

# Franklin County Legal Journal

Volume 42, No. 52

June 27, 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](mailto:legaljournal@franklinbar.org) or by mail to the above address.

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

## **PUBLIC NOTICES**

### **ESTATE NOTICES**

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against any of said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the respective personal representatives thereof or their attorneys named below.

#### **First Publication**

Estate of John L. Barner, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Paul H. Barner

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

6/27, 7/4, 7/11/2025

Estate of Thelma M. Cline, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Myrna Funk

991 Willowbrook Drive

Chambersburg, PA 17202

Attorney:

Lauren E. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

6/27, 7/4, 7/11/2025

Estate of Russell L. Everetts, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Jane F. Everetts

129 South Washington Street

Greencastle, PA 17225

Attorney:

J. Edgar Wine, Esquire

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

6/27, 7/4, 7/11/2025

Estate of Barbara E. Hatfield, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Patricia A. Ellison

23 Cypress Trail

Fairfield, PA 17320

Attorney:

David K. James, III

234 Baltimore Street

Gettysburg, PA 17325

6/27, 7/4, 7/11/2025

Estate of John A. Ile, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

LuAnn E. Mason

Irwin A. Ile

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

6/27, 7/4, 7/11/2025

Estate of Graham B. Lindsey, Jr., a/k/a Graham Budd Lindsey, Jr., late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Carmen M. McGunigal

205 East Fairview Street

Altoona, PA 16601

Cynthia L. Holsinger

504 Betts Street

Hollidaysburg, PA 16648

Attorney:

Tracy J. Ross

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

6/27, 7/4, 7/11/2025

#### **Second Publication**

Estate of Shelda 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

## **PUBLIC NOTICES**

Estate of Evette M. Burnbaugh, 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 MacLays 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

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

## **PUBLIC NOTICES**

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

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

## **PUBLIC NOTICES**

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

### **Third 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

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

## PUBLIC NOTICES

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

### **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

**PUBLIC NOTICES**

**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/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 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

**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

**PUBLIC NOTICES**

**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

**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/UIPI: #19-0L01-.006B-000000

DEED BOOK: INSTRUMENT NO.: 201719687

DEED PAGE: INSTRUMENT NO.: 201719687



**PUBLIC NOTICES**

**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, Anshutz, 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.  
SHEARRER, 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

**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

PUBLIC NOTICES

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

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: RESIDENTIAL 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

**PUBLIC NOTICES**

**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: 240 WAYNE AVENUE,  
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

**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 17222

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

**PUBLIC NOTICES**

**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

**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: 6819 Appleton 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/K/A 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

Judgement Amount: \$286,237.72

Attorneys for Plaintiff  
Brock & Scott, PLLC

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