

Franklin County Legal Journal

Volume 42, No. 51

June 20, 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.

THE FRANKLIN COUNTY BAR ASSOCIATION

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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 Shelva J. Barton, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
James M. Stein
DSS Law
10440 Buchanan Trail East
Waynesboro, PA 17268
Attorney:
James M. Stein
DSS Law
10440 Buchanan Trail East
Waynesboro, PA 17268

6/20, 6/27, 7/4/2025

Estate of Brandie Nicole Brown, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:
Shannon D. Brown
c/o Kelso Law, LLC
9974 Molly Pitcher Highway, Suite 3
Shippensburg, PA 17257
Attorney:
L. Rebecca Ables
Kelso Law, LLC
9974 Molly Pitcher Highway, Suite 3
Shippensburg, PA 17257

6/20, 6/27, 7/4/2025

Estate of Evette M. Bumbaugh, a/k/a Evette M. Krockner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Hayley Krockner
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

6/20, 6/27, 7/4/2025

Estate of Harvey E. College, late of Franklin County, Pennsylvania.

Personal Representative:
Cynthia N. Bietsch
7450 Kuhn Road
Chambersburg, PA 17225
Attorney:
David W. Rahausser
157 East Washington Street
Chambersburg, PA 17201

6/20, 6/27, 7/4/2025

Estate of Robert D. Fogal, Sr., a/k/a Robert Denny Fogal, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
Robert D. Fogal, Jr.
3431 Macclays Mill Road
Shippensburg, PA 17257
Matthew D. Fogal
1311 Wilson Avenue
Chambersburg, PA 17201
Attorney:
William C. Cramer
220 Lincoln Way East
Chambersburg, PA 17201

6/20, 6/27, 7/4/2025

Estate of Margaret Frances Golden, a/k/a Margaret F. Golden, late of Franklin County, Pennsylvania.

Personal Representative:
Gregory R. Golden
2541 Sardonyx Drive
Chambersburg, PA 17202
Attorney:
David W. Rahausser
157 East Washington Street
Chambersburg, PA 17201

6/20, 6/27, 7/4/2025

Estate of Charlene V. Hague, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Michelle M. Kipe
117 East Seminary Street
Mercersburg, PA 17236
Attorney:
Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

6/20, 6/27, 7/4/2025

Estate of John J. Hosie, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Maggie Abangwu-Akamelu
11168 Rinehart Drive
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

6/20, 6/27, 7/4/2025

Estate of Judith A. Jones, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Brian L. Jones
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

6/20, 6/27, 7/4/2025

PUBLIC NOTICES

Estate of Jamal Jones, a/k/a Malcolm J. Jones, a/k/a Malcom Jones, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Laurel Jones
c/o Matthew A. Bole
Fiffik Law Group, P.C.
Foster Plaza 7, Suite 315
661 Andersen Drive
Pittsburgh, PA 15220
Attorney:
Matthew A. Bole
Fiffik Law Group, P.C.
Foster Plaza 7, Suite 315
661 Andersen Drive
Pittsburgh, PA 15220

6/20, 6/27, 7/4/2025

Estate of Gilbert Lamberty Jr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Sabine Weikert
13365 Pennersville Road
Waynesboro, PA 17268
Attorney:
James A. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
10440 Buchanan Trail East
Waynesboro, PA 17268

6/20, 6/27, 7/4/2025

Estate of Jean M. Mackey, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:
Merle R. Mackey, Jr.
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

6/20, 6/27, 7/4/2025

Estate of Ethel L. Martin, a/k/a Ethel Lucille Martin, a/k/a Ethel Martin, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:
Angela K. Martin
6777 Back Lane
Waynesboro, PA 17268
Steven C. Martin
6814 Back Lane
Waynesboro, PA 17268
Greg E. Martin
10479 Coral ridge Road
Fayetteville, PA 17222
Attorney:
Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe, LLC
39 South Broad Street
Waynesboro, PA 17268-1610

