

Franklin County Legal Journal

Volume 42, No. 43

April 25, 2025

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

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Franklin County Legal Journal

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

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POSTMASTER: Send address changes to the Franklin County Legal Journal, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291.



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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 Doris I. Bartholomew, a/k/a Doris Irene Bartholomew, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Debra Johnson
321 Feaster Road
Chambersburg, PA 17202
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Estate of Kathleen Jo Benner, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Natalie A. Benner
c/o Salzmänn Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmänn Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Estate of Mary Lou Bruso, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Darlene G. Bruso-Bleigh
April L. Coldsmith
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

4/25, 5/2, 5/9/2025

Estate of Lynn C. Damasco, a/k/a Lynn Coble Damasco, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Erik A. Peirson
137 Mt. Pleasant Road
Fayetteville, PA 17222
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Estate of Robert F. Eslinger, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Robert A. Eslinger
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

4/25, 5/2, 5/9/2025

Estate of Phyllis T. Helman, a/k/a Phyllis Lou Helman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Lloyd D. Helman
4480 McKenzie Road
Chambersburg, PA 17202
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Estate of Elizabeth Diane McCoy, a/k/a Elizabeth D. McCoy, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Amy Diane Heckman
5360 Mountain Road
Chambersburg, PA 17202
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Estate of Michael Eugene Mills, a/k/a Michael E. Mills, late of the Borough of Greencastle, Franklin County, Pennsylvania.

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

4/25, 5/2, 5/9/2025

Estate of Evelyn F. Oliver, a/k/a Evelyn Fry Oliver, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Jared S. Childers
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

4/25, 5/2, 5/9/2025

PUBLIC NOTICES

Estate of Marilyn L. Spielman, a/k/a Marilyn Louise Spielman, a/k/a Marilyn Spielman, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Christy J. Brown
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

4/25, 5/2, 5/9/2025

Estate of Leroy T. Welsh, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
Crystal A. Wardlaw
933 Jacobscrossing Court
Burleson, TX 76028
Jeremiah T. Welsh
24 Lebo Road
Carlisle, PA 17015
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Second Publication

Estate of John D. Bussard, Sr., a/k/a John Daniel Bussard, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Loretta Rae Brewer
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

4/18, 4/25, 5/2/2025

Estate of Barry E. Cramer, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Sherry L. Cramer
1545 Scotland Avenue
Chambersburg, PA 17201
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of John D. Dortch, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Katherine M. McCorry
43610 Dunhill Cup Square
Ashburn, VA 20147
Attorney:
Jerrold A. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of Linda Jeanne Farnier, a/k/a Linda J. Farnier, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Holly R. Kern
270 Misty Ridge Road
Gettysburg, PA 17325

4/18, 4/25, 5/2/2025

Estate of Robert W. Fleagle, a/k/a Robert Wayne Fleagle, a/k/a Robert Fleagle, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Vinson D. Calimer
212 North Potomac Street
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

4/18, 4/25, 5/2/2025

Estate of Violet A. Kiser, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Phillip O. Kiser
PO Box 701
Greencastle, PA 17225
Ricky L. Kiser
12150 North Welty Road
Waynesboro, PA 17268
Attorney:
Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

4/18, 4/25, 5/2/2025

Estate of Nancy Rebecca Levick, a/k/a Nancy R. Levick, a/k/a Nancy Levick, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
George Michael Levick
1516 6th Street, North West
Washington, D.C. 20001
Attorney:
Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

4/18, 4/25, 5/2/2025

PUBLIC NOTICES

Estate of Rita C. Lewis, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Joan M. Powell-Vega
182 Cambridge Avenue
Englewood, NJ 07631
Carol J. Leo

118 Bergen Trail
Hopatcong, NJ 07843

Attorney:

Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

4/18, 4/25, 5/2/2025

Estate of Michael W. Lloyd, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Erich Lloyd
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

Attorney:

Clinton Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

4/18, 4/25, 5/2/2025

Estate of Daryl E. Parson, a/k/a Daryl Elder Parson, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Tangela M. Gibbons
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

