

Franklin County Legal Journal

Volume 42, No. 25

December 20, 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.

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 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 Florence M. Boggs, a/k/a Florence Mary Boggs, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

David L. Boggs

Jack D. Boggs

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

12/20/2024, 12/27/2024, 1/3/2025

Estate of David W. Brizzee, a/k/a David William Brizzee, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Michele Adair

c/o Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

12/20/2024, 12/27/2024, 1/3/2025

Estate of Peggy A. Elliott, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

David M. Elliott

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

12/20/2024, 12/27/2024, 1/3/2025

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

Personal Representative:

Jeffery B. Patterson

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

12/20/2024, 12/27/2024, 1/3/2025

Estate of Patrick A. Frederick, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Tara L. Hornbaker

173 Jumper Road

Newburg, PA 17240

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

12/20/2024, 12/27/2024, 1/3/2025

Estate of John H. Hawbaker, a/k/a John Henry Hawbaker, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Jan H. Lawyer

1261 7 Wolfsville Road

Smithsburg, MD 21783

Johanna H. Rockwell

13641 Mercersburg Road

Greencastle, PA 17225

Attorneys:

Steiger & Steiger

Attorneys-at-Law

56 South Main Street

Mercersburg, PA 17236

Andrew J. Benchoff

Kornfield and Benchoff, LLP

100 Walnut Street

Waynesboro, PA 17268

12/20/2024, 12/27/2024, 1/3/2025

Estate of Catherine Kinzler, late of Franklin County, Pennsylvania.

Personal Representative:

Cassidy S. Butler

228 East Washington Street

Chambersburg, PA 17201

Attorney:

Hunter J. Merideth

Merideth Law, LLC

14 West King Street

Shippensburg, PA 17257

12/20/2024, 12/27/2024, 1/3/2025

Estate of Michael James Kirby, late of Franklin County, Pennsylvania.

Personal Representative:

Sandra J. Kirby

2359 Lindsay Lot Road

Shippensburg, PA 17257

Attorney:

Hunter J. Merideth

Merideth Law, LLC

14 West King Street

Shippensburg, PA 17257

12/20/2024, 12/27/2024, 1/3/2025

PUBLIC NOTICES

Estate of Peter Lerario, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Thomas Xavier Lerario
742 Buckeye Court
Millersville, MD 21108

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

12/20/2024, 12/27/2024, 1/3/2025

Estate of Thomas B. McCammon, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda L. McCammon
3398 Keller Road
St. Thomas, PA 17252

Attorney:

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

12/20/2024, 12/27/2024, 1/3/2025

Estate of Peggy A. Shearer, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Cathy A. Puhl
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

12/20/2024, 12/27/2024, 1/3/2025

Estate of Matthew D. Tiffany, a/k/a Matthew David Tiffany, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Dawn A. Tiffany
c/o Timothy J. Colgan
Colgan & Associates, LLC
611 Gettysburg Pike, Suite 201
Mechanicsburg, PA 17055

Attorney:

Timothy J. Colgan
Colgan & Associates, LLC
611 Gettysburg Pike, Suite 201
Mechanicsburg, PA 17055

12/20/2024, 12/27/2024, 1/3/2025

Estate of Timothy Y. Wiltbank, a/k/a Timothy Yost Wiltbank, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

William Ted Wiltbank
780 Stone Coal Road
Belington, WV 26250

Attorney:

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

12/20/2024, 12/27/2024, 1/3/2025

Second Publication

Estate of James N. Dale, Jr., a/k/a James Nevin Dale, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Leslie A. DeMott
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

12/13, 12/20, 12/27/2024

Estate of Jean R. Ferich, a/k/a Jean Rebecca Ferich, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Debra Heefner
314 Whitmer Road
Shippensburg, PA 17257

12/13, 12/20, 12/27/2024

Estate of Shirley A. Frain, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Phyllis J. Ames
Sharon M. Hudson
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

12/13, 12/20, 12/27/2024

Estate of Constance M. Frank, a/k/a Constance Marie Frank, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Douglass N. Frank
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

