, PA 17268

6/21, 6/28, 7/5/2024

## **PUBLIC NOTICES**

Estate of Edmond Robert Reuschling, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Elizabeth R. Hartman  
22020 Mohawk Drive  
Smithsburg, MD 21783  
Attorney:  
Ann Marie Rotz  
Rotz Law Offices, LLC  
PO Box 4628  
Hagerstown, MD 21742

6/21, 6/28, 7/5/2024

Estate of Lou Edward Rosenberry, a/k/a L. Edward Rosenberry, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:  
Richard L. Webber, Jr.  
c/o Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257  
Attorney:  
Richard L. Webber, Jr.-Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

6/21, 6/28, 7/5/2024

### **Second Publication**

Estate of Madaline G. Ashman, a/k/a Madaline Grace Ashman, a/k/a Madaline Ashman, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:  
Judith K. Walker  
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

6/14, 6/21, 6/28/2024

Estate of Edward A. Budny, a/k/a Edward Anthony Budny, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert B. Budny  
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

6/14, 6/21, 6/28/2024

Estate of Thurman E. Finniff, a/k/a Thurman Eugene Finniff, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:  
Barbara Bricker and Michael Finniff  
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

6/14, 6/21, 6/28/2024

Estate of Esther L. Grove, a/k/a Esther Louise Grove, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Timothy A. Grove  
14100 Northern Lights Drive, Unit 21  
Mercersburg, PA 17236  
Attorney:  
Jan G. Sulcove  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

6/14, 6/21, 6/28/2024

Estate of Charles Leo Manahan, a/k/a Charles L. Manahan, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Rebecca M. Harbaugh  
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

6/14, 6/21, 6/28/2024

Estate of Robert E. Yeager, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
Jamison L. Yeager  
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

6/14, 6/21, 6/28/2024

## PUBLIC NOTICES

### **Third Publication**

Estate of Richard E. Custer, a/k/a R. Earl Custer, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

Jeffrey E. Custer

Julie L. Eckels

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

6/7, 6/14, 6/21/2024

Estate of Roger G. Dinsmore, a/k/a, Roger Gary Dinsmore, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:

Sandra D. Dinsmore

9605 Sweetwater Road

Fort Loudon, PA 17224

Attorney:

Suzanne M. Trinh

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

6/7, 6/14, 6/21/2024

Estate of Betty J. Lehman, a/k/a Betty Jane Lehman, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Saylor B. Hummel

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

6/7, 6/14, 6/21/2024

Estate of Murvin Nagy, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Alexis Nagy

Nicholas Nagy

c/o Walters & Galloway, PLLC

54 East Main Street

Mechanicsburg, PA 17055

Attorney:

Jessica Fisher Greene

Walters & Galloway, PLLC

54 East Main Street

Mechanicsburg, PA 17055

6/7, 6/14, 6/21/2024

Estate of Deloris E. Olson, a/k/a, Deloris Olson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Diane E. Alwine

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

6/7, 6/14, 6/21/2024

Estate of John J. Shank, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Robert Shank

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

6/7, 6/14, 6/21/2024

Estate of Doris M. Truett, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Barbara K. Thompson

2962 Jefferson Drive

Chambersburg, PA 17201

Attorney:

Robert C. Schollaert

Black and Davison, P.C.

1110 Kennebec Drive

Chambersburg, PA 17201

6/7, 6/14, 6/21/2024

Estate of Brian L. Umbrell, a/k/a Brain L. Umbrell, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Debra K. Umbrell-Tressler

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

6/7, 6/14, 6/21/2024

## **PUBLIC NOTICES**

Estate of Wanda K. Wilsbach, a/k/a Wanda Wilsbach, a/k/a Wanda Koser-Wilsbach, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Michael A. Wilsbach

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

6/7, 6/14, 6/21/2024

### **CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were approved by the Pennsylvania Department of State on May 15, 2024 for Twin Hill Meadows Community Association, Inc. pursuant to the Pennsylvania Nonprofit Corporation Law of 198 8. The registered address of the nonprofit corporation is: 56 South Main Street, Mercersburg, Pennsylvania, 17236. The purpose of the corporation is to maintain a private right-of-way.

