

Franklin County Legal Journal

Volume 42, No. 10

September 6, 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

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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 Betty L. Campbell, a/k/a Betty Kling Campbell, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Steven L. Campbell

George Glenn Campbell

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

9/6, 9/13, 9/20/2024

Estate of Gloria J. Cassidy, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Tonya C. Funk

c/o Thomas P. Gleason

49 West Orange Street, Suite 3

Shippensburg, PA 17257

Attorney:

Thomas P. Gleason

49 West Orange Street, Suite 3

Shippensburg, PA 17257

9/6, 9/13, 9/20/2024

Estate of Kay R. Ditch, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Benjamin Ditch

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

9/6, 9/13, 9/20/2024

Estate of Alvin M. Fischer, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Cynthia U. Fischer-Gatto

Douglas U. Fischer

c/o Noonan Law Office

526 Walnut Street

Allentown, PA 18101

Attorney:

Noonan Law Office

526 Walnut Street

Allentown, PA 18101

9/6, 9/13, 9/20/2024

Estate of Judith C. Gossert, a/k/a Judith Campbell Gossert, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Michael H. Gossert

c/o Jaron P. Castranio

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

9/6, 9/13, 9/20/2024

Estate of Ronald H. Hughes, a/k/a Ronald Howard Hughes, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Brittney N. Hughes

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

9/6, 9/13, 9/20/2024

Estate of Susan R. Minick, a/k/a Susan Robertson Minick, a/k/a Sue R. Minick, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Kathryn S. Minick

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

9/6, 9/13, 9/20/2024

Estate of James Donald Rodgers, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

James D. Rodgers, II

c/o Jerry A. Weigle

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

9/6, 9/13, 9/20/2024

PUBLIC NOTICES

Estate of Edith Row, aka Edith H. Bain, a/k/a Edith H. Row, a/k/a Edith V. Bain, a/k/a Edith V. Row, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

Katrina S. Beverage
Reginald L. Bain
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

9/6, 9/13, 9/20/2024

Estate of Lottie J. Sheets, a/k/a Lottie D. Sheets, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Joan M. Pine
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

9/6, 9/13, 9/20/2024

Estate of Jerry M. Wright, a/k/a Jerry Max Wright, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Lori L. Reed
c/o Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

9/6, 9/13, 9/20/2024

Second 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 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

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

PUBLIC NOTICES

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

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

Third 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

PUBLIC NOTICES

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

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. Statter
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

PUBLIC NOTICES

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

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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on August 19, 2024.

The name of the corporation is Om Acres Inc.

The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

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

9/6/2024

NAME CHANGE NOTICE

Notice is hereby given that Emily Spence Baker, of Waynesboro, Franklin County, Pennsylvania, has petitioned the Court of Common Pleas of the 39th Judicial District to legally change their name to Emerson Reid Spence. A hearing on this matter will be held on October 21, 2024 at 11 :00 a.m. at the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

9/6/2024

PUBLIC NOTICES

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/franklincountysheriffsales. 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
TREVOSSE, 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

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

PUBLIC NOTICES

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

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

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

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 FRANKIN COUNTY
JUDGMENT NO. 2024-1480

PUBLIC NOTICES

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-OJ19-.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-OJ19-.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

CUT OFF DATES

JAN 5, 2024

MAR 1, 2024

MAY 3, 2024

JUL 5, 2024

SEP 6, 2024

NOV 1, 2024

SALE DATES

MAR 8, 2024

MAY 10, 2024

JUL 12, 2024

SEP 13, 2024

NOV 8, 2024

JAN 10, 2025

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