12/13, 12/20, 12/27/2024

Estate of Tena T. Heckman, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Heather L. Weimer
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

12/13, 12/20, 12/27/2024

PUBLIC NOTICES

Estate of Nancy L. Hollar, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Daniel Mark Hollar
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

12/13, 12/20, 12/27/2024

Estate of Terry L. Martin, a/k/a Terry Lee Martin, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Timothy A. Martin
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

12/13, 12/20, 12/27/2024

Estate of David R. Newell Jr., late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Neven J. Newell
c/o Martson Law Offices
10 East High Street
Carlisle, PA 17013

Attorney:

HubertX. Gilroy
Martson Law Offices
10 East High Street
Carlisle, PA 17013

12/13, 12/20, 12/27/2024

Estate of Naomi I. Rice, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Darlene Gloeckler
Norman Gloeckler
53 Alleman Road
Chambersburg, PA 17202

Attorney:

Lawrence R. Rife IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

12/13, 12/20, 12/27/2024

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

Personal Representative:

Cathy Jo Lushbaugh
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

12/13, 12/20, 12/27/2024

Estate of Teresa M. Wines McLean, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Gina M. Spero
Robert J. Alt
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

Attorney:

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

12/13, 12/20, 12/27/2024

Third Publication

Estate of Helen P. Hockensmith, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Linda J. Krout
1016 Storms Store Road
Gettysburg, PA 17325

Attorney:

Arthur J. Becker, Jr.
Becker Law Group, P.C.
529 Carlisle Street
Hanover, PA 17331

12/6, 12/13, 12/20/2024

Estate of Burnell F. Smith, a/k/a Burnell Smith, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Debra A. Carter
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

Attorney:

Joel R. Zullinger
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

12/6, 12/13, 12/20/2024

PUBLIC NOTICES

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 12/9/2024, for:

Ishwar Enterprise, Inc.
having a registered office address of:
1479 Lincoln Way
Chambersburg, PA 17201

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

12/20/2024

FICTITIOUS NAME NOTICE

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 23, 2024, for **Bean Hollow Coffee Co.** with a principal place of business located at 247 Nelson St., Chambersburg, PA 17202 in Franklin County. The individual interested in this business is Milton R Shank, also located at 247 Nelson St., Chambersburg, PA 17202. This is filed in compliance with 54 Pa.C.S. 311.

12/20/2024

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Franklin County
Court of Common Pleas
Number: 2024-3907

Notice of Action in Mortgage Foreclosure

Truist Bank, Plaintiff v. Susan Little, Known Surviving Heir of Norman H. Little and Unknown Surviving Heirs of Norman H. Little, Defendants

TO: Unknown Surviving Heirs of Norman H. Little. Premises subject to foreclosure: 315 North Franklin St, Waynesboro, Pennsylvania 17268. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Franklin County Bar Association, **Find A Lawyer Service, 100 Lincoln Way East, Suite E, Chambersburg, Pennsylvania 17201, 717-660-2118.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

12/20/2024

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: **January 3, 2025.**

HORST: First and Final Account of proposed distributions and notice to creditors of Willie J. Bibbs Jr. and Michael A. Davis, Co-Executors of the Estate of Melvin H. Horst, late of Greene Township, Franklin County, Pennsylvania, deceased.

MOWER: First and Final Account of proposed distributions and notice to creditors of Judy D. Pearson, Executrix of the Estate of Donald S. Mower, late of Guilford Township, Franklin County, Pennsylvania, deceased.

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

12/20, 12/27/2024

PUBLIC NOTICES

**SHERIFF'S SALE
JANUARY 10TH, 2025**

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 February 7th, 2025 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.