6/20, 6/27, 7/4/2025

Estate of Shirley S. Nelling, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:
Angela L. Poffenberger
12338 Buchanan Trail West
Mercersburg, PA 17236
Robert J. Nelling, III
14781 Secrist Road
Mercersburg, PA 17236
Jason J. Nelling
11576 Fort Loudon Road
Mercersburg, PA 17236
Attorney:
Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

6/20, 6/27, 7/4/2025

Estate of Alberta M. Pensinger, a/k/a Alberta M. C. Pensinger, a/k/a Alberta May Pensinger, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Charles N. Pensinger
c/o Bradley L. Griffie
Griffie & Associates
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015
Attorney:
Bradley L. Griffie
Griffie & Associates
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015

6/20, 6/27, 7/4/2025

Estate of Allen R. Pensinger, a/k/a Allen Richard Pensinger, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Charles N. Pensinger
c/o Bradley L. Griffie
Griffie & Associates
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015
Attorney:
Bradley L. Griffie
Griffie & Associates
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015

6/20, 6/27, 7/4/2025

Estate of Thelma G. Purnell, a/k/a Thelma B. Purnell, a/k/a Thelma Grace Purnell, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:
David L. Purnell
Donna R. Alexander
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

6/20, 6/27, 7/4/2025

PUBLIC NOTICES

Estate of Patricia A. Romig, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Kimberly A. Walter
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

6/20, 6/27, 7/4/2025

Estate of Brenda Jane Sheaffer, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Jeremy R. Bitner
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

6/20, 6/27, 7/4/2025

Estate of Janet L. Smedley, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Susan C. Smedley
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

6/20, 6/27, 7/4/2025

Estate of Richard A. Starliper, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Lisa Starliper
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

6/20, 6/27, 7/4/2025

Second Publication

Estate of June Elizabeth Clugston, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Cecil E. Clugston
c/o Nicklas Law Office
183 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Kristin D. Nicklas
Nicklas Law Office
183 Lincoln Way East
Chambersburg, PA 17201

6/13, 6/20, 6/27/2025

Estate of Denise Foreman, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Anton G. Bricker
c/o Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

Attorney:

David F. Spang
Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

6/13, 6/20, 6/27/2025

Estate of Paul Rinehart Gingrich, a/k/a Paul R. Gingrich, 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

6/13, 6/20, 6/27/2025

Estate of William E. Horst Jr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Julie A. Wampler
448 Murphys Mill Road
Suffolk, VA 23434

Attorney:

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

6/13, 6/20, 6/27/2025

PUBLIC NOTICES

Estate of Jack W. Kier, a/k/a Jack Wendell Kier, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Stuart M. Kier
c/o Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

Attorney:

David F. Spang
Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

6/13, 6/20, 6/27/2025

Estate of Ronald Newton Miller, a/k/a Ronald N. Miller, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:

Sherry Lee Miller
29 Mahnes Church Road
Berkeley Springs, WV 25411

Attorney:

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

6/13, 6/20, 6/27/2025

Estate of Roy C. Myers, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Rebecca A. Myers Toms
PO Box 383
1198 Redwood Drive
State Line, PA 17763

Attorney:

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

6/13, 6/20, 6/27/2025

Estate of Marjorie L. Palmer, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Kenneth H. Palmer
2 Red Oak Drive
Boiling Springs, PA 17007
Karen S. Palmer
724 Rogers Road
Ft. Mitchell, KY 41017

Attorney:

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

6/13, 6/20, 6/27/2025

Estate of Walter Patey, Sr., a/k/a Walter H. Patey, Sr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Karen Weller & Larry Patey
c/o Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

Attorney:

Adam R. Schellhase
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

6/13, 6/20, 6/27/2025

Estate of Mary F. Shives, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Patricia A. Ross
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

6/13, 6/20, 6/27/2025

Estate of James E. Verdier, late of Guilford, Franklin County, Pennsylvania.