Thomas B. Steiger, Jr., Esquire

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

6/21/2024

### **FICTITIOUS NAME NOTICE**

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 24, 2024, for **artsandcatsandcrafts** with a principal place of business located at 12132 Gehr Rd., Waynesboro, PA 17268 in Franklin County. The individual interested in this business is Andrea Burrows, also located at 12132 Gehr Rd., Waynesboro, PA 17268. This is filed in compliance with 54 Pa.C.S. 311.

6/21/2024

### **LEGAL NOTICE**

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

DOCKET NO. 2023-2804

The Mayor and Town Council Of the Borough of  
Chambersburg

vs.

Samuel Sheppard and Jenny Sheppard

#### **NOTICE**

**TO: Samuel Sheppard and Jenny Sheppard**

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 Execution in accordance with 53 P.S. § 7185 against the property located at 129 E. Vine Street, Chambersburg, Pennsylvania 17201.

The judgment under or pursuant to which the property is being sold is docketed in the Court of Common Pleas of the 39th Judicial District of Pennsylvania – Franklin County Branch to: Borough of Chambersburg v. Samuel Sheppard and Jenny Sheppard; No. 2023-2804, in the amount of Six Hundred Twenty-Two Dollars and Fifty-Five Cents (\$622.55), plus interest and costs of execution until the Sheriff's Sale.

The name of the owner or reputed owner of this property is Samuel Sheppard and Jenny Sheppard pursuant to a deed dated May 8, 1997 and recorded May 9, 1997 in Deed Book 1335 Page 51 in the Office of the Recorder of Deeds in and for Franklin County, Pennsylvania.

A Schedule of Distribution, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of the County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

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.

PENNSYLVANIA BAR ASSOCIATION

LAWYER REFERRAL SERVICE

1-800-692-7375 (PA only)

or 717-238-6715

By: Salzman Hughes, P.C.

Justin M. George, Esquire

79 St. Paul Drive

Chambersburg, PA 17201

(717) 263-2121

6/21/2024

# 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 Execution in accordance with 53 P.S. § 7185 against the property located at 723 Broad Street, Chambersburg, Pennsylvania 17201.

The judgment under or pursuant to which the property is being sold is docketed in the Court of Common Pleas of the 39th Judicial District of Pennsylvania – Franklin County Branch to: Borough of Chambersburg v. Samuel Sheppard and Jenny Sheppard; No. 2023-3768, in the amount of Six Hundred Nine Dollars and Twenty-Four Cents (\$609.24), plus interest and costs of execution until the Sheriff's Sale.

The name of the owner or reputed owner of this property is Dorothy Way pursuant to a deed dated November 17, 2000 and recorded November 22, 2000 in Deed Book 1581 Page 148 in the Office of the Recorder of Deeds in and for Franklin County, Pennsylvania.

A Schedule of Distribution, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes) will be filed by the Sheriff of the County thirty (30) days after the sale and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it within ten (10) days of the date it is filed.

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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.

PENNSYLVANIA BAR ASSOCIATION  
LAWYER REFERRAL SERVICE  
1-800-692-7375 (PA only)  
or 717-238-6715

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

6/21/2024

## 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, 2024. 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 2024, 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](http://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, 2024, falls on a Thursday, the deadline for appeals in 2024 shall be August 1, 2024, 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, 2024, and hearings are to be scheduled through October 31, 2024 at the Meeting Room, Franklin County Administration Building, 272 N Second Street, Chambersburg PA.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

6/21/2024

## PUBLIC NOTICES

### LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF FRANKLIN  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW NO.: 2023-2335  
NOTICE OF MORTGAGE FORECLOSURE

ORRSTOWN BANK,  
vs.

BEATRICE TEXTER, BELIEVED HEIR TO THE  
ESTATE OF CHARLES L. TEXTER,  
MARJORI E. TEXTER, BELIEVED HEIR TO THE  
ESTATE OF CHARLES L. TEXTER,  
UNKNOWN HEIRS/ADMINISTRATORS OF THE  
ESTATE OF CHARLES L. TEXTER, and  
THE UNITED STATES OF AMERICA,

TO: Unknown Heirs/Administrators of the Estate of  
Charles L. Texter

That the Sheriff's Sale of Real Property (Real Estate)  
will be held via Online Public Auction at [https://www.  
bid4assets.com/franklincountypasheriffsales](https://www.bid4assets.com/franklincountypasheriffsales) on Friday,  
July 12, 2024 at 1:00 p.m. prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail  
in a legal description consisting of a statement of the  
measured boundaries of the property, together with  
a brief mention of the buildings and any other major  
improvements erected on the land.