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
NOV 1, 2024	JAN 10, 2025
JAN 3, 2025	MAR 14, 2025
FEB 28, 2024	MAY 9, 2024
MAY 2, 2024	JUL 11, 2024
JUL 7, 2024	SEP 12, 2024
SEP 5, 2024	NOV 14, 2024
OCT 31, 2025	JAN 9, 2026

**No. 2024-2424
PNC BANK, NATIONAL ASSOCIATION**

**vs
A MICHELLE VESSA**

PROPERTY ADDRESS: 101 North Carlisle Street, Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 08-2821-.022-.000000

ALL the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, being known as No. 101 North Carlisle Street, and being more particularly bounded and limited as follows:

Judgment in the amount of: \$ 102,649.01

Writ filed by: LOGS Legal Group LLP
985 Old Eagle School Road
Suite 514
Wayne, PA 19087

**No. 2024-2666
BBR INVESTMENTS LLC
VS**

**ANN L. GEARHART /AKIA ANN L. WILKES AND
ROBERT E. GEARHART**

PROPERTY ADDRESS: 13165 Shawnee Circle, Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q12-.243-.000000

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

BEING known as 13165 Shawnee Circle, Waynesboro, PA 17268.

AND ALSO BEING the same premises which Ann L. Wilkes, now by marriage, Ann L. Gearhart, married, by Deed dated

01/10/2008 in the Office of the Recorder of Deeds and for the County of Franklin in Instrument No. 2008-000755, granted and conveyed unto Ann L. Gearhart and Robert E. Gearhart, wife and husband.

**No. 2024-540
FREEDOM MORTGAGE CORPORATION
VS**

BARBARA KATIRIA HERNANDEZ NIEVES; RONNY FRANCISCO-RUIZ
PROPERTY ADDRESS: 1955 Clinton Avenue, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 02-1C06-.043-.000000

By virtue of a Writ of Execution No. 2024-00540

FREEDOM MORTGAGE CORPORATION
V.

BARBARA KATIRIA HERNANDEZ NIEVES; RONNY FRANCISCO-RUIZ

owner(s) of property situate in the BOROUGH PG CHAMBERSBURG, FRNAKLIN County, Pennsylvania, being

1955 CLINTON AVENUE, CHAMBERSBURG, PA 17201

Tax ID No. 02-1C06-.043-.000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$137,479.55

Attorneys for Plaintiff

Brock & Scott, PLLC

PUBLIC NOTICES

No. 2024-2039
SOUTHAMPTON TOWNSHIP
vs

RALPH BETZ, LUCINDA BETZ

PROPERTY ADDRESS: 542 Jonathan Street,
Shippensburg, PA 17257

UPI /TAA PARCEL NUMBER: 21-0N17-.182-000000

All the following real estate lying and being situate in
Southampton Township, Franklin County, Pennsylvania,
bounded

and described as follows:

Judgment in the amount of: \$17,205.09

Writ filed by: Kelso Law

396 Alexander Spring Rd

Ste 1

Carlisle, PA 17013

No. 2024-2525

TOWD POINT MORTGAGE TRUST 2015-6, U.S.
BANK NATIONAL ASSOCIATION AS INDENTURE
TRUSTEE C/O SELECT PORTFOLIO SERVICING,
INC.

VS

BEVERLY A. FLEAGLE A/K/A BEVERLY A.
PENSINGER, DENNIS E. FLEAGLE A/K/A DENNIS
FLEAGLE, SR.

PROPERTY ADDRESS: 424 E King St, Chambersburg,
PA 17201

UPI /TAA PARCEL NUMBER: 03-1C59-.039-000000

All that certain lot or piece of ground situate in the
Borough of Chambersburg, County of Franklin,
Pennsylvania, being more particularly bounded and
described as follows:

Judgment in the amount of: \$139,369.88

Writ filed by: Stern & Eisenberg PC

1581 Main St, Ste 200

Warrington, Pa 18976

No. 2023-3333

GUILD MORTGAGE COMPANY LLC
VS

BRIAN S. BURKHOLDER

PROPERTY ADDRESS: 3884 Lincoln Street, Scotland,
PA 17254

UPI/ TAA PARCEL NUMBER: 09-0C13M-030-000000

All the following described real estate lying and being
situate in the Village of Scotland, Greene Township,
Franklin County, Pennsylvania, known and numbered
as 3884 Lincoln Street, bounded and limited as follows:

Judgment in the amount of: \$118,459.45

Writ filed by: Manley Deas Kochalski LLC

PO Box 165028

Columbus OH 43272-7101

No. 2024-1738
TRUISTBANK
VS

DALE R. FRITZ AND LISA K. FRITZ

PROPERTY ADDRESS: 309 Stonegate Circle S,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E12S-077F-000000

All that certain piece or parcel or Tract of land situate
in the Borough of Chambersburg, Franklin County,
Pennsylvania, and being known as 309 Stonegate Circle
S, Chambersburg, PA 17201.