Personal Representative:

Michelle M. Verdier
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

Attorney:

J. McDowell Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

6/13, 6/20, 6/27/2025

Estate of Nancy D. Walker, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Carrie L. Keebaugh
c/o MPL Law Firm, LLP
96 South George Street, Suite 520
York, PA 17401

Attorney:

Elizabeth G. Gangloff
MPL Law Firm, LLP
96 South George Street, Suite 520
York, PA 17401

6/13, 6/20, 6/27/2025

PUBLIC NOTICES

Third Publication

Estate of Joan H. Barnhart, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Michael L. Barnhart
3804 Warm Spring Road
Chambersburg, PA 17202

Attorney:

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

6/6, 6/13, 6/20/2025

Estate of Sandra M. Hardman, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Michael J. Hardman
Leslie H. Lininger
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

6/6, 6/13, 6/20/2025

Estate of Norman C. Hege Sr., a/k/a Norman Calvin Hege, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Revonda M. Ramsey
3108 Wooden Bridge Road
Hustontown, PA 17229

Attorney:

J. Edgar Wine
Dick, Stein, Schemel, Wine & Frey, LLP
216 North Second Street, Suite 5
McConnellsburg, PA 17233

6/6, 6/13, 6/20/2025

Estate of John W. Kriner, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Lloyd W. Kriner, Jr.
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

6/6, 6/13, 6/20/2025

Estate of Janet A. Leib, a/k/a Janet Arlene Leib, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Rocky A. Leib
c/o Craig A. Diehl
3464 Trindle Road
Camp Hill, PA 17011

Attorney:

Craig A. Diehl
3464 Trindle Road
Camp Hill, PA 17011

6/6, 6/13, 6/20/2025

Estate of Roger L. Picking, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Arlena Picking
2977 Fillmore Drive
Chambersburg, PA 17201

Attorney:

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

6/6, 6/13, 6/20/2025

Estate of Barbara K. Rogers, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Marvin E. Rankin
c/o Craig A. Diehl
3464 Trindle Road
Camp Hill, PA 17011

Attorney:

Craig A. Diehl
3464 Trindle Road
Camp Hill, PA 17011

6/6, 6/13, 6/20/2025

Estate of Elizabeth S. Taylor, a/k/a Elizabeth R. Taylor, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Keith A. Taylor
1030 Hoff Road
Hanover, PA 17331
Attorney:
Robert C. Schollaert
Black and Davison, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201

6/6, 6/13, 6/20/2025

Estate of Wilma P. Young, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Timothy B. Young
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

6/6, 6/13, 6/20/2025

PUBLIC NOTICES

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on June 4, 2025 (effective June 5, 2025) with, and approved by, the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purposes of obtaining a Certificate of Incorporation pursuant to the provisions of the Nonprofit Corporation Laws of 1988, as amended, (15 Pa.C.S.A. Section 5101, et seq.) of the Commonwealth of Pennsylvania.

The name of the corporation is Gathered By Grace.

The purpose or purposes for which the corporation is incorporated under the Nonprofit Law is for the operation of a ministry.

Gathered By Grace
712 Fir Spring Drive
Waynesboro, PA 17268

Dick, Stein, Schemel, Wine & Frey, LLP
James M. Stein, Esquire
10440 Buchanan Trail East
Waynesboro, PA 17268

6/20/2025

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that **Talon Erectors, Inc.**, a Pennsylvania Business Corporation with its registered office located at **2080 Linglestown Road, Suite 201, Harrisburg, PA, 17110**, intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that the board of directors is now engaged in winding up and settling the affairs of said corporation so that its corporate existence can be terminated under the provision of the Pennsylvania Business Corporation Law of 1988. The post office address to which process may be sent in an action or proceeding upon any liability incurred before the filing of the Articles of Dissolution is:

Serratelli Schiffman Shaffer, PC
2805 Old Post Road, Suite 120
Harrisburg, PA 17110

6/20/2025

LEGAL NOTICE

The County of Franklin, in accordance with the Consolidated County Assessment Law, 53 Pa. C.S. § 8841(d) et seq., hereby gives notice that the Franklin County Tax Services Department completed its updates of the Franklin County tax assessment rolls, with updates effective July 1, 2025. The assessment rolls are open and available for inspection at the Franklin County Administration Building, Tax Services Department, 272 North Second Street, Chambersburg PA, during normal business hours from 8:30 a.m. until 4:30 p.m., Monday through Friday, except for County holidays and weekends.