THE LOCATION of your property to be sold is:  
420 West Loudon Street  
Chambersburg, PA 17201  
Franklin County

THE JUDGMENT under or pursuant to which your  
property is being sold is docketed to:  
No. 2023-02335

A complete copy of the Notice of Sheriff's Sale will be  
sent to you upon request to the attorney for the Plaintiff,  
Kimberly A. Bonner, Esquire, 11 E. Chocolate Avenue,  
Suite 300, Hershey, PA 17033. Phone (717) 533-3280.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE  
OF THE SALE OF YOUR PROPERTY.

IT HAS BEEN ISSUED BECAUSE THERE IS A  
JUDGMENT AGAINST YOU.

IT MAY CAUSE YOUR PROPERTY TO BE HELD, TO BE  
SOLD OR TAKEN TO PAY THE JUDGMENT.

You may have legal rights to prevent your property  
from being taken away. A lawyer can advise you more  
specifically of these rights. If you wish to exercise your  
rights, YOU MUST ACT PROMPTLY.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER  
AT ONCE. GO TO OR TELEPHONE THE OFFICE SET  
FORTH BELOW TO FIND OUT WHERE YOU CAN GET  
FREE LEGAL ADVICE:

Lawyer Referral Service and Notice of Defend  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street, P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

6/21/2024

### LEGAL NOTICE

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

The following list of Executors, Administrators and  
Guardian Accounts, Proposed Schedules of Distribution  
and Notice to Creditors and Reasons why Distribution  
cannot be Proposed will be presented to the Court  
of Common Pleas of Franklin County, Pennsylvania,  
Orphans Court Division for CONFIRMATION: **July  
3, 2024.**

**PRICE:** First and Final Account of proposed distributions  
and notice to creditors of Todd A. Price, Executor of  
the Estate of Pauline Price, a/k/a Pauline Corrigan  
Price, late of Washington Township, Franklin County,  
Pennsylvania, deceased.

**SPENCER:** First and Final Account of proposed  
distributions and notice to creditors of Barbara Harris  
Gordon, Executrix of the Estate of Elaine G. Spencer,  
a/k/a Elaine Greenberg Spencer, late of Southampton  
Township, Franklin County, Pennsylvania, deceased.

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

6/21, 6/28/2024

## PUBLIC NOTICES

### **SHERIFF'S SALE JULY 12, 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 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 July 22, 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. 2024-432 TRUIST BANK FKA BRANCH BANKING AND TRUST COMPANY**

**vs**

**ALLEN L. SCHULTZ III AND FAITH E. SCHULTZ,  
ALLEN L. SCHULTZ, FAITH E. SCHULTZ**

PROPERTY ADDRESS: 10844 Loop Road, Fayetteville, PA 17222

By virtue of a Writ of Execution No. 2024-432

TRUIST BANK FKA BRANCH BANKING AND TRUST COMPANY

V.

ALLEN L. SCHULTZ III; FAITH E. SCHULTZ

owner(s) of property situate in the QUINCY TOWNSHIP AND GUILFORD TOWNSHIP, FRANKLIN County, Pennsylvania, being

10844 LOOP ROAD, FAYETTEVILLE, PA 17222

Tax ID No. 19-0L05.-124.-000000 and 10-0D32.-075.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgement Amount: \$335,107.60

Attorneys for Plaintiff

Brock & Scott, PLLC

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#### **No. 2021-3547 J.P. MORGAN MORTGAGE ACQUISITION CORP VS**

**CHRISTOPHER BAILEY**

PROPERTY ADDRESS: 18 North Franklin Street, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 25-5A64.-095.-000000

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

Judgement in the amount of: \$105,906.93

Writ filed by: LOGS Legal Group LLP

14000 Commerce Pkwy

Ste B

Mt. Laurel, NJ 08054

No. 2023-2335  
ORRSTOWN BANK  
VS

**BEATRICE TEXTER, BELIEVED HEIR TO THE  
ESTATE OF CHARLES L. TEXTER, MARJORIE  
E. TEXTER, BELIEVED HEIR TO THE ESTATE  
OF CHARLES L. TEXTER, UNKNOWN HEIRS/  
ADMINISTRATORS OF THE ESTATE OF CHARLES  
L. TEXTER AND THE UNITED STATES OF  
AMERICA, BEATRICE TEXTER, BELIEVED HEIR  
TO THE ESTATE OF CHARLES L. TEXTER,  
MARJORIE E. TEXTER, UNKNOWN HEIRS/  
ADMINISTRATORS OF THE ESTATE OF CHARLES  
L. TEXTER**

