

# Franklin County Legal Journal

Volume 42, No. 18

November 1, 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 Margaret M. Baker, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Jerry M. Baker

c/o: Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

Attorney:

Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

11/1, 11/8, 11/15/2024

Estate of Nancy L. Carson-Martz, a/k/a Nancy L. Carson, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Angela S. Bailey

Daniel L. Carson

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

11/1, 11/8, 11/15/2024

Estate of Ronald F. Guyer, a/k/a Ronald Guyer, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Kathleen G. Sanders

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

11/1, 11/8, 11/15/2024

Estate of Max A. Johnson, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Diane R. Marshall

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

11/1, 11/8, 11/15/2024

Estate of Mary C. Nunemaker, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Joann E. Zychal

117 Miller Drive

Fayetteville, PA 17222

Attorney:

Mark T. Orndorf

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

11/1, 11/8, 11/15/2024

Estate of Frederick W. Ploegman, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Lavonna I. Daley

c/o Salzmman Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

Attorney:

Gelareh T. Etesam

Salzmman Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

11/1, 11/8, 11/15/2024

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

Salzmman Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

11/1, 11/8, 11/15/2024

Estate of Pearl V. Straley, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Sharon L. Hershey

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

11/1, 11/8, 11/15/2024

## **PUBLIC NOTICES**

Estate of Barbara Ann Borger Townsend, a/k/a Barbara Ann Townsend, a/k/a Barbara A. Townsend, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:  
Teressa D. Bard  
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

11/1, 11/8, 11/15/2024

### **Second Publication**

Estate of Lois Louise Baker, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Lisa A. Namm  
250 Eisenhower Drive  
Chambersburg, PA 17201  
Attorney:  
Clayton A. Lingg  
Mooney Law  
230 York Street  
Hanover, PA 17331

10/25, 11/1, 11/8/2024

Estate of Barbara E. Barkdoll, a/k/a Barbara Ellen Barkdoll, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Michael J. Barkdoll  
914 North Mountain Top Road  
McConnellsburg, PA 17233  
Attorney:  
George E. Wenger Jr.  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

10/25, 11/1, 11/8/2024

Estate of Frances G. Bigler, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:  
Lisa K. Miller  
7841 Avondale Terrace  
Harrisburg, PA 17112  
Tony F. Bigler  
506 Wooten Cove Road  
Weaverville, NC 28787  
Attorney:  
Steiger & Steiger  
Attorneys-at-Law  
56 South Main Street  
Mercersburg, PA 17236

10/25, 11/1, 11/8/2024

Estate of Jeffrey L. Bricker, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:  
Thomas E. McMullen  
P.O. Box 161  
Fannettsburg, PA 17221  
Dale L. Hall  
P.O. Box 146  
Fannettsburg, PA 17221  
Attorney:  
Steiger & Steiger  
Attorneys-at-Law  
56 South Main Street  
Mercersburg, PA 17236

10/25, 11/1, 11/8/2024

Estate of Leilani F. Clark, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Charles D. Clark  
78 Presidents Drive  
Mechanicsburg, PA 17050

10/25, 11/1, 11/8/2024

Estate of Gary L. Cooper, a/k/a Gary Lee Cooper, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:  
Kim C. Guyer  
3070 Warm Spring Road  
Chambersburg, PA 17202  
Attorney:  
Tracy J. Ross  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

10/25, 11/1, 11/8/2024

Estate of Thomas Follin, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Peggy R. Green  
10913 Bailey Springs Road  
Waynesboro, PA 17268  
Attorney:  
Andrew J. Benchoff  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

10/25, 11/1, 11/8/2024

Estate of Carole J. Horneys, a/k/a Carole Jean Horneys, a/k/a Carole Jeann Horneys, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Jill L. Brown  
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

10/25, 11/1, 11/8/2024

## **PUBLIC NOTICES**

Estate of Lois Jean O'Donnell, a/k/a Lois J. O'Donnell, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representatives:

Melissa Mae O'Donnell  
P.O. Box 71

Dry Run, PA 17220

Michelle Rae O'Donnell

9151 Great Cove Road

Needmore, PA 17238

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

10/25, 11/1, 11/8/2024

Estate of Evelyn S. Shatzer, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Rebecca S. Brechbill