The County of Franklin also hereby gives notice that all Franklin County property owners, or others with an interest in any real estate located in Franklin County, have a right to file in writing an appeal from any real estate assessment on or before the 1st day of August 2025, such date having been designated as the date for the assessment appeal deadline in accordance with statutory authority contained at 53 Pa. C.S. § 8844(c)(3), as approved by the Board of Commissioners of the County of Franklin, at a public meeting on May 9, 2013, and as announced in Resolution No 2013-05, a copy of which is on file with the Franklin County Commissioners and also with the Franklin County Tax Services Department. Appeal forms can be obtained at the Franklin County Tax Services Department at 272 North Second Street, Chambersburg PA, during normal business hours from 8:30 a.m. until 4:30 p.m., Monday through Friday, except for County holidays and weekends, or online at www.franklincountypa.gov under "General Government and Tax Assessment." Appeals shall be filed at the office of the Franklin County Tax Services Department. For any year where August 1st falls on a weekend or holiday, appeals will be accepted until the end of the next County business day following August 1st. As August 1, 2025, falls on a Friday, the deadline for appeals in 2025 shall be August 1, 2025, at 4:30 p.m.

Finally, the County of Franklin also hereby gives notice that the Franklin County Board of Assessment and Revision of Taxes, will be scheduling tax appeal hearings no earlier than August 1, 2025, and hearings are to be scheduled through October 31, 2025 at the Meeting Room, Franklin County Administration Building, 272 N Second Street, Chambersburg PA.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

6/20/2025

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: **July 3, 2025.**

JOHNSON: First and Final Account of proposed distributions and notice to creditors of April O. Johnson, Administratrix of the Estate of Timothy Dorane Johnson, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

6/20, 6/27/2025

SHERIFF'S SALE

JULY 11TH, 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 August 8th, 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
OCT 31, 2025	JAN 9, 2026

No. 2024-4216

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

VS

**ANNA L. YOUNG AND LUKE W. YOUNG, ANNA L.
YOUNG, LUKE W. YOUNG**

PROPERTY ADDRESS: 1471 Brechbill Road,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 11-0E13-.205A-000O00

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

Judgment in the amount of: \$246,966.14

Writ filed by: Leopold & Associates, PLLC
275 Curry Hollow Rd
Building 1, Ste 280
Pittsburgh, PA 15236

PUBLIC NOTICES

No. 2024-4285

GUILD MORTGAGE COMPANY LLC

VS

BIANCA R. SHAFFER; CHEYENNE SCHOOLEY

PROPERTY ADDRESS: 446 Center Street,
Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 05-1 B40-.043-.000000

ALL THAT CERTAIN lot or piece of ground situate
in Chambersburg Borough, County of Franklin,
Commonwealth of Pennsylvania, known and numbered
as 446 Center Street, bounded and limited as follows:

Judgment in the amount of: \$80,290.90

Writ filed by: Manley Deas Kochalski

P.O. Box 165028

Columbus OH 43272-7101

No. 2025-467

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR ININTEREST TO
BANK OF AMERICA, NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR MERRILL LYNCH MORTGAGE
INVESTORS TRUST, MORTGAGE LOAN ASSET-
BACKER CERTIFICATES, SERIES 2006-HE3**

VS

JODY C. BOUDER

PROPERTY ADDRESS: 1440 Mountain Shadow
Terrace, Fayetteville, PA 17222

UPI/ TAX PARCEL NUMBER: 09-0C23C-016B-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1440 Mountain Shadow Terrace
Fayetteville, PA 17222

SOLD as the property of JODY C. SOUDER

TAX PARCEL #09-0C23C-016B-000000

DEED BOOK: 2347

DEED PAGE: 293

No. 2024-2091

ROCKET MORTGAGE LLC

VS

**BRIAN A. MIDDLEKAUFF, IN HIS CAPACITY AS
ADMINISTRATOR CTA TO THE ESTATE OF DIANA
LYNN MIDDLEKAUFF, DECEASED**

PROPERTY ADDRESS: 6824 Rice Road, Shippensburg,
PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N16-.063-.000000

By virtue of a Writ of Execution No. 2024-2091

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS,
LLC F/K/A QUICKEN LOANS INC.

