

# Franklin County Legal Journal

Volume 42, No. 9

August 30, 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

VISIT US AT ***WWW.FRANKLINBAR.ORG***

Our website includes:

- Calendar of Events
- Find a Lawyer Search
- FCL Journal Public Notices
- FCBA Members' Section
- 39th Judicial District Court Calendar

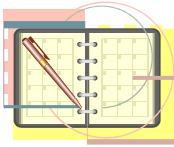
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### **Franklin County Legal Journal**

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.



## Franklin County Bar Association 2024 Calendar of Events

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### **AUGUST**

Aug. 30th

**PBI CLE: 12098 Implementing Diversity, Equity, Inclusion and Accessibility Programs**, FCBA office, 9 - 10 a.m.

### **SEPTEMBER**

Sept. 2nd

**CLOSED** for Labor Day

Sept. 20th

**FCBA Board of Directors meeting**, FCBA office or via Zoom, 12 -1 p.m.

Sept. 27th

**FCB Foundation Golf Tournament**, Greencastle Golf Club, 9 a.m.

### **OCTOBER**

Oct. 3rd - 4th

**Bench Bar Conference**, Omni Bedford Springs

# 18th Bench Bar Conference October 3<sup>rd</sup> & 4<sup>th</sup>



The Franklin County Bar Association is hosting the 18th Bench Bar Conference of the 39th Judicial District at the picturesque Omni Bedford Springs Resort.

The conference offers continuing legal education credits covering many areas of law.

Join us Thursday, October 3rd for a Welcome Reception and Friday, October 4th for a full day of CLE. Your registration includes breakfast & lunch. Attendees receive a discounted room rate for Thursday night.

Sponsorship Opportunities Available!  
Learn more at [www.franklinbar.org/bbc18](http://www.franklinbar.org/bbc18)

The Franklin County Bar Foundation is hosting a silent auction at the conference. Donations for auction items are currently being accepted.

# LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES  
REQUIRING PUBLICATION  
IN A PA LEGAL JOURNAL?

Go to [www.palegalads.org](http://www.palegalads.org)

This FREE site allows you to  
search statewide to determine  
whether a specific legal notice  
has been published.



# 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 George W. Bair, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:  
Tamara J. Adams  
Shawn E. Yohn  
Julie E. Fleagle  
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

8/30, 9/6, 9/13/2024

Estate of Filomena A. Boylan, a/k/a Filomena Avalia Boylan, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Jeffrey Scott Raimo  
3471 Turnberry Drive  
Chambersburg, PA 17202  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

8/30, 9/6, 9/13/2024

Estate of Betty H. Clever, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:  
Jared L. Clever & Joseph R. Clever  
c/o Salzmans Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201  
Attorney:  
Nancy H. Meyers  
Salzmans Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

8/30, 9/6, 9/13/2024

Estate of Dirk W. Coble, a/k/a Dirk Wilson Coble, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Leif W. Coble  
34 Graceford Drive  
Aberdeen, MD 21001  
Attorney:  
Mark T. Orndorf  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

8/30, 9/6, 9/13/2024

Estate of Herbert E. Coy, a/k/a Herbert Coy, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Tina M. Bricker  
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

8/30, 9/6, 9/13/2024

Estate of Donald Bernard DeShong, a/k/a Donald DeShong, a/k/a Donald B. DeShong, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Deborah Lee DeShong  
7887 Kuhn Road  
Greencastle, PA 17225  
Attorney:  
William C. Cramer  
220 Lincoln Way East  
Chambersburg, PA 17201

8/30, 9/6, 9/13/2024

Estate of William Bernard Donovan, a/k/a William B. Donovan, a/k/a Bill Donovan, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Patrick M. Donovan  
1205 Preston Lane  
Greencastle, PA 17225  
Attorney:  
James M. Stein  
Dick, Stein, Schemel, Wine & Frey, LLP  
10440 Buchanan Trail East  
Waynesboro, PA 17268

8/30, 9/6, 9/13/2024

Estate of Patricia C. Ericson, a/k/a Patricia Carol Ericson, a/k/a Patricia C. Lewis, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Kathy Krieger  
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

8/30, 9/6, 9/13/2024

## PUBLIC NOTICES

Estate of Henry J. Guarriello, a/k/a Henry Joseph Guarriello, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Janet C. Guarriello  
c/o Kim D. Fetrow  
1001 Conshohocken State Rd., #1-300  
West Conshohocken, PA 19428

Attorney:

Kim D. Fetrow  
Fetrow, Heckscher, Teillon, Terrill & Sager, P.C.  
1001 Conshohocken State Rd., #1-300  
West Conshohocken, PA 19428

