

Franklin County Legal Journal

Volume 43, No. 1

July 4, 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

VISIT US AT ***WWW.FRANKLINBAR.ORG***

Our website includes:

- Calendar of Events
- Find a Lawyer Search
- FCL Journal Public Notices
- FCBA Members' Section
- 39th Judicial District Court Calendar

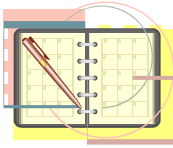
FOLLOW US ON FACEBOOK at
www.facebook.com/FranklinCountyBarAssociation

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.



Franklin County Bar Association 2025 Calendar of Events

JULY

- Jul. 4th **Closed for Independence Day**
- Jul. 8th **PBI CLE Planning with SLATs**, FCBA office, 1 - 4:15 p.m.
- Jul. 16th **PBI CLE Understanding Anger: Mindfulness Strategies for Lawyers**, FCBA office, 10 - 11 a.m.
- Jul. 18th **Board of Directors Meeting**, FCBA office and zoom, 12 - 1 p.m.
- Jul. 22nd **PBI CLE U.S. Supreme Court Roundup**, FCBA office, 1 - 4:15 p.m.

AUGUST

- Aug. 6th **Family Law Section Meeting**, Courtroom 6, noon



THE
PINEAPPLE
GROUP

THE BUSINESS OF BRINGING PEOPLE TOGETHER

Commercial & Residential Real Estate | ThePineappleGroup.com



Becky & Jim Nicklas
Realtors

Laura N. Sponseller
Broker | Owner



**NOW
HIRING!**

BreakThrough

COUNSELING SERVICES

BREAKTHROUGH.... FIND YOU.

4014-J Mountville Rd. Jefferson, MD 21755 | 11368 Williamsport Pike Greencastle, PA 17225



- Individual Counseling- all ages
- Medication Management- all ages
- Family/Couples/Marital Counseling
- Adolescent/Child Play Therapy
- Divorce Co-Parenting Classes with Certification (6-8hr class)
- Groups
- Mediation



VOTED "BEST MENTAL HEALTH SERVICES"
4 YEARS IN A ROW!

**SCAN HERE
TO APPLY**



breakthroughcounselingmd.com | 240-986-1001 | admin@breakthroughcounselingmd.com

LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES
REQUIRING PUBLICATION
IN A PA LEGAL JOURNAL?

Go to www.palegalads.org

This FREE site allows you to
search statewide to determine
whether a specific legal notice
has been published.



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 Herbert M. Bailey, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Mablene Bailey
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

7/4, 7/11, 7/18/2025

Estate of Mary P. Bassett, late of Quincly Township, Franklin County, Pennsylvania.

Personal Representative:
Matthew C. Oberhardt
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

7/4, 7/11, 7/18/2025

Estate of Carolyn Diane Horst, a/k/a Carolyn D. Horst, 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

7/4, 7/11, 7/18/2025

Estate of Bryce Lowman, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Mark Lowman
406 Channing Drive
Chambersburg, PA 17201
Attorney:
Russell J. Bopp
Marcus & Mack, P.C.
57 South 6th Street
Indiana, PA 15701

7/4, 7/11, 7/18/2025

Estate of Charles E. Warren, late of the Borough of McConnellsburg, Franklin County, Pennsylvania.

Personal Representative:
R. Thomas Murphy
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

7/4, 7/11, 7/18/2025

Estate of Carter T. White, a/k/a Carter Turberville White, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Mary C. W. Harsh
13220 Edgemont Road
Smithsburg, MD 21783
Attorney:
Samantha K. Wolfe
The Law Offices of Samantha K. Wolfe LLC
20 East 6th Street, Suite 206
Waynesboro, PA 17268

7/4, 7/11, 7/18/2025

Estate of Patricia A. Whittington, a/k/a Patricia Ann Whittington, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Chad C. Horst
11814 Pen Mar Road
Waynesboro, PA 17268
Attorney:
Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe, LLC
39 South Broad Street
Waynesboro, PA 17268-1610

7/4, 7/11, 7/18/2025

Second 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

PUBLIC NOTICES

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

Third 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 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

PUBLIC NOTICES

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

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

PUBLIC NOTICES

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

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

PUBLIC NOTICES

ARTICLES OF AMENDMENT – MUNICIPAL AUTHORITY

NOTICE is hereby given that Articles of Amendment to the Articles of Incorporation of the Mercersburg Water Authority, a municipality authority with its registered located at 113 South Main Street, Mercersburg, Pennsylvania 17236 will be filed on July 9, 2025 with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania pursuant to the provisions of the Municipality Authorities Act, 53 Pa.C.S. §5601 et seq (the "Act"). The nature and character of the amendment are to amend its Articles of Incorporation to extend its term of existence fifty (50) years from the date of approval of the Articles of Amendment, which Amendment is authorized and permitted by the Act. The amendment to the Articles of Incorporation will become effective on the date of filing with the Department of State of the Commonwealth of Pennsylvania.

Samuel E. Wiser, Jr.
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

7/4/2025

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF
CUMBERLAND COUNTY, PA
ORPHANS' COURT DIVISION
NO. 25 ADOPTIONS 2025

TO: David Riley, father
IN RE: ADOPTION OF K.C.
Date of Birth: May of 2011

NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your child, K.C. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom No. 2 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Pennsylvania, on Wednesday, August 20, 2025, at 9:00 a.m. If you do not appear at the hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Cumberland County Bar Association
32 South Bedford Street
Carlisle, Pennsylvania 17013
717-249-3166
Yvonne M. Husic, Esquire, Solicitor
Cumberland County Children and Youth Services
7/4/2025

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF FRANKLIN
COUNTY; No. 2025-01105.

Vanderbilt Mortgage and Finance, Inc., Plaintiff vs.
Carol Kortisses, solely in her capacity as possible
heir of Gerald J. Horvath, Deceased, and all unknown
heirs, successors and assigns and all persons, firms,
or associations claiming right, title or interest from or
under Gerald J. Horvath, Deceased, Defendants.

Notice of Action in Mortgage Foreclosure

TO: All unknown heirs, successors and assigns and all persons, firms, or associations claiming right, title or interest from or under Gerald J. Horvath, Deceased. Premises subject to foreclosure: 13340 Mentzer Gap Road, Waynesboro, PA 17268. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty days of this publication. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Franklin County Bar Association Find a Lawyer Service
100 Lincoln Way East, Suite E
Chambersburg, PA 17201, 717-660-2118

7/4/2025

NAME CHANGE NOTICE

IN THE COURT OF COMMON PLEAS OF THE 39TH
JUDICIAL DISTRICT OF PENNSYLVANIA, FRANKLIN
COUNTY BRANCH Notice is hereby given to the public that a petition for name change of minor child Heidi Jo Rivers was filed on June 17, 2025 by and through her guardian Alana Rivers requesting for a decree to change the name of Heidi Jo Rivers to Heidi Jo Orndorff. The court has set August 19, 2025 at 11:00AM in the Franklin County Judicial center, at 14 N Main St, Chambersburg Pennsylvania, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, on why the petition should not be granted.

7/4/2025

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. 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/UIP: #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 17268

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

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

PERIODICALS
Postage Paid at
Chambersburg, PA