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$176,860.82

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Dale R. Fritz and Lisa K. Fritz

McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

No. 2024-2661

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS PI TRUSTEEMOF THE
FREDDIE MAC PARTICIPATION INTEREST TRUST,
SERIES 2021-1

vs

MARK P DEWALD

PROPERTY ADDRESS: 12106 Broad Street,
Rouzer ville, PA 17250

UPI/ TAX PARCEL NUMBER: 23-0Q19B-100-000000

ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN WASHINGTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA
BEING KNOWN AS: 12106 BROAD ST ROUZERVILLE,
PA 17250

BEING PARCEL NUMBER: 23-0Q19B-100-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2023-219

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR
RCAF ACQUISITION TRUST PLAINTIFF

vs

DONALD F DONAHUE, JR, CASSANDRA J
DONAHUE

PROPERTY ADDRESS: 9161 Apple Jack Drive,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J08-.073-000000

ALL the following real estate lying and being situate in
Montgomery Township, Franklin County, Pennsylvania,
bounded and described as follows:

Judgment in the amount of: \$456,055.85

Writ filed by: Logs Legal Group LLP

14000 Commerce Pkwy Ste B

Mt. Laurel, NJ 08054

PUBLIC NOTICES

No. 2023-3554
CARRINGTON MORTGAGE SERVICES LLC

vs

EDDA GIBSON, EXECUTRIX OF THE ESTATE OF
JOHN S. CANTLER, DECEASED

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

UPI/ TAX PARCEL NUMBER: 26-5C16-.070.-000000

ALL the following described real estate, locally known as
130 South Church Street, lying and being situate in the
Borough of Waynesboro, Franklin County, Pennsylvania,
bounded and described as follows:

Judgement in the amount of: \$118,769.07

Writ filed by: LOGS Legal Group LLP
985 Old Eagle Road
Suite 514
Wayne, Pennsylvania 19087

No. 2024-256
FIRST HOME MORTGAGE CORPORATION
vs

FAY ELIZABETH MYLES; JOHN ANTWAN MYLES

PROPERTY ADDRESS: 21 SPRUCE STREET, MONT
ALTO, PA 17237

UPI/ TAX PARCEL NUMBER: 16-4A53.-003A-000000

All the following described real estate, lying and being
situate in the Borough of Mont Alto, Franklin County,
Pennsylvania and more fully bounded and described
as follows:

Judgment in the amount of: \$179,393.76

Writ filed by: Manley Deas Kochalski
P.O. Box 165028
Columbus, OH 43216

No. 2024-2757
WELLS FARGO BANK, N.A.

vs

TORI J. GILBERT

PROPERTY ADDRESS: 243 Grandview Avenue,
Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 05-1847.-008.-000000

By virtue of a Writ of Execution No. 2024-2757

WELLS FARGO BANK, N.A.

V.

TORI J. GILBERT

owner(s) of property situate in the BOROUGH OF
CHAMBERSBURG, FRANKLIN County, Pennsylvania,
being

243 GRANDVIEW AVE, CHAMBERSBURG, PA 17201

Tax ID No. 05-1B47.-008.-000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$ 169,135.58

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2024-2259
PENNYMAC LOAN SERVICES LLC

vs

ROBYN A. LINEBAUGH

PROPERTY ADDRESS: 23 North Jefferson Street,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 08-2820.-030.-000000

All the certain piece or parcel or Tract of land situate in
the Greencastle, Franklin County, Pennsylvania, and
being known as 23 North Jefferson Street, Greencastle,
Pennsylvania 17225.