V.

**BRIAN A. MIDDLEKAUFF, IN CAPACITY AS
ADMINISTRATOR CTA TO THE ESTATE OF DIANA
LYNN MIDDLEKAUFF, DECEASED**

owner(s) of property situate in the TOWNSHIP OF
SOUTHAMPTON, FRANKLIN County, Pennsylvania,
being

6824 RICE RD, SHIPPENSBURG, PA 17257

Tax ID No. 21-0N16-.063-.000000

(acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$49,305.41

Attorneys for Plaintiff

Brock & Scott, PLLC

No. 2024-3633

GUILD MORTGAGE COMPANY LLC

VS

**DAVID L. COOLEY, SR.; KAREN A. COOLEY, AKA
KAREM COOLEY**

PROPERTY ADDRESS: 546 East King Street,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 03-1C59-.081-.000000

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

JudgmentAmount: \$267,751.99

Writ filed by: Manley Deas Kochalski LLC

PO Box 165028

Columbus OH 43272-7101

PUBLIC NOTICES

No. 2023-2583

NORTHWEST FEDERAL CREDIT UNION

VS

ERIC FERNANDO VALLE; ANDREA J VALLE

PROPERTY ADDRESS: 3280 Muirfield Drive,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 09-0C13.-373.-000000

By virtue of a Writ of Execution No. 2023-02583

NORTHWEST FEDERAL CREDIT UNION

V.

ERIC FERNANDO VALLE; ANDREA J VALLE

owner(s) of property situate in the GREENE TOWNSHIP<
FRANKLIN county, Pennsylvania, being

3280 MUIRFIELD DRIVE, CHAMBERSBURG, PA 17202

Tac ID No. 09-0C13.-373.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$488,822.68

Attorney for Plaintiff

Brock & Scott, PLLC

No. 2024-3507

M&T BANK

VS

COREY L. HALDEMAN

PROPERTY ADDRESS: 6205 Rock Hill Road,
Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 19-0L01.-006B-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISIES: 6205 Rock Hill Road

Chambersburg, PA 17202

SOLD as property of COREY L. HALDEMAN

CONTROLE NUMBER: 00041412

TAX PARCEL PIO/UIP: #19-0L01.-006B-000000

DEED BOOK: INSTRUMENT NO.: 201719687

DEED PAGE: INSTRUMENT NO.: 201719687

No. 2024-4318

WELLS FARGO BANK NA

VS

EUGENE E. HEFFNER

PROPERTY ADDRESS: 44-46 N Church Street,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 25-5D01.-045.-000000

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
SITUATE IN THE BOROUGH OF WAYNESBORO,
FRANKLIN COUNTY, COMMONWEALTH OF
PENNSYLVANIA:

BEING KNOWN AS: 44-46 N CHURCH ST
WAYNESBORO, PA 17268

BEING PARCEL: 25-5D01.-045.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

Attorney for Plaintiff

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
133 Gaither Drive

Suite F

Mt. Laurel, NJ 08054

No. 2024-1813

M&T BANK

VS

JASON MICHAEL JONES

PROPERTY ADDRESS: 10416 Upper Strasburg Road,
Upper Strasburg, PA 17265

UPI/ TAX PARCEL NUMBER: 12-0F12.-018.-000000

ALL the following described real estate lying and being
situate in Letterkenny Township, Franklin County,
Pennsylvania, bounded and limited as follows, to wit-

Judgment in the amount of: \$173,910.10

Writ filed by : McCalla Raymer Leibert Pierce, LLP

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

No. 2025-713

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

VS

**JOSEPH A. SHEARER AND KRISTAL D.
SHEARERR, JOSEPH A. SHEARER, KRISTAL D.
SHEARER**

PROPERTY ADDRESS: 320 West Third Street,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 26-5C07.-096.-000000