8/30, 9/6, 9/13/2024

Estate of Charlotte L. McCleary, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Amy L. College  
4592 Coontown Road  
Chambersburg, PA 17202

Attorney:

Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

8/30, 9/6, 9/13/2024

Estate of Theresa Marie Morter, a/k/a Theresa M. Morter, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Elizabeth Morter  
c/o Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

Attorney:

Suzanne M. Trinh  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

8/30, 9/6, 9/13/2024

Estate of Nancy A. Roland, a/k/a Nancy Ann Roland, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Diane C. Dale  
Pamela J. Witter  
Timothy R. Roland  
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

8/30, 9/6, 9/13/2024

Estate of Vincent Thomas Roosevelt Starr, Sr., a/k/a Vincent Thomas Starr, Sr., late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Vincent T. Starr, Jr.  
c/o Bradley L. Griffie  
Griffie & Associates, P.C.  
396 Alexander Spring Road, Suite 1  
Carlisle, PA 17015

Attorney:

Bradley L. Griffie  
Griffie & Associates, P.C.  
396 Alexander Spring Road, Suite 1  
Carlisle, PA 17015

8/30, 9/6, 9/13/2024

### **Second Publication**

Estate of Duane Lee Bidlack, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Andrew Bidlack  
Belinda Christensen  
c/o Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

Alexander C. Sharpe  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

8/23, 8/30, 9/6/2024

Estate of Donald L. Bussard, a/k/a Donald Lee Bussard, a/k/a Donald Bussard, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Chris Winkler  
4791 South Kings Row Drive, Apt. 11  
Salt Lake City, UT 84117

Tina Bates

9137 Lester Lane  
Spring Hill, FL 34606

Attorney:

Timothy W. Misner, of Counsel  
The Law Offices of Samantha K. Wolfe LLC  
39 South Broad Street  
Waynesboro, PA 17268-1610

8/23, 8/30, 9/6/2024

## PUBLIC NOTICES

Estate of Paul R. Diller, a/k/a Paul Reuben Diller, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Ronald L. Diller  
1659 Mason Dixon Road  
Greencastle, PA 17225  
Robert L. Diller  
13438 Maugansville Road  
Hagerstown, MD 21740  
Kevin D. Diller  
1321 Mason Dixon Road  
Greencastle, PA 17225

Attorney:

Timothy W. Misner, of Counsel  
The Law Offices of Samantha K. Wolfe LLC  
39 South Broad Street  
Waynesboro, PA 17268-1610

8/23, 8/30, 9/6/2024

Estate of Crena L. Freeman, a/k/a Crena Reed Freeman, a/k/a Crena Reed, a/k/a Crena Freeman, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Bonnie L. Shockey  
c/o R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

Attorney:

Jared S. Childers, Esquire  
R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

8/23, 8/30, 9/6/2024

Estate of Lillian A. Giordano, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Raymond Giordano  
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

8/23, 8/30, 9/6/2024

Estate of Wayne O. Gunnelson, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Sherry LaBella  
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

8/23, 8/30, 9/6/2024

Estate of Emma Lee Higgins, a/k/a Emma Lee A. Higgins, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Michael P. Higgins  
12277 Rockledge Circle  
Boca Raton, FL 33428  
Attorney:  
Robert C. Schollaert  
Black and Davison, P.C.  
1110 Kennebec Drive  
Chambersburg, PA 17201

8/23, 8/30, 9/6/2024

Estate of Lee R. Hopkins, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Doris Hopkins  
11835 Two Top Road  
Mercersburg, PA 17236

Attorney:

Steiger & Steiger  
Attorneys-at-Law  
56 South Main Street  
Mercersburg, PA 17236

8/23, 8/30, 9/6/2024

Estate of Irene B. Pine, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Janet A. Hershey  
14872 Robinhood Circle  
Greencastle, PA 17225

Attorney:

Steiger & Steiger  
Attorneys-at-Law  
56 South Main Street  
Mercersburg, PA 17236

8/23, 8/30, 9/6/2024

Estate of Carole M. Reeder, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Scott A. Statler  
11840 Buckrun Drive  
Greencastle, PA 17225

Attorney:

Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268

8/23, 8/30, 9/6/2024

Estate of Jane A. Schramm, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Martha J. Schramm  
16703 423rd Place SE  
North Bend, WA 98045

Attorney:

Tracy J. Ross  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

8/23, 8/30, 9/6/2024

## **PUBLIC NOTICES**

Estate of Joseph I. Sharar, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Linda R. Sharar  
195 Lantern Lane  
Chambersburg, PA 17201  
Jodie A. Sharar Laughlin  
450 East King Street  
Chambersburg, PA 17201  
Attorney:  
Steiger & Steiger  
Attorneys-at-Law  
56 South Main Street  
Mercersburg, PA 17236

8/23, 8/30, 9/6/2024

Estate of Karl H. Smith, Sr., late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Karl H. Smith, Jr.  
c/o Jackson Law Firm, PLLC  
1215 Manor Drive, Suite 202  
Mechanicsburg, PA 17055  
Attorney:  
Jaron P. Castranio  
Jackson Law Firm, PLLC  
1215 Manor Drive, Suite 202  
Mechanicsburg, PA 17055

8/23, 8/30, 9/6/2024

### **Third Publication**

Estate of Dean A. Aman, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Dawn Y. Cannon  
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

8/16, 8/23, 8/30/2024

Estate of Dennis E. Besecker, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Kevin R. Reed  
Betsy A. Reed  
3495 Pennyroyal Road  
Port Charlotte, FL 33953  
Attorney:  
Timothy W. Misner, of Counsel  
The Law Offices of Samantha K. Wolfe LLC  
39 South Broad Street  
Waynesboro, PA 17268-1610

8/16, 8/23, 8/30/2024

Estate of Zachary Lynn Daley, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Amy L. Freeman  
15777 Happy Hills Road  
Huntingdon, PA 16652  
Attorney:  
Elizabeth A. Clark, Esquire  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

8/16, 8/23, 8/30/2024

Estate of Alice S. Galbraith, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Shelley R. Abrashoff  
c/o Mark E. Halbruner  
Halbruner, Hatch & Guise, LLP  
3435 Market Street  
Camp Hill PA 17011  
Attorney:  
Mark E. Halbruner  
Halbruner, Hatch & Guise, LLP  
3435 Market Street  
Camp Hill PA 17011

8/16, 8/23, 8/30/2024

Estate of Edna M. Hoover, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Anne S. Johnson  
c/o Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201  
Attorney:  
Suzanne M. Trinh  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

8/16, 8/23, 8/30/2024

Estate of Katherine Larue Paul, a/k/a Katherine Paul, a/k/a Katherine L. Paul, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Kristopher P. Paul  
1100 East McKinley Street  
Chambersburg, PA 17201  
Attorney:  
William C. Cramer  
220 Lincoln Way East  
Chambersburg, PA 17201

8/16, 8/23, 8/30/2024

Estate of Sandra Rodriguez, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Michael A. Rodriguez, Jr.  
174 South 8th Street  
Chambersburg, PA 17201  
Attorney:  
William C. Cramer  
220 Lincoln Way East  
Chambersburg, PA 17201

8/16, 8/23, 8/30/2024



## **PUBLIC NOTICES**

Estate of Helen I. Waltz, a/k/a Helen Ida Waltz, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Marie Johnson  
461 Alleman Road  
Chambersburg, PA 17202

Attorney:

Joseph A. Macaluso  
P.O. Box 83  
Orrstown, PA 17244

8/16, 8/23, 8/30/2024

### **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: **September 5, 2024.**

There are **NO ACCOUNTS FOR CONFIRMATION** for September 5, 2024.

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

8/23, 8/30/2024

### **SHERIFF'S SALE SEPTEMBER 1, 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/franklincountypasherriffsales](http://www.bid4assets.com/franklincountypasherriffsales). All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than October 11th, 2024 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within en (10) days thereafter.

Sheriff Benjamin H. Sites.

### **No. 2021-1221 PENNYMAC LOAN SERVICES LLC VS**

**VALERIE J DUNN**

PROPERTY ADDRESS: 1671 BLACK GAP ROAD,  
FAYETTEVILLE, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C23.-102.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1671 Black Gap Road  
Fayetteville, PA 17222

SOLD as the property of VALERIE J. DUNN

TAX PARCEL #09-0C23.-102.-000000

DEED BOOK: INSTRUMENT NO: 202134800

DEED PAGE: INSTRUMENT NO: 202134800

**No. 2024-194**

**LEGACY MORTGAGE ASSET TRUST 2021-GSI**

**vs**

**SHARON M KAUFFMAN**

PROPERTY ADDRESS: 5434 Manheim Road,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 19-0L07.-050G-000000

ALL the following described real estate situate in Quincy Township, Franklin County, Pennsylvania.