4/18, 4/25, 5/2/2025

Estate of Martin Eugene Parson, Sr., late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Martin E. Parson, Jr.
18678 Swailes Road
Willow Hill, PA 17271

Attorney:

Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of Ernest L. Reeder, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representatives:

Karen L. Ulrich
Larry Stenger
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

4/18, 4/25, 5/2/2025

Estate of Carolyn A. Rogers, a/k/a Carolyn Audrey Rogers, late of the St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Richard D. Rogers, III
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

4/18, 4/25, 5/2/2025

Estate of Dina Starliper, late of the Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Stanley Elmer Starliper
16608 Conovale Drive
Greencastle, PA 17225

Attorney:

Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Third Publication

Estate of Beverly A. Barnhart, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Crystal L. Cramer
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

4/11, 4/18, 4/25/2025

PUBLIC NOTICES

Estate of Mary A. Bivens, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Laura K. Bivens

c/o Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

Attorney:

Rachel C. Schreck

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of Dean W. Bricker, a/k/a Dean Wenger Bricker,
late of Saint Thomas Township, Franklin County,
Pennsylvania.

Personal Representatives:

Larry D. Bricker

Linda L. Metcalfe

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

4/11, 4/18, 4/25/2025

Estate of Ruth M. Catlett, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:

David T. Catlett

8966 Larry Drive

Greencastle, PA 17225

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

4/11, 4/18, 4/25/2025

Estate of Peggy H. Ditzler, late of the Borough of
Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Debra A. Ramsey

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

4/11, 4/18, 4/25/2025

Estate of Purificacion R. Garcia, late of Waynesboro,
Franklin County, Pennsylvania.

Personal Representative:

Margaret G. Abrams

8017 Gillette Court

Orlando, FL 32836

4/11, 4/18, 4/25/2025

Estate of Cyril K. Henry, a/k/a Cyril Koontz Henry, late
of the Borough of Chambersburg, Franklin County,
Pennsylvania.

Personal Representative:

Phyllis M. Henry

211 Meriweather Drive

Chambersburg, PA 17201

Attorney:

David E. Schwager

183 Market Street, #100

Kingston, PA 18704-5444

4/11, 4/18, 4/25/2025

Estate of Gladys R. Horst, late of Southampton Township,
Franklin County, Pennsylvania.

Personal Representative:

Cheryl A. Runshaw

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

4/11, 4/18, 4/25/2025

Estate of Jerry E. Howell, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Johanna E. Howell

144 South Coldbrook Avenue

Chambersburg, PA 17201

Attorney:

Tracy J. Ross

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of Susan Rae Marsh, a/k/a Susan R. Marsh, late
of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

James Marsh

391 Westview Road

Fayetteville, PA 17222

Attorney:

Clayton A. Lingg

Mooney Law

230 York Street

Hanover, PA 17331

4/11, 4/18, 4/25/2025

Estate of Martine A. Potter, a/k/a Martine Alleyne
Potter, late of Washington Township, Franklin County,
Pennsylvania.

Personal Representative:

Lynne R. Sheedy

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

4/11, 4/18, 4/25/2025

PUBLIC NOTICES

Estate of David Eugene Reed, a/k/a David Reed, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Barbara G. Stoner
4332 Hill Terrace Drive
Reading, PA 19608

Attorney:

Andrew S. George
Kozloff Stoudt
2640 Westview Drive
Wyomissing, PA 19610

4/11, 4/18, 4/25/2025

Estate of Anna Jean Rice, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Cathy Keefer
Ruby Eberly
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

4/11, 4/18, 4/25/2025

Estate of Velva J. Rosenberry, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Angela M. Grove
1155 Tallow Hill Road
Chambersburg, PA 17202
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of Maryrose E. Schwartz, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Eileen A. Schwartz
702 Tanley Road
Silver Spring, MD 20904
Attorney:
Paul T. Schemel
DSS Law
119 East Baltimore Street
Greencastle, PA 17225

4/11, 4/18, 4/25/2025

Estate of Steven M. Weaver, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Kimberley I. Weaver
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Alexander C. Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

4/11, 4/18, 4/25/2025

Estate of Dolores Jean Wishard, a/k/a D. Jean Wishard, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Dennis Ray Wishard
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

4/11, 4/18, 4/25/2025

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW NO. 2024-3860

JURY TRIAL DEMANDED

LINDA J. XEREAS, Plaintiff

vs.