TAX MAP AND PARCEL NUMBER: 08-2820.-030.-
000000

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Robyn A. Linebaugh

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

No. 2021-3477
LONGBRIDGE FINANCIAL, LLC

vs

BETTY C. MCCLURE

PROPERTY ADDRESS: 946 Brandon Drive,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 06-1F04.-011.-000000

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

Judgement in the amount of: \$172,471.42

Writ filed by: LOGS Legal Group LLP
985 Old Eagle School Road, Suite 514
Wayne, Pennsylvania 19087

No. 2024-1962
LAKEVIEW LOAN SERVICING, LLC

vs

AMIEL C MOAVENI, KIMBERLY M MOAVENI

PROPERTY ADDRESS: 14352 Charmain Road,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q14P.-003.-000000

All the following real estate being situate in Washington
Township, Franklin County, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY

Judgment in the amount of: \$126,271.46

Writ filed by: RAS
133 GAITHER DR, STE F
MOUNT LAUREL, NJ 08054

PUBLIC NOTICES

No. 2024-2215

**PENNSYLVANIA HOUSING FINANCE AGENCY
VS**

**NOAH C. BOLYARD AND KAYLA B. SMITH, NOAH
C. BOLYARD, KAYLA B. SMITH**

PROPERTY ADDRESS: 8769 Kings Road, Waynesboro,
PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q07K-015.-CE0000

BY VIRTUE OF A WRIT OF EXECUTION NO. 2024-2215

**PENNSYLVANIA HOUSING FINANCE AGENCY
PLAINTIFF**

vs

NOAH C. BOLYARD AND KAYLA B. SMITH DEFENDANT

REAL ESTATE: 8769 KINGS ROAD WAYNESBORO,
PA 17268

MUNICIPALITY: WASHINGTON TOWNSHIP

DIMENSIONS: 60.00 X 193.84 X 20.80 208.14

Lot No. 15C - Franklin County

Plat Book Volume 288G, Page 604

SEE INSTRUMENT#: 2021-27967

TAX PARCEL#: 23-0Q07K-015.-CE0000

IMPROVEMENT THEREON: A RESIDENTIAL
DWELLING HOUSE AS IDENTIFIED ABOVE

TO BE SOLD AS THE PROPERTY OF NOAH C.
BOLYARD AND KAYLA B. SMITH UNDER FRANKLIN
COUNTY JUDGMENT NO. 2024-2215

WRIT FILED BY: Purcell, Krug & Haller

1719 North Front St

Harrisburg, Pa 17104

No. 2024-1086

**NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING**

vs

**PATRICK SALVAIL, AS BELIEVED HEIR AND/
OR ADMINISTRATOR TO THE ESTATE OF NORA
E. BURROWS, UNKNOWN HEIRS, AND/OR
ADMINISTRATORS TO THE ESTATE OF NORA E.
BURROWS**

PROPERTY ADDRESS: 6157 Burning Lane, Fayetteville,
PA 17222

UPI/ TAX PARCEL NUMBER: 1 0-0D23S-007C-000000

All the following described real estate, lying and
being situated in Guilford Township, Franklin County,
Commonwealth of Pennsylvania, bounded and described
as follows:

WITH all improvements erected thereon.

Judgement in the amount of: \$219,905.06

Writ filed by: Manley Deas Kochalski LLC

P.O. Box 165028

Columbus, OH 43216

No. 2020-1983

QUINCY TOWNSHIP

vs

RICHARD PATTERSON

PROPERTY ADDRESS: 9191 Capitol Hill Road,
Waynesboro, PA 17268

All the following real estate being situate in in Quincy
Township, County of Franklin, Pennsylvania:

Judgment in the amount of: \$5,793.20

Writ filed by: Portnoff Law Associates

P.O. Box 391

Norristown, Pa 19404

No. 2024-17

**NEW REZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING**

vs

KRISTY D QUEEN

PROPERTY ADDRESS: 8699 Sheffield Manor Blvd,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q07K-029F-000000

ALL the following described real estate lying and being
situate in Washington Township, Franklin County,
Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$79,378.47