2545 Mont Alto Road

Chambersburg, PA 17202

Samuel F. Shatzer

2375 Etter Road

Chambersburg, PA 17202

Attorney:

Sarah E. Straub

Hazen Law Group LLC

2000 Linglestown Road, Suite 202

Harrisburg, PA 17110

10/25, 11/1, 11/8/2024

Estate of Carl Leroy Sheriff, Jr., late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Sherri Sheriff

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

10/25, 11/1, 11/8/2024

Estate of Deborah Anne Voglesong, a/k/a Deborah A. Voglesong, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Amanda M. Karloski

531 Hillcrest Drive

Carlisle, PA 17015

Attorney:

Jerrold A. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

10/25, 11/1, 11/8/2024

Estate of C. Eugene Wingert, a/k/a Charles Eugene Wingert, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Jere Lee Wingert

691 Loudon Road

St. Thomas, PA 17252

Attorney:

George E. Wenger, Jr.

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

10/25, 11/1, 11/8/2024

### **Third 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

## PUBLIC NOTICES

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

## **LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS FULTON COUNTY, PENNSYLVANIA

Civil Action, Law In Divorce— No: 235-2024C

JOHN R. GRAHAM III, Plaintiff

v.

BRITTANY N. GRAHAM, Defendant

### **SERVICE OF DIVORCE BY PUBLICATION**

Per an Order of Court dated October 4, 2024, the Plaintiff has been authorized to serve the above captioned Divorce Complaint via publication. A Complaint in Divorce was filed on October 2, 2024.

The Defendant cannot be found, and diligence has been used without effect to ascertain the location of the party to be served.

The Defendant may obtain a copy of the divorce by contacting the undersigned, or by contacting the Fulton County Prothonotary, Fulton County Courthouse, 201 N. Second Street, McConnellsburg, PA, 717-485-4212.

The last known mailing address of the Defendant is as follows: 912 N. Stonestreet Avenue, Rockville, MD 20850.

### **NOTICE TO DEFEND AND CLAIM RIGHTS**

**TO: Brittany N. Graham**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary, Fulton County Courthouse, 201 North 2nd Street, McConnellsburg, Pennsylvania 17233.

**IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYERS'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

### **PENNSYLVANIA BAR ASSOCIATION'S LAWYER**

#### **REFERRAL SERVICE**

100 South Street  
Harrisburg, PA 17101  
1-800-692-7375 (for in-PA callers)  
717-238-6807

Michelle L. Sommer, Esquire  
Sommer & O'Donnell, L.L.C.  
One Irvine Row  
Carlisle, PA 17013  
(717) 422-5209  
Attorney for Plaintiff

10/25, 11/1/2024

## PUBLIC NOTICES

### 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: **November 7, 2024.**

**HULTSCH:** First and Final Account of proposed distributions and notice to creditors of Guardian Services of PA, Administrator of the Estate of Robert C. Hultsch, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

**McCLURE:** First and Final Account of proposed distributions and notice to creditors of Chad E. McClure, Executor of the Estate of Darlene A. McClure, late of Fannett Township, Franklin County, Pennsylvania, deceased.

**PHILLIPS:** First and Final Account of proposed distributions and notice to creditors of Millard R. Shoff, Executor of the Estate of Mary C. Phillips, late of Guilford Township, Franklin County, Pennsylvania, deceased.

**SUYDAM:** First and Final Account of proposed distributions and notice to creditors of Samantha K. Wolfe, Personal Representative of the Estate of Nancy Jane Suydam, late of Washington Township, Franklin County, Pennsylvania, deceased.

**WADEL:** First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Executor of the Estate of Ralph A. Wadel, late of Greene Township, Franklin County, Pennsylvania, deceased.

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

10/25, 11/1/2024

### 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/franklincountypasherrifffsales](http://www.bid4assets.com/franklincountypasherrifffsales). 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/O 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

## PUBLIC NOTICES

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

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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

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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-O00000

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

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# PUBLIC NOTICES

**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

**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**

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

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