STEVEN RHOER, and ANTHONY NEWMAN,
Defendants

NOTICE - CIVIL ACTION - MOTOR VEHICLE

To: Defendant, Steven Rhoer

This civil action arises out of a motor vehicle accident involving the parties on December 21, 2022 in Franklin County, Pennsylvania.

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 PAPER 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, PA 17201
(717) 660-2118

METZGER, WICKERSHAM, P.C.

By: Clark DeVere, Esquire
Attorney I.D. No. 68768
2321 Paxton Church Road
Harrisburg, PA 17110
(717) 238-8187
(717) 234-9478 (fax)
cdv@mwke.com
Attorneys for Plaintiff

4/25/2025

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: **May 1, 2025.**

BURKEY: Second and Final Account of proposed distributions and notice to creditors of George S. Glen, Executor of the Estate of Thomas G. Burkey, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

SOLLENBERGER: First and Final Account of proposed distributions and notice to creditors of Robert C. Schollaert, Executor of the Estate of Robert O. Sollenberger, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

WEAVER: First and Final Account of proposed distributions and notice to creditors of Dixie L. Weaver (a/k/a Dixie L. Seibert), Executrix of the Estate of James L. Weaver, late of Southampton Township, Franklin County, Pennsylvania, deceased.

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

4/18, 4/25/2025

SHERIFF'S SALE MAY 9TH, 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 June 6th, 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 BID4ASSETS, per their instruction. The purchaser shall pay the balance of 90% of the purchase price for each property purchased by 4:30 pm EST on the 10th calendar day, following the auction. If the 10% payment is not made the following day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be offered to the next highest bidder by BID4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES

CUT OFF DATES	SALE DATES
JAN 3, 2025	MARCH 14, 2025
FEB 28, 2025	MAY 9, 2025
MAY 2, 2025	JULY 11, 2025
JULY 7, 2025	SEPT 12, 2025
SEPT 5, 2025	NOV 14, 2025

No. 2021-3547

J.P. MORGAN MORTGAGE ACQUISITION CORP.

vs

CHRISTOPHER BAILEY

PROPERTY ADDRESS: 18 North Franklin Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A64-.095-.000000

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

Judgment in the amount of: \$ 121,712.23

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

PUBLIC NOTICES

No. 2024-3301
ORRSTOWN BANK
VS
CHAD R. CADIEUX

PROPERTY ADDRESS: 2897 Guilford Springs Road,
Chambersburg, PA 17202
UPI/ TAX PARCEL NUMBER: 10-0D13D-003.-000000
ALL the following described real estate, together with the
improvements thereon erected, lying and being situate
in Guilford Township, Franklin County, Pennsylvania,
bounded and limited as follows:
Judgment in the amount of: \$221,897.90
Writ filed by: JSDC Law Offices
11 E. Chocolate Avenue, Suite 300
Hershey, PA 17033

No. 2024-4224
FIRST HOME MORTGAGE CORPORATION
VS
**CAROLYN THOMPSON AND THE UNITED STATES
OF AMERICA, CAROLYN THOMPSON, THE UNITED
STATES OF AMERICA**

PROPERTY ADDRESS: 381 East King Street,
Chambersburg, PA 17201
UPI/ TAX PARCEL NUMBER: 02-1C50-.013.-000000
By virtue of a Writ of Execution No. 2024-4224
First Home Mortgage Corporation
V.
Carolyn Thompson and The United States of America
Owner(s) of property situate in the City of Chambersburg,
Franklin County, Pennsylvania, being
381 East King Street, Chambersburg, PA 17201
Parcel No. 02-1 C50-.013.-000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$64,750.96
Attorneys for Plaintiff
Orlans Law Group PLLC

