

# Franklin County Legal Journal

Volume 42, No. 26

December 27, 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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Our website includes:

- Calendar of Events
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- FCL Journal Public Notices
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- 39th Judicial District Court Calendar

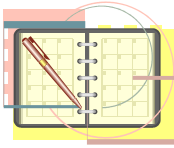
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### **Franklin County Legal Journal**

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.



## Franklin County Bar Association 2024 Calendar of Events

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### **DECEMBER**

Dec. 24th - 25th **FCBA & Fr. Co. Law Library CLOSED**, Christmas

### **JANUARY**

Jan. 1st **FCBA & Fr. Co. Law Library CLOSED**, New Year's Day

Jan. 8th **PFA's in Franklin & Fulton Counties**, lunch & learn via zoom, 12 - 1 p.m.

Jan. 17th **Board of Directors Meeting**, FCBA office and zoom, 12 - 1 p.m.



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# 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 Curtis D. Bonebrake, a/k/a Curtis Daryl Bonebrake, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Terri S. Shirey

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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Michael W. Brook, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Elizabeth A. Hibble

c/o Dethlefs-Pykosh Law Group, LLC

2132 Market Street

Camp Hill, PA 17011

Attorney:

Katherine L. McDonald

Dethlefs-Pykosh Law Group, LLC

2132 Market Street

Camp Hill, PA 17011

12/27/2024, 1/3/2025, 1/10/2025

Estate of David Crawford, a/k/a David Crawford, II, a/k/a David Crawford 2nd, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Heather Sites

1405 Spring Side Drive East

Chambersburg, PA 17202

Attorney:

Lauren E. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

12/27/2024, 1/3/2025, 1/10/2025

Estate of Evelyn C. Gobin, late of the Borough of McConnellsburg, Fulton County, Pennsylvania.

Personal Representatives:

Vickie J. Gordon

Valerie Gobin Park

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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Jean P. Jackson, a/k/a Jean Wheelock Jackson, a/k/a Jean P. Wheelock Jackson, a/k/a Jean Jackson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

R. Thomas Murphy

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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Barbara Ann Kauffman, late of Fayetteville, Franklin County, Pennsylvania.

Personal Representative:

Samuel E. Kauffman

463 East Baltimore Street

Greencastle, PA 17225

Attorney:

Tyrone G. Johnson

220 Lincoln Way East

Chambersburg, PA 17201

12/27/2024, 1/3/2025, 1/10/2025

Estate of Edward J. Masters, a/k/a Edward James Masters, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Kim Iris Radhakrishna

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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Doris J. Ridge, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

James H. Ridge

1026 Appleway Road

St. Thomas, PA 17252

John D. Ridge

8033 Molly Pitcher Highway

Greencastle, PA 17225

Jerry L. Ridge

7601 Creager Road

Waynesboro, PA 17268

Attorney:

Timothy W. Misner, of Counsel

The Law Offices of Samantha K. Wolfe LLC

39 South Broad Street

Waynesboro, PA 17268-1610

12/27/2024, 1/3/2025, 1/10/2025

## **PUBLIC NOTICES**

Estate of Beatrice V. Shoemaker, a/k/a Bea Shoemaker, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Dawn M. Shoemaker  
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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Evelyn Rotz Sites, a/k/a Evelyn R. Sites, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Lavonna K. Wadel  
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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Marguerite R. Smith, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Laura M. Anderson  
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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Debra Jean Starliper, late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:  
Rebecca M. Starliper  
255 Baumgardner Drive  
Greencastle, PA 17225  
Attorney:  
Steiger & Steiger  
Attorneys-at-Law  
56 South Main Street  
Mercersburg, PA 17236

12/27/2024, 1/3/2025, 1/10/2025

### **Second 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

## PUBLIC NOTICES

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

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

## PUBLIC NOTICES

### **Third 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 17527

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 Salzmans Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

Attorney:

Nancy H. Meyers  
Salzmans Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

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

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



## **PUBLIC NOTICES**

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

### **FICTITIOUS NAME NOTICE**

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for Hip Gypsy Emporium with a principal place of business located at 2168 Mont Alto Rd., Chambersburg, PA 17202 in Franklin County. The individuals interested in this business are Lori Lashley at 36 S. Allison St., Greencastle, PA 17225 and Stacy Niedentohl at 2168 Mont Alto Rd., Chambersburg, PA 17202. This is filed in compliance with 54 Pa.C.S. 311.

12/27/2024

### **NAME CHANGE NOTICE**

Bryton T.D. Hall will appear at the Franklin County Courthouse in a hearing to change her name to Bryton E. Hall on January 16th, 2025 at 1430.

12/27/2024

### **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/franklincountypasheriffsales](http://www.bid4assets.com/franklincountypasheriffsales). 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**

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

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**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

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**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

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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

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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

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**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

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**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 Kaisersville 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

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**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

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

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