ALL THAT CERTAIN real estate or lot of ground on
which is erected dwelling 320 West Third Street, situate
in the Borough of Waynesboro, County of Franklin,
and State of Pennsylvania, said lot being bounded and
limited as follows:

Judgment in the amount of: \$57,820.76

Writ filed by: Hladik, Onorato & Federman, LLP

298 Wissahickon Avenue

North Wales, PA 19454

PUBLIC NOTICES

No. 2024-4381

TOWNE MORTGAGE COMPANY

vs

**JOSEPH D. DELAUTER AND ALYSON R.
DELAUTER**

PROPERTY ADDRESS: 328 Oller Avenue, Waynesboro,
PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q12Q-242.-000000

All that certain piece or Tract of land situate in the
Township of Washington, Franklin County, Pennsylvania,
and being known as 328 South Oller Avenue,
Waynesboro, Pennsylvania 17268.

TAX MAP AND PARCEL NUMBER: 23-0Q12Q-242.-
000000

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$388,527.37

SEIZED AND TAKEN IN EXECUTION AS THE REAL
PROPERTY OF: Joseph D. Delauter and Alyson R.
Delauter

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

No. 2025-432

CARRINGTON MORTGAGE SERVICES, LLC

vs

**JOSHUA LEE STAMBAUGH A/KIA JOSHUA
STAMBAUGH AND NATALIE RICE**

PROPERTY ADDRESS: 533 Bracken Drive,
Chambersburg, PA 17201

UPI/TAX PARCEL NUMBER: 02-1C06-.055.-000000

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

Judgment is the amount of: \$165,717.97

Writ filed by: LOGS Legal Group LLP
14000 Commerce Pkwy Ste B
Mt. Laurel NJ 08054-9693

No. 2024-492

NATIONSTAR MORTGAGE LLC

VS

ANDREW D. KULPINSKI

PROPERTY ADDRESS: 225 S. Church Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5C24.-075.-000000

All THAT LOT OR PIECE OF GROUND SITUATE IN
WAYNESBORO BOROUGH, COUNTY OF FRANKLIN,
COMMONWEALTH OF PENNSYLVANIA, BOUNDED
AND DESCRIBED AS FOLLOWS:

Judgment in the amount of: \$209,374.88

Writ filed by: Albertelli Law
14000 Commerce Parkway
Suite H
Mount Laurel, NJ 08054

No. 2025-551

**M&T BANK A/KIA MANUFACTURERS AND
TRADERS TRUST COMPANY**

vs

DONNA S. LOGAN

PROPERTY ADDRESS: 868 Fox Meadow Road,
Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 1 0-0D09G-090.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 868 Fox Meadow Road
Chambersburg, PA 17202

SOLD as the property of DONNA S. LOGAN

TAX PARCEL #10-0D09G-090.-000000

DEED BOOK: 1009

DEED PAGE: 332

No. 2025-743

FREEDOM MORTGAGE CORPORATION

vs

**MANORA L JESTER AKA MANORA LYNN JESTER;
ROBERT L BURRISS JR AKA ROBERT LEROY
BURRISS JR**

PROPERTY ADDRESS: 376 Valley Dr, Fayetteville,
PA 17222

UPI/ TAX PARCEL NUMBER: 09-0C23Q-015.-000000

By virtue of a Writ of Execution No. 2025-7 43

FREEDOM MORTGAGE CORPORATION

V.

MAND RA L JESTER AKA MANORA LYNN JESTER;
ROBERT L BURRISS JR AKA ROBERT LEROY
BURRISS JR

owner(s) of property situate in the GREENE TOWNSHIP,
FRANKLIN County, Pennsylvania, being

376 VALLEY DR, FAYETTEVILLE, PA 17222

Tax ID No. 09-0C23Q-015.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

judgmentAmount: \$203,191.38

Attorneys for Plaintiff
Brock & Scott, PLLC

PUBLIC NOTICES

No. 2024-2372

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

vs

MARSHALL T DAIHL; AMBER L DAIHL

PROPERTY ADDRESS: 24419 Path Valley Rd, Concord,
PA 17217

UPI/ TAX PARCEL NUMBER: 07-0B03.-010.-000000

By virtue of a Writ of Execution No. 2024-2372

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

V.

