

Franklin County Legal Journal

Volume 43, No. 52

June 26, 2026

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 Sandra E. Boring, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Michelle Boring
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

Attorney:

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

6/26, 7/3, 7/10/2026

Estate of Barbara R. Bricker, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

Bonnie L. Marks
215 Woodhill Road
West Mifflin, PA 15122
Gregory L. Bricker
3425 Lakeview Drive
Fort Loudon, PA 17224

Attorney:

Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

6/26, 7/3, 7/10/2026

Estate of Charlotte Ruth Engle, late of Franklin County, Pennsylvania.

Personal Representative:

Charles E. Reely
c/o The Law Offices of Samantha K. Wolfe, LLC
20 East Sixth Street, Suite 206
Waynesboro, PA 17268

Attorney:

Jonathan M. Biedler
The Law Offices of Samantha K. Wolfe, LLC
20 East Sixth Street, Suite 206
Waynesboro, PA 17268

6/26, 7/3, 7/10/2026

Estate of Barbara L. Hagerich, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

David A. Kyler
55 Peach Orchard Lane
Hedgesville, WV 25427

Attorney:

Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

6/26, 7/3, 7/10/2026

Estate of Preston M. Rosenberry, Jr., a/k/a Preston Rosenberry, Jr., a/k/a Preston M. Rosenberry, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Angela M. Buterbaugh
4459 Gary Way
Chambersburg, PA 17201
Mitch T. Rosenberry
2683 Johnson Drive
Chambersburg, PA 17201

Attorney:

Robert C. Schollaert
Black and Davison, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201

6/26, 7/3, 7/10/2026

Estate of Martin B. Sams, a/k/a Martin Bennett Sams, late of Guilford Township, Franklin County Pennsylvania.

Personal Representative:

Emerald Care Connections, LLC
c/o Kearney Graybill, LLC
940 South Queen Street
York, PA 17403

Attorney:

Jack L. Graybill II
Kearney Graybill, LLC
940 South Queen Street
York, PA 17403

6/26, 7/3, 7/10/2026

Second Publication

Estate of Patricia A. Bishop, a/k/a Patricia Ann Bishop, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Deborah S. Naugle
1100 Remington Drive
Shippensburg, PA 17257
Michael E. Bishop
7797 Scenic Drive
Shippensburg, PA 17257
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

6/19, 6/26, 7/3/2026

Estate of Anna E. Frock, a/k/a Anna Elizabeth Frock, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Michelle Rae Keyes
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

6/19, 6/26, 7/3/2026

PUBLIC NOTICES

Estate of Eugene C. Gardenhour, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Lee Gardenhour
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

6/19, 6/26, 7/3/2026

Estate of Mary H. Gingerich, a/k/a Mary Helen Gingerich, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Betty Lou Walter
Richard E. Gingerich
Elizabeth R. Spidel
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Kimberly M. Jackson
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

6/19, 6/26, 7/3/2026

Estate of Janet V. Hawbaker, a/k/a Janet Varden Hawbaker, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:
Thomas B. Steiger, Jr.
56 South Main Street
Mercersburg, PA 17236
Attorney:
Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

6/19, 6/26, 7/3/2026

Estate of Joan R. Mummert, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Michelle D. Mummert
Scott A. Mummert
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

6/19, 6/26, 7/3/2026

Third Publication

Estate of Sharon Louise Davis, a/k/a Sharon L. Davis, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Matthew T. Gutshall
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

6/12, 6/19, 6/26/2026

Estate of Mildred L. Hornbaker, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:
Sharon L. Bair
Jeffrey S. Hornbaker
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

6/12, 6/19, 6/26/2026

Estate of Charlotte D. Lentz, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Bernice L. Meeker
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

6/12, 6/19, 6/26/2026

Estate of David W. Rahausser, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
F&M Trust Company of Chambersburg
1500 Nitterhouse Drive
Chambersburg, PA 17201
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/12, 6/19, 6/26/2026

PUBLIC NOTICES

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the fictitious name ClearStream Environmental, LLC. for the conduct of a business in Franklin County, PA with its principal office at 16 Lurgan Ave, Shippensburg, PA 17257 was made to the Department of State of the Commonwealth of Pennsylvania on June 19, 2026, pursuant to the Act of Assembly of December 16, 1982, Act 295 (54 Pa. C.S. § 311). The name and address of the person owning or interested in the said business is Cameron Lynch, 16 Lurgan Ave Shippensburg, PA 17257

6/26/2026

LEGAL NOTICE

COURT OF COMMON PLEAS
FRANKLIN COUNTY, PA

CIVIL ACTION-LAW NO. 2025-04855

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff
v.