No. 2023-424
ALLIED FIRST BANK, SB DBA SERV BANK
VS
**CHRIS E. BARTHLOW, JR. AND TAZMINE R.
BARTHLOW**

PROPERTY ADDRESS: 210 University Drive, Mont
Alto, PA 17237
UPI/ TAX PARCEL NUMBER: 16-4A00.-053.-000000
ALL the following described real estate, lying and being
situate in the Borough of Mont Alto, Franklin County,
Pennsylvania, bounded and described as follows:
Judgment in the amount of: \$162,894.64
Writ filed by: LOGS Legal Group LLP
985 Old Eagle School Road
Suite 514
Wayne, Pennsylvania 19087

No. 2024-4295
VILLAGE CAPITAL & INVESTMENT LLC
VS
ERIN N. WARNER; TRAVIS C. CHAPMAN

PROPERTY ADDRESS: 14041 Mercersburg Road,
Greencastle, PA 17225
UPI/ TAX PARCEL NUMBER: 17-0J30.-049.-000000
By virtue of a Writ of Execution No. 2024-4295
VILLAGE CAPITAL & INVESTMENT LLC
V.
ERIN N WARNER; TRAVIS C CHAPMAN
owner(s) of property situate in the MONTGOMERY
TOWNSHIP, FRANKLIN County, Pennsylvania, being
14041 MERCERSBURG RD, GREENCASTLE, PA
17225
Tax ID No. 17-0J30.-049.-000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
JudgmentAmount: \$214,683.09
Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2023-1081
**LAKEVIEW LOAN SERVICING, LLC C/O
NATIONSTAR MORTGAGE LLC**
VS
ROGER L. GEESAMAN, JR.

PROPERTY ADDRESS: 610 Ronggold Street,
Waynesboro, PA 17268
UPI / TAX PARCEL NUMBER: 24-5C39.-045.-000000
IMPROVEMENTS consist of a residential dwelling.
BEING PREMISES: 610 Ringgold Street
Waynesboro, PA 17268
SOLD as property of ROGER L. GEESAMAN JR.
TAX PARCEL #24-5C39.-045.-000000
DEED BOOK: INSTRUMENT NO.: 201903807
DEED PAGE: INSTRUMENT NO.: 201903807

PUBLIC NOTICES

No. 2023-993

**NATIONSTAR MORTGAGE LLC
VS**

JAMES A. MURPHY AND ELENA A. MURPHY

PROPERTY ADDRESS: 9271 Mercersburg Road,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J07-.042-.000000

The land referred to herein below is situated in the County
of Franklin, State of Pennsylvania, and is Described
as follows:

Judgment in the amount of: \$107,426.22

Writ filed by: LOGS Legal Group LLP

985 Old Eagle School Road
Suite 514

Wayne, Pennsylvania 19087

No. 2024-4152

**UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL
TITLE TRUSTEE FOR PRL TITLE TRUST II**

VS

**JOSEPH STULL, SOLELY IN THEIR CAPACITY AS
HEIR OF REYNOLDS F. STULL, JR, DECEASED
AND SCOTT STULL SOLELY IN THEIR CAPACITY
AS HEIR OF REYNOLDS F. STULL, JR, DECEASED,
SCOTT STULL SOLELY IN THEIR CAPACITY AS
HEIR OF REYNOLDS F. STULL, JR., DECEASED,
JOSEPH STULL, SOLELY IN THEIR CAPACITY AS
HEIR OF REYNOLDS F. STULL, JR., DECEASED**

PROPERTY ADDRESS: 8724 Mormon Church Rd,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L 13Q-024-.000000

ALL the following described real estate, situate in
Quincy Township, Franklin County, Pennsylvania, more
particularly bounded and limited as follows:

IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of JOSEPH STULL solely in their
capacity as heir of Reynolds F. Stull, Jr., deceased and
SCOTT STULL solely in their capacity as heir of Reynolds
F. Stull, Jr, deceased.