Writ filed by: Leopold & Associates

275 Curry Hollow Rd

Building 1, Ste 280

Pittsburgh, Pa 15236

No. 2023-411

LAKEVIEW LOAN SERVICING, LLC

vs

DUSTY RHODES

PROPERTY ADDRESS: 38 Cottage Street, Waynesboro,
PA 17268

UPI/ TAX PARCEL NUMBER: 24-5D01.-087.-000000

ALL the following described real estate, situate in the
Borough of Waynesboro, Franklin County, Pennsylvania,
bounded

and described as follows:

Judgment in the amount of \$148,002.91

Writ filed by: Logs Legal Group

985 Old Eagle Rd, Ste 514

Wayne, Pa 19087

PUBLIC NOTICES

No. 2024-612
LAKEVIEW LOAN SERVICING, LLC
vs

ELIZABETH L. STEWART

PROPERTY ADDRESS: 8179 Lincoln Way East,
Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C27M-009A-000000
ALL the real estate lying and being situate in Greene
Township, Franklin County, Pennsylvania, Bounded and
described as follows:

Judgement in the amount of: \$162,429.31

Writ filed by: LOGS Legal Group LLP
985 Old Eagle School Road
Suite 514
Wayne, Pennsylvania 19087

No. 2024-2478
LAKEVIEW LOAN SERVICING LLC
vs

SHARON MARIE STONEBRAKER

PROPERTY ADDRESS: 316 North Franklin Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A48.-005.-000000
IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 316 North Franklin Street
Waynesboro, PA 17268

SOLD as the property of SHARON MARIE
STONEBRAKER

TAX PARCEL #25-5A48.-005.-000000

DEED BOOK: INSTRUMENT NO.: 202203529

DEED PAGE: INSTRUMENT NO.: 202203529

No. 2023-1794
NATIONSTAR MORTGAGE LLC
vs

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

PROPERTY ADDRESS: 84 Sunset Avenue,
Chambersburg, PA 17202

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

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

NATIONSTAR MORTGAGE LLC

v.

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

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

Improvements thereon: RESIDENTIAL DWELLING

JudgmentAmount: \$149,404.48

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2024-2236
HAMILTON TOWNSHIP MUNICIPAL AUTHORITY
vs
VSUE HORN

PROPERTY ADDRESS: 84 Nottingham Drive,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 11-0E10.-274.-000000

All the following real estate being situated in Hamilton
Township, Franklin County, Pennsylvania:

Judgment in the amount of: \$4,493.47

Writ filed by: Kelso Law, LLC
1 Tyler Ct, Ste 1
Carlisle, Pa 17015

No. 2023-4103
WELLS FARGO BANK NA
vs

CHRISTOPHER WARNER, MINDI KNODE

PROPERTY ADDRESS: 10344 Kaisesville Road,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J22.-030.-000000

ALL the following real estate lying and being situate in
Montgomery Township, Franklin County, Pennsylvania:

Judgment in the amount of: \$110,756.02

Writ filed by: Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43216

PUBLIC NOTICES

**No. 2024-1103
MIDFIRST BANK**

vs

MATTHEW WETZEL

PROPERTY ADDRESS: 339 Philadelphia Avenue,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 02-1C41-.015-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 339 Philadelphia Avenue
Chambersburg, PA 17201

SOLD as the property of MATTHEW WETZEL

TAX PARCEL #02-1 C41-.015-.000000

DEED BOOK: Instrument Number: 201718693

DEED PAGE: Instrument Number: 201718693

**No. 2024-2668
SERVBANK, SB**

vs

TYLOR E YOUNG

PROPERTY ADDRESS: 12211 Snyder Avenue,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q19F-098-.000000

ALL the following described real estate, lying and being
situate in the Trolley Line Addition of Rouzerville, Stop
4 Section, Rouzerville, Washington Township, Franklin
County, Pennsylvania:

Judgment in the amount of: \$130,348.88

Writ filed by: Padgett Law Group
700 Darby Rd, Suite 100
Havertown, Pa 19083

12/20/2024, 12/27/2024, 1/3/2025