

Franklin County Legal Journal

Volume 42, No. 16

October 18, 2024

Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201–2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.

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Franklin County Legal Journal

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

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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 Mina Ghofrani Esfahani, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Vahid Ghomi
104 Longdraft Road
Gaithersburg, MD 20878
Attorney:
Paul A. Lauricella
Feldman Shepherd Wohlgelemer Tanner Weinstock
Dodig, LLP
1845 Walnut Street, 21st Floor
Philadelphia, PA 19103

10/18, 10/25, 11/1/2024

Estate of Barbara Weber Hohman, a/k/a Barbara A. Hohman, a/k/a Barbara W. Hohman, a/k/a Barbara Anne Hohman, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Karen A. Herald
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/18, 10/25, 11/1/2024

Estate of Joan I. Miller, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Candy M. Miller
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

10/18, 10/25, 11/1/2024

Estate of Woodrow Rosenberry, Jr., a/k/a Woodrow W. Rosenberry, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Galen Leroy Ocker
892 Warm Spring Road
Chambersburg, PA 17202
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

10/18, 10/25, 11/1/2024

Estate of Dennis R. Ruby, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Charlotte R. Ruby
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P. C.
237 East Queen Street
Chambersburg, PA 17201

10/18, 10/25, 11/1/2024

Estate of Robert K. Sharrah, a/k/a Bob Sharrah, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
James E. Calimer
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

10/18, 10/25, 11/1/2024

Estate of Dale G. Showers, a/k/a Dale George Showers, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Farmers and Merchants Trust Company of Chambersburg, Pennsylvania
PO Box 6010
1500 Nitterhouse Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

10/18, 10/25, 11/1/2024

Estate of Barry D. Spessard, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Sue A. Spessard
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

10/18, 10/25, 11/1/2024

Estate of Beatrice M. Vannoy, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Dan L. Vannoy
818 Lawsonville Avenue
Reidsville, NC 27320
Attorney:
Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

10/18, 10/25, 11/1/2024

PUBLIC NOTICES

Second Publication

Estate of Jean V. Davis, late of Ayr Township, Fulton County, Pennsylvania.

Personal Representatives:

James D. Skiles
Randall S. Skiles
c/o Kelso Law, LLC
1 Tyler Court, Suite 1
Carlisle, PA 17015
Attorney:

Melissa L. Kelso
Kelso Law, LLC
1 Tyler Court, Suite 1
Carlisle, PA 17015

10/11, 10/18, 10/25/2024

Estate of Lanny R. Hann, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Christina Fisher
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

10/11, 10/18, 10/25/2024

Estate of Joan W. Knepper, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

William D. Knepper
4477 Mont Alto Road
Waynesboro, PA 17268
Brenda K. Kennedy
176 Jabez Drive
Martinsburg, WV 25405
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

10/11, 10/18, 10/25/2024

Estate of Josh A. Koons, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Meagan Hynes
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

10/11, 10/18, 10/25/2024

Estate of Emily M. Patterson, a/k/a Emily Mae Patterson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Pamela P. Pugliese
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

10/11, 10/18, 10/25/2024

Estate of Mary E. Perry, a/k/a Mary Elizabeth Perry, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Cwyn Solvi
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/11, 10/18, 10/25/2024

Estate of Joseph C. Ressler, a/k/a Joseph Calvin Ressler, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Beverly S. Ressler
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/11, 10/18, 10/25/2024

Estate of Beatrice M. Vannoy, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Dan L. Vannoy
818 Lawsonville A venue
Reidsville, NC 27320
Attorney:

Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

10/11, 10/18, 10/25/2024

PUBLIC NOTICES

Estate of Joretta G. Wise, late of Quincy Township,
Franklin County, Pennsylvania.