PROPERIY ADDRESS: 420 West Loudon Street, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 05-1B64.-135.-000000

ALL that certain tract or parcel of real estate lying and being situated in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 420 West Loudon Street, PA 17201

Judgment amount: \$ 138,391.85

Writ of Execution filed by: JAMES SMITH DIETTERICK & CONNELLY LAW OFFICES, 11 EAST CHOCOLATE AVENUE, SUITE 300, HERSHEY, PA 17033

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**No. 2024-253  
WILMINGTON SAVINGS FUND SOCIETY, FSB,  
D/8/A CHRISTINA TRUST AS TRUSTEE FOR  
PNPMS TRUST IV**

**VS**

**ADRIEN B FREEMAN, STEPHEN L FREEMAN**

PROPERTY ADDRESS: 164 Baldwin Boulevard, Shippensburg, PA 17257

UPI /TAX PARCEL NUMBER: 21-0N17.-353.-000000

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

Judgment in the amount of: \$5,688.90

Writ filed by Padgett Law Group

700 Darby Rd, Suite 100

Havertown, Pa 19083

## PUBLIC NOTICES

No. 2022-1648

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-64CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-64CB**

**VS**

**JASON FRIES AS HEIR OF THE ESTATE OF JANICE L. FRIES, ALCYIA FRIES AS HEIR OF THE ESTATE OF JANICE L. FRIES, ANDREA FRIES AS HEIR OF THE ESTATE OF JANICE L. FRIES, UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE, AND INTEREST FROM OR UNDER JANICE L. FRIES**

PROPERTY ADDRESS: 9102 Willowdale Road, Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A11-.284-.000000

By virtue of a Writ of Execution filed to No. 2022-1648

The Bank of New York Mellon fka The Bank of New York, As Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-64CB, Mortgage Pass-Through Certificates, Series 2005-64 CB vs Jason Fries as Heir of The Estate of Janice L. Fries, Alycia Fries as Heir of The Estate of Janice L. Fries, Andrea Fries as Heir of The Estate of Janice L. Fries and Unknown Heirs, Successors and Assigns and All Persons Claiming Right, Title, and Interest from or under Janice L. Fries, Deceased

Jason Fries, Alycia Fries and Andrea Fries as Heir of The Estate of Janice L. Fries, Deceased

owners(s) of property situated in

Township of Antrim, Franklin County, Pennsylvania being 9102 Willowdale Road, Greencastle, PA 17225

Assessment Map number: 01-0A11-.284-.000000

Improvement thereon: Single Family

Improvement thereon: Single Family

Pincus Law Group, PLLC

Christopher Cummins (331304)

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

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No. 2023-1240

**EMBRACE HOME LOANS, INC.**

**VS**

**KATIE E. HOUSEHOLDER AND MATTHEW D. HOUSEHOLDER, KATIE E. HOUSEHOLDER, MATTHEW D. HOUSEHOLDER**

PROPERTY ADDRESS: 405 South Broad Street, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 24-5C40-.037-.000000

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

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

Judgement in the amount of: \$235,465.77

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No. 2023-4028

**STATE EMPLOYEES CREDIT UNION OF MARYLAND, INC. C/O MIDWEST LOAN SERVICES**

**VS**

**LINDSEY NICOLE HATHAWAY & SCOTT IVAN HOFFMAN, LINDSEY NICOLE HATHAWAY, SCOTT IVAN HOFFMAN**

PROPERTY ADDRESS: 399 South Washington Street, Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 08-2B44-.035-.000000

ALL the following described real estate situate on the West Side of South Washington Street in the Borough of Greencastle, Franklin County, Pennsylvania, improved by a dwelling house known as 399 South Washington Street.

Writ filed by: Powers Kim, LLC

8 Neshaminy Interplex, Suite 215  
Trevoise, Pa 19053

Judgement in the amount of \$214,607.56

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No. 2023-3884

**ALLIED FIRST BANK, SB OBA SERVBANK**

**VS**

**JULIO A PACHECO, JULIO A. PACHECO**

PROPERTY ADDRESS: 5979 Buchanan Drive, Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 18-01<21 P-030-.000000

ALL THE FOLLOWING described real estate, lying and being situate in Peters Township, Franklin County, Pennsylvania.