DEED BOOK: 964

DEED PAGE: 170

No. 2024-3600

**U.S. BANK TRUST NATIONAL ASSOC., NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER
TURSTEE FOR VRMTG ASSET TRUST**

VS

**KATHERINE CARBAUGH; EDWARD PITZER,
KATHERINE CARBAUGH, KATHERINE
CARBAUGH, EDWARD PITZER, EDWARD PITZER**

PROPERTY ADDRESS: 220 Hartzell Drive, Fayetteville,
PA 17222

UPI/ TAX PARCEL NUMBER: 10-0D10-.057-.000000

By virtue of Writ of Execution No. 2024-3600

U.S. Bank Trust National Association, not in its individual
capacity but solely as Owner Trustee for VRMTG Asset
Trust v

Katherine Carbaugh, Edward Pitzer

Docket Number: 2024-3600

Property to be sold is situated in the borough/township
of Fayetteville, County of Franklin and State of
Pennsylvania.

Commonly known as: 220 Hartzell Drive, Fayetteville,
PA 17222

Parcel Number: 10-0D10-.057-.000000
Improvements thereon of the residential dwelling or lot
(if applicable):

Judgment Amount: \$246,046.16

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

No. 2024-4072

BMOBANKN.A

VS

LORIANN M. JONES; DAVID G. JONES

PROPERTY ADDRESS: 423 Bradley Lane,
Shippensburg, PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N17-.260-.000000

ALL that certain tract of real estate Situate in Southampton
Township, Franklin County, Pennsylvania, bounded and
described as follows:

Judgment in the amount of: \$ 350,785.06

Write filed by: MDK Law

P.O. Box 165028

Columbus, OH 43216-5028

PUBLIC NOTICES

No. 2024-4502

**FEDERAL HOME LOAN MORTGAGE CORP AS
TRUSTEE FOR FREDDIE MAC SEASONED
CREDIT RISK TRANSFER TRUST, SERIES 2021-1**

VS

DAVID WAYNE MANN

PROPERTY ADDRESS: 407 West 5th StreetAKA407
West Fifth Street, Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 26-5C14.-069.-000000
IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 407 West 5th StreetAKA 407 West
Fifth Street

Waynesboro, PA 17268

SOLD as the property of DAVID WAYNE MANN

TAX PARCEL #26-5C14.-069.-000000

DEED BOOK: 2753

DEED PAGE: 544

No. 2024-4183

MIDFIRST BANK

VS

**MARJORIE L. TURPIE AND STUBERT M. TURPIE
JR**

PROPERTY ADDRESS: 586 Fort Loudon Road,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 18-0K08.-132.-000000
IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 586 Fort Loudon Road
Mercersburg, PA 17236

SOLD as the property of MARJORIE L. TURPIE and
STUBERT M. TURPIE JR.

TAX PARCEL# 18-0K08.-132.-000000

DEED BOOL: 2182

DEED PAGE: 502

No. 2024-4429

SELECT PORTFOLIO SERVICING, INC.

VS

DENISE MARTIN

PROPERTY ADDRESS: 2728 Johnson Drive,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C07.-070.-000000
IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2728 Johnson Drive
Chambersburg, PA 17201

SOLD as the property of DENISE MARTIN

TAX PARCEL #09-0C07.-070.-000000

DEED BOOK: INSTRUMENT NUMBER: 201714452

DEED PAGE: INSTRUMENT NUMBER: 201714452

No. 2024-2495

NATIONSTAR MORTGAGE LLC

VS

MIKKI MAY POPER AND EDWARD JAMES DOWNIN

PROPERTY ADDRESS: 54 Reservoir Avenue,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5858.-080.-000000

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

Judgment in the amount of: \$142,253.94

Writ filed by: Leopold & Associates, PLLC

275 Curry Hollow Rd.

Building 1, Suite 280

Pittsburgh, PA 15236

No. 2023-1327

CARRINGTON MORTGAGE SERVICES, LLC

VS

MARK D. MILLER

PROPERTY ADDRESS: 680 Redwood Drive,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 01-0A32Q-045.-000000

ALL the following described real estate, locally known
as 680 Redwood Drive, lying and being situate in Antrim
Township, Franklin County, Pennsylvania, bounded and
described as follows:

Judgment in the amount of: \$118,535.52

Writ filed by: LOGS Legal Group LLP

985 Old Eagle School Road

Suite 514

Wayne, PA 19087

4/18, 4/25, 5/2/2025