Personal Representatives:

Leonard G. Helman
1923 Wayne Road
Chambersburg, PA 17202
Alma Walter
3747 Frecon Road
Chambersburg, PA 17202
Melzina Dice
7363 Hades Church Road
Chambersburg, PA 17202
Attorney:

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

10/11, 10/18, 10/25/2024

Estate of Curtis Lee Wright, late of the Borough of
Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Michael Wright
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

10/11, 10/18, 10/25/2024

Third Publication

Estate of Robert L. Cline, a/k/a Robert Lee Cline, late
of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Robert L. Cline
25 Whiskey Run Road
Newville, PA 17241
Karen L. Artman
118 Crider Avenue
Fayetteville, PA 17222
Attorney:

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

10/4, 10/11, 10/18/2024

Estate of Kandy R. Gilbert, late of Southampton
Township, Franklin County, Pennsylvania.

Personal Representative:

Christen P. Gilbert
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/4, 10/11, 10/18/2024

Estate of Elizabeth M. Horst, late of Waynesboro,
Franklin County, Pennsylvania.

Personal Representative:

Ray Horst
1223 Eryldeen Lane
Waynesboro, PA 17268
Attorney:
Samantha K. Wolfe
The Law Offices of Samantha K. Wolfe, LLC
20 East Sixth Street, Suite 206
Waynesboro, PA 17268

10/4, 10/11, 10/18/2024

Estate of Arlene R. Keer, a/k/a Arlene Ruth Keer, a/k/a
Arlene Keer, late of the Borough of Shippensburg,
Franklin County, Pennsylvania.

Personal Representative:

Patricia L. Weibley
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/4, 10/11, 10/18/2024

Estate of Cinda L. Leisher, a/k/a Cinda Lee Leisher,
late of the Borough of Chambersburg, Franklin County,
Pennsylvania.

Personal Representative:

Robert Leisher
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/4, 10/11, 10/18/2024

Estate of Sue K. McMorris, a/k/a Sue Kelly McMorris,
late of the Borough of Chambersburg, Franklin County,
Pennsylvania.

Personal Representative:

William J. McMorris, II
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/4, 10/11, 10/18/2024

PUBLIC NOTICES

Estate of Gregory L. Mohn, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Karen C. Mohn
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

Attorney:

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

10/4, 10/11, 10/18/2024

Estate of Dale L. Schooley, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Doris F. Baker
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

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

10/4, 10/11, 10/18/2024

Estate of Bernice L. Walck, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Timothy R. Walck
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

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

10/4, 10/11, 10/18/2024

SHERIFF'S SALE NOVEMBER 8TH, 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/franklincountypasherriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than December 6th, 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. 2024-52

**DEUTSCHE BANK TRUST COMPANY AMERICAS,
AS TRUSTEE FOR RESIDENTIAL ACCREDIT
LOANS, INC., MORTGAGE ASSES-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2006-QS18 C/O
PHH MARGAGE CORPORATION, AS SERVICER
FOR MORTGAGEE**

VS

**ANNALEE JOY CANTLER SOLELY IN HER
CAPACITY AS KNOWN HEIR OF JOHN S.
CANTLER, DECEASED (ETAL), ANNALEE JOY
CANTLER, SOLELY IN HER CAPACITY AS KNOWN
HEIR OF JOHNS. CANTLER, DECEASED, GLENDA
DARON, SOLELY IN HER CAPACITY AS KNOWN
HEIR OF JOHNS. CANTLER, DECEASED,
GREGORY DARON, SOLELY IN HIS CAPACITY
AS KNOWN HEIR OF JOHN S. CANTLER,
DECEASED, JOHN ETHAN CANTLER, SOLELY
IN HIS CAPACITY AS KNOWN HEIR OF JOHNS.
CANTLER, DECEASED, KRISTOPHER DARON,
SOLELY IN HIS CAPACITY AS KNOWN HEIR OF
JOHN S. CANTLER, DECEASED, THE UNKNOWN
HEIRS OF JOHN S. CANTLER**

PROPERTY ADDRESS: 271-273 EAST BALTIMORE
STREET, GREENCASTLE, PA 17225

UPI /TAX PARCEL NUMBER: 08-2B30.-074.-000000

All that following describing real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$203,951.24

Writ filed by: Stem & Eisenberg
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