Judgement in the amount of: \$144,508.48

Writ filed by: Padgett Law Group

700 Darby Road  
Havertown, Pa 19083

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No. 2023-4000

**CROSSCOUNTRY MORTGAGE LLC**

**VS**

**MICHAEL L PINE**

PROPERTY ADDRESS: 3465 TERRI LANE, FORT LOUDON, PA 17224

UPI/ TAX PARCEL NUMBER: 15-0H26-.030-.000000

All those certain lots or pieces of ground situate in Metal Township, County of Franklin, Commonwealth of Pennsylvania.

WITH all improvements erected thereon.

Writ filed by: Manley Deas Kochalski LLC

PO Box 165028  
Columbus, OH 43216

Judgement in the amount of: \$116,012.41

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## PUBLIC NOTICES

**No. 2023-2430**  
**CROSS COUNTRY MORTGAGE, LLC**

**vs**

**AMANDA L. REBKOVETS, OCCUPANTS**

PROPERTY ADDRESS: 11301 Cross Fields Drive,  
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0007-.344.-000000

By the virtue of a Writ of Execution No. 2023-2430

CROSSCOUNTRY MORTGAGE, LLC

V.

AMANDA L. REBKOVETS

owner(s) of property situate in the WASHINGTON  
TOWNSHIP, FRANKLIN County, Pennsylvania, being

11301 CROSS FIELDS DRIVE, WAYNESBORO, PA  
17268

Improvements thereon: RESIDENTAL DWELLING

Judgement amount: \$386,197.81

Attorneys for Plaintiff

Brock & Scott, PLLC

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**No. 2023-3413**  
**LAKEVIEW LOAN SERVICING LLC**

**vs**

**DAVIDE SHAW**

PROPERTY ADDRESS: 14182 Shimpstown Rd,  
Mercersburg, PA 17236

UPI /TAX PARCEL NUMBER: 17-0J21.-002.-000000

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

Writ filed by: Powers Kirn, LLC

Eight Neshaminy Interplex

Suite 215

Trevese, PA 19053

Judgement in the amount of: \$96,460.60

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**No. 2024-84**  
**SANGYUN SHIN**

**vs**

**EYIJINSONG**

PROPERTY ADDRESS: 25 Eastland Circle,  
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q12F-072.-000000

ALL the following described real estate, situate in  
Washington Township near the eastern limits of the  
Borough of Waynesboro, Franklin County, Pennsylvania,  
bounded and described as follows:

Writ filed by: Grifo & Chung, LLC

30 S. 15th Street

15th Floor

Philadelphia, Pa 19102

Judgement in the amount of: \$63,326.24

**No. 2024-334**  
**FREEDOM MORTGAGE CORPORATION**

**vs**

**STEPHANIE ANN RIGGLEMAN, A/KIA STEPHANIE  
A. RIGGLEMAN**

PROPERTY ADDRESS: 621 East Washington Street,  
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 03-1 E11.-015.-000000

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

Writ filed by: Brock & Scott PLLC

2011 Renaissance Blvd

Suite 100

King of Prussia, Pa 19406

Judgement in the amount of \$183,355.21

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# PUBLIC NOTICES

No. 2023-1794  
NATIONSTAR MORTGAGE LLC

vs

**TODD TURNER, HEIR TO THE ESTATE OF  
COLLEEN KAY ROCK, DECEASED; UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER,  
COLLEEN KAY ROCK, DECEASED**

PROPERTY ADDRESS: 84 Sunset Avenue,  
Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 11-0E13Q-030.-000000

By virtue of a Writ of Execution No. 2023-1794

NATIONSTAR MORTGAGE LLC

V.

TODD TURNER, HEIR TO THE ESTATE OF COLLEEN  
KAY ROCK, DECEASED; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER, COLLEEN KAY  
ROCK, DECEASED

owner(s) of property situate in the HAMILTON  
TOWNSHIP, FRANKLIN County,

Pennsylvania, being

84 SUNSET AVE, CHAMBERSBURG, PA 17202

Tax ID No. 11-0E13Q-030.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,404.48

Attorneys for Plaintiff

Brock & Scott, PLLC

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## TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to 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

6/21, 6/28, 7/5/2024