MARSHALL T DAIHL; AMBER L DAIHL

owner(s) of property situate in the TOWNSHIP OF FAN
NET, FRANKLIN County, Pennsylvania, being

24419 PATH VALLEY RD, CONCORD, PA 17217

Tax ID No. 07-0B03.-010.-000000

(Acreage or street address)

Improvements thereon: RESINDENTIAL DWELLING

JudgmentAmount: \$80,683.61

Attorneys for Plaintiff

Brock & Scott, PLLC

No. 2024-3843

PNC BANK NATIONAL ASSOCIATION

vs

RANDY L. MULHOLLEN

PROPERTY ADDRESS: 2607 Warm Spring Road,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 11-0E22.-004.-000000

ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN HAMILTON TOWNSHIP,
FRANKLIN

COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED
AS FOLLOWS:

Judgment in the amount of: \$88,262.98

Writ Filed By: Logs Legal Group LLP

985 Old Eagle School Road

Suite 514

Wayne, Pennsylvania 19087

No. 2024-3632

LAKEVIEW LOAN SERVICING LLC
VS

NICOLE M. CONWAY; SETH M. MONN

PROPERTY ADDRESS: 240 Wayne Avenue,
Waynesboro, PA 17268

UPI I TAX PARCEL NUMBER: 25-5B49.-064.-000000

•ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
SITUATE IN THE BOROUGH OF WAYNESBORO,
COUNTY OF FRANKLIN, COMMONWEALTH OF
PENNSYLVANIA:

BEING KNOWN AS: 240WAYNEAVENUE,
WAYNESBORO, PA 17268

BEING PARCEL NUMBER: 25-5B49.-064.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

By: /s/ Danielle R. Dreier

Danielle R. Dreier, Esquire PA ID No. 335063

Attorney for Plaintiff

No. 2011-89

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL
TITLE TRUSTEE FOR LVS TITLE TRUST XIII

VS

NICOLE R. SWANK; JAMES A. SWANK

PROPERTY ADDRESS: 8752 Rice Road, Shippensburg,
PA 17257

UPI I TAX PARCEL NUMBER: 21-0N13.-066;-000000

All the following described real estate lying and being
situate in Southampton Township, Franklin County,
Pennsylvania, bounded and limited as follows:

Judgment in the amount of: \$146,475.89

Writ filed by: Manley Deas Kochalski, LLC

P.O. Box 165028

Columbus OH 43272-7101

PUBLIC NOTICES

No. 2024-4189

**FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR FREDDIE MAC
SEASONED LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2021-1**

VS

**'SEYED CHAZIASKAR AKA SEYED M.
CHAZIASKAR AKA SEYED M. GHAZIASKAR
AKA MOHAMMAD SEYED GHAZIASKAR AKA
MOHAMMAD GHAZIASKAR AKA MIKE GAZI, ET
AL.**

PROPERTY ADDRESS: 3765 Club House Drive,
Fayetteville, PA 1722

UPI I TAX PARCEL NUMBER: 1 0-0D23.-092.-000000

ALL the following described real estate known and
numbered as 3765 Club House Drive, lying and
being situate in Guilford Township, Franklin County,
Pennsylvania, bounded and limited as follows:

Judgment in the amount of: \$54,141.61

Writ filed by: Leopold & Associates, PLLC
275 Curry Hollow Road
Building 1, Ste 280
Pittsburgh, PA 15236

No. 2024-3907

TRUISTBANK

VS

**SUSAN LITTLE, KNOWN SURVIVING HEIR OF
NORMAN H. LITTLE AND UNKNOWN SURVIVING
HEIRS OF NORMAN H. LITTLE**

PROPERTY ADDRESS: 315 North Franklin Street,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 25-5A48.-069.-000000

ALL that real estate lying and being situate in
Waynesboro, Franklin County, Pennsylvania, bounded
and described as follows, to wit:

Judgment in the amount of: \$110,553.58

Writ filed by: McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

No. 2024-3184

MORTGAGE ASSETS MANAGEMENT, LLC

vs

**THE UNKNOWN HEIRS OF CONNIE RILEY A/K/A
CONNIE M. RILEY**

PROPERTY ADDRESS: 6525 Charlestown Road,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J02.-047B-000000

ALL THAT CERTAIN LAND SITUATED IN THE STATE
OF PENNSYLVANIA, COUNTY OF FRANKLIN, CITY
OF MERCERSBURG, DESCRIBED AS FOLLOWS:

Judgment in the amount of: \$ 214,972.41

Writ filed by: Stern & Eisenberg
1581 Main Street, Suite 200
Warrington, PA 178976

No. 2023-3865

**TRUIST BANK S/B/M TO SUNTRUST BANK
vs**

**TRENESHIA LAKAY JONES AKA TRENESHIA
LEKAY JONES AKA TRENESHIA LAKAY
MCKENZIE JONES AND DEANDRI LARON
COLEMAN, JR.**

PROPERTY ADDRESS: 3810 Rolling Hills Drive,
Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 01-0A16B-050.-000000

All that certain piece or parcel of Tract of land situate in
Antrim Township, Franklin County, Pennsylvania, and
being known as 3810 Rolling Hills Drive, Greencastle,
Pennsylvania 17225.

TAX MAP AND PARCEL NUMBER: 01-0A16B-050.-
000000

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBIT:\$ 358,904.59

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Treneshia LaKay Jones aka Treneshia
LeKay Jones aka Treneshia LaKay McKenzie Jones and
Deandri Laron Coleman, Jr.

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

No. 2024-2801

**NEWREZ LLC, D/8/A SHELLPOINT MORTGAGE
SERVICING**

VS

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER RHODA S. NIEDENTOHL, DECEASED**

PROPERTY ADDRESS: 34 Clayton Avenue,
Waynesboro, PA 172668

UPI/ TAX PARCEL NUMBER: 24-5D17.-028.-000000

THE LAND REFERRED TO IN THIS REPORT IS
SITUATED IN THE STATE OF PENNSYLVANIA,
COUNTY OF FRANKLIN, BOROUGH OF
WAYNESBORO, AND DESCRIBED AS FOLLOWS:

Judgment in the amount of: \$89,291.18

Writ filed by: Leopold & Associates, PLLC
275 Curry Hollow Rd
Building 1, Ste 280
Pittsburgh, PA 15236

PUBLIC NOTICES

No. 2024-4440

ROCKET MORTGAGE LLC

VS

**WILLIAM JOHN CRAMER A/KIA WILLIAM J.
CRAMER A/KIA WILLIAM CRAMER; TRACY DIANE
CRAMER A/KIA TRACY DIANE ADKINS; THE
UNITED STATES OF AMERICA, DEPARTMENT OF
THE TREASURY- INTERNAL REVENUE SERVICE**

PROPERTY ADDRESS: 6819Appleton Drive,
Fayetteville, PA 17222

I,JPI /TAX PARCEL NUMBER: 09-0C24P-116.-000000

By virtue of a Writ of Execution No. 2024-4440

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS,
LLC F/K/A QUICKEN LOANS INC

V.

WILLIAM JOHN CRAMER A/KIA WILLIAM J. CRAMER
A/KIA WILLIAM CRAMER; TRACY DIANE CRAMER
A/KIA TRACY DIANE ADKINS; THE UNITED STATES
OF AMERICA, DEPARTMENT OF THE TREASURY-
INTERNAL REVENUE SERVICE

owner(s) of property situate in the GREENE TOWNSHIP,
FRANKLIN County, Pennsylvania, being

6819 APPL TETON DRIVE, FAYETTEVILLE, PA 17222

Tax ID No. 09-0C24P-116.000000 a/k/a 09-0C24P-
116.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

JudgementAmount: \$286,237.72

Attorneys for Plaintiff

Brock & Scott, PLLC

6/20, 6/27, 7/4/2025