PUBLIC NOTICES

No. 2023-2730

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALEE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CE C/0 NATIONSTAR MORTGAGE LLC

vs

BRENDA SIDLER AKA BRENDA A. SIDLER

PROPERTY ADDRESS: 14933 Wayne Highway, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q17-.005-000000

ALL the following described real estate, locally known as 14933 Wayne Highway, lying and being situated in Washington Township, Franklin County Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$133,864.29

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

Suite 5000
701 Market Street
Philadelphia, PA 19106

No. 2023-2521

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,

vs

DAVID E. KAUFFMAN, AS ADMINISTRATOR AND HEIR OF CASSANDRA A. KAUFFMAN, DECEASED, ET AL., ELAINE R. POTTER, AS HEIR OF CASSANDRS A. KAUFFMAN, DECEASED, RENEE N POTTER, AS HEIR OF CASSANDRA A. KAUFFMAN, DECEASED, UN KOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CASSANDRA A. KAUFFMAN, DECEASED, DAVIDE. KAUFFMAN, AS ADMINISTRATOR AND HEIR OF CASSANDRA A. KAUFFMAN, DECEASED,
PROPERTY ADDRESS: 5680 TIMMONS DRIVE, GREENCASTLE, PA 17225

UPI /TAX PARCEL NUMBER: 17-0J19-.047-000000

By virtue of Writ of Execution No. 2023-02521

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust (Plaintiff)

vs. David E. Kauffman, as Administrator and Heir of Cassandra A. Kauffman, Deceased, Elaine R. Potter, as Heir of Cassandra A. Kauffman, Deceased, Renee N. Potter, As Heir of Cassandra A. Kauffman, Deceased and Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title, Or Interest From Or Under Cassandra A. Kauffman, Deceased (Defendants)

Property Address 5680 Timmons Drive, Greencastle, PA 17225

Parcel 1.D. No. 17-0J19-.047-000000

Improvements thereon consist of residential dwelling.

Judgment amount: \$98,687.06

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 2024-451
**MIDFIRST BANK
VS
TANDY S. FOUST**

298 Wissahickon Avenue

North Wales, PA 19454

PROPERTY ADDRESS: 462 Scott Avenue, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 26-5C22-.118-000000

All that certain lot of piece of ground situate in Waynesboro Borough, County of Franklin, Commonwealth of Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$151,317.68

Writ filed by: Manley Deas Kochalski

P.O. Box 165028
Columbus, OH 43216

No. 2023-2811

US BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO US BANK NATIONAL ASSOCIATION ND

vs

JOHN F. HICKS; AUDREY M. HICKS, JOHN F. HICKS, AUDREY M. HICKS

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

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

ALL THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING SITUATE IN ANTRIM TOWNSHIP, CHAMBERSBURG, FRANKLIN COUNTY, PENNSYLVANIA

BEING KNOWN AS: 273 HYKES RD E GREENCASTLE, PA 17225

BEING PARCEL NUMBER: 01-0A32G-074.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PUBLIC NOTICES

No. 2023-3789

**ROCKET MORTGAGE LLC F/K/A QUICKEN
LOANS, LLC
VS**

**KATHLEEN TERPAK AKA KATHLEEN CLIFFORD
AKA KATHLEEN PEARSON, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF ELIZABETH
D. CAVENEY, DECEASED AND THE UNKNOWN
HEIRS OF ELIZABETH D. CAVENEY, DECEASED,
KATHLEEN TERPAK AKA KATHLEEN CLIFFORD
AKA KATHLEEN PEARSON, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF ELIZABETH D.
CAVENEY, DECEASED, THE UNKNOWN HEIRS OF
ELIZABETH D. CAVENEY, DECEASED**

PROPERTY ADDRESS: 384 Grandview Ave,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 05-1839-.018-.000000

All the following land situated in the Borough of
Chambersburg in the County of Franklin in the state
of PA.