Judgement in the amount of: \$84,160.76

Writ filed by: LOGS Legal Group LLP

14000 Commerce Pkwy Ste B  
Mt. Laurel, NJ 08054-9693

**No. 2024-1629**

**PENNYMAC LOAN SERVICES LLC**

**vs**

**LARRY STEPHEN KIPE, JR, LORI L. KIPE N/K/A  
LORI L. BINGAMAN**

PROPERTY ADDRESS: 10862 GRINDSTONE HILL  
ROAD, GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A 18.-005A-000000

ALL THAT CERTAIN PARCEL OF LAND SITUATE  
IN ANTRIM TOWNSHIP, FRANKLIN COUNTY  
PENNSYLVANIA.

JUDGMENT IN THE AMOUNT OF: \$132,545.97

WRIT FILED BY: POWERS KIRN, LLC

8 NESHAMINY INTERPLEX  
SUITE 215  
TREVOSE, PA 19053

**No. 2024-910**

**FREEDOM MORTGAGE CORPORATION**

**vs**

**DONNA M KOSTER**

PROPERTY ADDRESS: 224 RINGGOLD STREET,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 24-5C24.-033.-000000

By virtue of a Writ of Execution No. 2024-910

Freedom Mortgage Corporation

V.

Donna M. Koster

owner(s) of property situate in the Borough of  
Waynesboro, Franklin County, Pennsylvania, being  
224 Ringgold Street, Waynesboro, PA 17268

Parcel No. 24-5C24.-033.-000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$76,420.69

Attorneys for Plaintiff

Orlans PC

## PUBLIC NOTICES

**No. 2018-4285**  
**PATRIOT FEDERAL CREDIT UNION**  
**vs**

**HEIDI E. LAMNATOS**

PROPERTY ADDRESS: 2278 SOLLENBERGER  
ROAD, CHAMBERSBURG, PA 17202  
UPI /TAX PARCEL NUMBER: 11-DE09-.037D-0D0000  
All the following real estate lying and being situate in  
Hamilton Township, Franklin County, Pennsylvania,  
bounded and

limited as follows:

Judgment in the amount of: \$169,387.99

Writ filed by: Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

---

**No. 2024-1222**  
**PENNYMAC LOAN SERVICES LLC**  
**vs**

**MICHELLE D. LORE AND DONALD J. SMITH II,**  
**MICHELLE D LORE, DONALD J SMITH, II**

PROPERTY ADDRESS: 150 SOUTH EDWARDS  
AVENUE, CHAMBERSBURG, PA 17202  
UPI /TAX PARCEL NUMBER: 10-0D05J-031.-000000  
IMPROVEMENTS consist of a residential dwelling.  
BEING PREMISES: 150 South Edwards Avenue AKA  
150 Edwards Avenue  
Chambersburg, PA 17202

SOLD as the property of MICHELLE D. LORE and  
DONALD J. SMITH II

TAX PARCEL# 10-0D05J-031.-000000

DEED BOOK: Instrument No: 202209635

DEED PAGE; Instrument No: 202209635

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**No. 2023-3709**  
**NATIONSTAR MORTGAGE LLC**  
**vs**

**TIFFANY N MYERS**

PROPERTY ADDRESS: 13 Forest Avenue,  
Fayetteville, PA 17222  
UPI /TAX PARCEL NUMBER: 10-0D06N-009.-000000  
All the following described real estate lying and  
being situate in Guilford Township, Franklin County,  
Pennsylvania.

Judgment in the amount of: \$79,504.72

Writ filed by: LOGS Legal Group LLP  
14000 Commerce Pkwy Ste B  
Mt. Laurel, NJ 08054-9693

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**No. 2022-1893**  
**MORTGAGE ASSETS MANAGEMENT, LLC**  
**vs**

**NANCY WAGAMAN, KNOWN HEIR OF WILLIAM D.  
ELDEN, DECEASED, PATRICIA CRILLEY, KNOWN  
HEIR OF WILLIAM D. ELDEN, DECEASED, JEANNE  
PITTMAN, KNOWN HEIR OF WILLIAM D. ELDEN,  
DECEASED, ELAINE WISHARD, KNOWN HEIR  
OF WILLIAM D. ELDEN, DECEASED, UNKNOWN  
HEIRS, SUCCESSORS AND ASSIGNS AND ALL  
PERSONS**

PROPERTY ADDRESS: 130 South Broad Street,  
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 24-5D17.-084.-000000

All the following real estate lying and being situate  
in the Borough of Waynesboro, County of Franklin,  
Commonwealth of

Pennsylvania on the west side of South Broad Street,  
bounded and described as follows:

Judgement in the amount of: \$150,702.97

Writ filed by: Pincus Law Group  
Five Greentree Centre  
Suite 309  
Marlton, NJ 08053

---

**No. 2023-2804**  
**THE MAYOR AND TOWN COUNCIL OF THE  
BOROUGH OF CHAMBERSBURG**  
**vs**

**SAMUEL SHEPPARD AND JENNY SHEPPARD**

PROPERTY ADDRESS: 129 E. VINE STREET,  
CHAMBERSBURG, PA 17201  
UPI/ TAX PARCEL NUMBER: 02-1 C34.-051.-000000  
ALL of the following described real estate, locally  
known as 129 Vine Street, lying and being situate in  
the Borough of

Chambersburg, Franklin County, Pennsylvania,  
bounded and described as follows:

Judgment in the amount of: \$3,911.67

Writ filed by: Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

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# PUBLIC NOTICES

No. 2024-1480

**PENNSYLVANIA HOUSING FINANCE AGENCY  
VS**

**MEGAN M SCHRACK**

PROPERTY ADDRESS: 6245 JACK ROAD, SAINT THOMAS, PA 17252  
UPI / TAX PARCEL NUMBER: 20-0M18.019D-000000  
SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 2024-1480

PENNSYLVANIA HOUSING FINANCE AGENCY  
Plaintiff

VS.

MEGAN M. SCHRACK Defendant

REAL ESTATE: 6245 JACK ROAD, SAINT THOMAS, PA 17252

MUNICIPALITY: STTHOMAS TOWNSHIP

DIMENSIONS: 100 X 200

SEE INSTRUMENT#:2018-14819

TAX PARCEL#: 20-0M18.-019D-D000D0

IMPROVEMENT THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE TO BE SOLD AS THE PROPERTY OF MEGAN M. SCHRACK UNDER FRANKLIN COUNTY

JUDGMENT NO. 2024-1480

No. 2024-583

**ROBERTSON, ANSCHUTZ SCHNEID CRANE&  
PARTNERS PLLC LAW OFFICES  
VS**

**JUSTIN E SITES**

PROPERTY ADDRESS: 8822 KINGS ROAD, WAYNESBORO, PA 17268

UPI/ TAX PARCEL NUMBER: 23-OQ07K-021.-CE0000

ALL THE FOLLOWING DESCRIBED REAL ESTATE LYING AND BEING SITUATE IN WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA BEING KNOWN AS:8822 KINGS RD WAYNESBORO, PA 17268

BEING PARCEL NUMBER: 23-OQ07K-021.-CE0000

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2022-222

**SPECIALIZED LOAN SERVICING LLC  
VS**

**WILLIAM D STONER, JR.**

PROPERTY ADDRESS: 11495 FISHER DRIVE, GREENCASTLE, PA 17225

UPI /TAX PARCEL NUMBER: 17-0J19.-083.-000000

ALL THE FOLLOWING DESCRIBED REAL ESTATE LYING AND BEING SITUATE IN MONTGOMERY TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA BEING KNOWN AS: 11495 FISHER DR GREENCASTLE, PA 17225

BEING PARCEL NUMBER: 17-0J19.-083.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2023-3768

**THE MAYOR AND TOWN COUNCIL OF THE  
BOROUGH OF CHAMBERSBURG**

**vs**

**DOROTHY WAY**

PROPERTY ADDRESS: 723 BROAD STREET, CHAMBERSBURG, PA 17201

UPI /TAX PARCEL NUMBER: 02-1C35.-001.-000000

ALL the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, bounded and limited as follows:

Judgment in the amount of: \$4,05425

Write filed by: Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

No. 2022-2926

**LAKEVIEW LOAN SERVICING, LLC C/O  
NATIONSTAR MORTGAGE LLC**

**vs**

**ZACHARY T. COLEMAN AS ADMINISTRATOR OF  
THE ESTATE OF JAMES COLEMAN, DECEASED**

PROPERTY ADDRESS: 105 FAIRVIEW AVENUE, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 26-5A63.-050.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 105 Fairview Avenue  
Waynesboro, PA 17267

SOLD as the property of ZACHARY T. COLEMAN as Administrator of the Estate of James Coleman, Deceased

TAX PARCEL #26-5A63.-050.-000000

DEED BOOK: INSTRUMENT NUMBER: 200910165

DEED PAGE: INSTRUMENT NUMBER: 200910165

## **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**

<b>CUT OFF DATES</b>	<b>SALE DATES</b>
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

8/23, 8/30, 9/6/2024

Franklin County Legal Journal  
100 Lincoln Way East, Suite E  
Chambersburg, PA 17201-2291

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