Judgement in the amount of: \$143,296.58

Writ filed by: Stem and Eisenberg
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

No. 2022-163

**MORTGAGE ASSETS MANAGEMENT, LLC C/O PHH
MORTGAGE CORPORATION
VS**

**MONTE BEACHLEY, KNOWN HEIR OF NANCY
BEACHLEY, DECEASED, ET AL, MONTE
BEACHLEY, KNOWN HEIR OF NANCY BEACHLEY,
DECEASED, WANDA SHOOK-BARTLETT, KNOWN
HEIR OF NANCY BEACHLEY, DECEASED, KEITH
BEACHLEY, KNOWN HEIR OF NANCY BEACHLEY,
DECEASED, CATHY HARRIS, KNOWN HEIR
OF NANCY BEACHLEY, DECEASED, SCOTT
BEACHLEY, KNOWN HEIR OF NANCY BEACHLEY,
DECEASED, UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND PERSONS CLAIMING RIGHT,
TITLE AND INTEREST FROM OR UNDER NANCY
BEACHLEY, DECEASED**

PROPERTY ADDRESS: 1115 Olive Drive, Greencastle,
PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A22-.220-.000000

ALL the following described real estate lying and
being situate in Antrim Township, Franklin County,
Pennsylvania having a street address of 1115 Olive Drive,
Greencastle, PA 17225

Judgment in the amount of: \$243,234.85

Writ filed by: Pincus Law Group, PLLC
Five Greentree Centre
525 Route 73 North, Suite 309
Marlton, NJ 08053

No. 2023-4121

**FREEDOM MORTGAGE CORPORATION
VS**

EMILY K POOLE

PROPERIY ADDRESS: 518 E Washington Street,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 03-1E11-.066A-000000

By virtue of a Writ of Execution No. 2023-4121

Freedom Mortgage Corporation
V.

Emily K. Poole

Owner of property situate in the Borough of
Chambersburg, County of Franklin, State of Pennsylvania

Improvements thereon: RESIDENTIAL DWELLING

JudgmentAmount: \$101,784.76

Attorneys for Plaintiff
Orlans PC

No. 2024-1804

SELECT PORTFOLIO SERVICING, INC.

vs

TIMOTHY W. REGAN

PROPERTY ADDRESS: 7141 Fairway Drive South,
Fayetteville, PA 17222

UPI /TAX PARCEL NUMBER: 10-0D23L-023-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 7141 Fairway Drive South
Fayetteville, PA 17222

SOLD as the property of TIMOTHY W. REGAN

TAX PARCEL #10-0D23L-023-.000000

DEED BOOK: INSTRUMENT NUMBER: 201212441

DEED PAGE: INSTRUMENT NUMBER: 201212441

No. 2023-4001

**FREEDOM MORTGAGE CORPORATION
VS**

BILLY JOE SWARTZ

PROPERTY ADDRESS: 341 Cortland Circle,
Shippensburg, PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N17.-358-.000000

By virtue of a Writ of Execution No. 2023-4001

Freedom Mortgage Corporation
V.

Billyjoe Swartz

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

341 Cortland Circle, Shippensburg, PA 17257

Parcel No. 21-0N17.-358-.000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$174,727.54

Attorneys for Plaintiff
Orlans PC

PUBLIC NOTICES

No. 2024-1081

LAKEVIEW LOAN SERVICING, LLC C/O
NATIONSTAR MORTGAGE LLC

VS

TERRY H. HERRICK AKA TERRY HERRICK

PROPERTY ADDRESS: 6596 Lincoln Way West, Saint
Thomas, PA 17252

UPI /TAX PARCEL NUMBER: 20-0M14N-065.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 6596 Lincoln Way West
Saint Thomas, PA 17252

SOLD as the property of TERRY H. HERRICK AKA
TERRY HERRICK

TAX PARCEL#20-0M14N-065.-000000

DEED BOOK: INSTRUMENT NUMBER: 201523678

DEED PAGE: INSTRUMENT NUMBER: 201523678

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to 8ID4ASSETS, 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 8ID4ASSETS, 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
	10/18, 10/25, 11/1/2024