BOBBI JO BLIZZARD, Defendants

To: BOBBI JO BLIZZARD Defendant(s),
11176 LOOP ROAD FAYETTEVILLE, PA 17222

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, CARRINGTON MORTGAGE SERVICES, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of FRANKLIN County, PA docketed to No. 2025-04855, seeking to foreclose the mortgage secured on your property located, 11176 LOOP ROAD FAYETTEVILLE, PA 17222.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE 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

Robertson, Anschutz, Schneid, Crane & Partners,
PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
M. Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

6/26/2026

NAME CHANGE NOTICE

IN THE COURT OF COMMON PLEAS OF THE 39th
JUDICIAL DISTRICT OF PENNSYLVANIA-FRANKLIN
COUNTY BRANCH

In Re: Change of Name of Leilani Rose Carter, a minor
by and through her parents, William Ward and Sarah
Carter

Case No. 2026-2283

NOTICE OF NAME CHANGE

Notice is hereby given that William Ward and Sarah Carter of Waynesboro, Franklin County, Pennsylvania, have petitioned the Court of Common Pleas of the 39th Judicial District of Pennsylvania to legally change the name of Leilani Rose Carter to Willa Rose Ward. A hearing on the matter shall be held on August 20, 2026 at 10:00 a.m., in Courtroom #4 of the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

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

6/26/2026

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 2, 2026.**

AIR HILL CEMETERY: First Triennial Account of proposed distributions and notice to creditors of Farmers and Merchants Trust, Trustee of Air Hill Cemetery Association Irrevocable Trust Under Agreement Dated April 23, 1927.

BRECHBILL CEMETERY: First Triennial Account of proposed distributions and notice to creditors of Farmers and Merchants Trust, Trustee of Brechbill Cemetery Trust Under Agreement Dated October 01, 1927.

DAVIS: First and Final Account of proposed distributions and notice to creditors of J. Russell Robinson, III, Executor of the Estate of Dorothy I. Davis, a/k/a Dorothy Irene Davis, late of Antrim Township, Franklin County, Pennsylvania, deceased.

EMANUEL CEMETERY: First Triennial Account of proposed distributions and notice to creditors of Farmers and Merchants Trust, Trustee of Emanuel Cemetery Association Irrevocable Trust Under Agreement Dated May 05, 1929.

FIRST CHURCH OF GOD BUSCH FUND: Seventh Interim Account of proposed distributions and notice to creditors of Forest N. Myers, Esquire, Trustee of the First Church of God-Busch Fund, Borough of Shippensburg, Franklin County, Pennsylvania.

GRINDSTONE HILL GRAVEYARD: First Triennial Account of proposed distributions and notice to creditors of Farmers and Merchants Trust, Trustee of Grindstone Hill Graveyard Association Trust Dated March 03, 1972.

METHODIST CEMETERY UPPER STRASBURG: First Triennial Account of proposed distributions and notice to creditors of Farmers and Merchants Trust, Trustee of Methodist Cemetery Upper Strasburg Irrevocable Trust Under Agreement Dated November 23, 1940.

MOUNT ZION CEMETERY: First Triennial Account of proposed distributions and notice to creditors of Farmers and Merchants Trust, Trustee of Mount Zion Cemetery Association Trust Under Agreement Dated June 26, 1959.

MT. ZION UNION CEMETERY OF SYLVAN: First Triennial Account of proposed distributions and notice to creditors of Farmers and Merchants Trust, Trustee of Mt. Zion Union Cemetery Association of Sylvan Funded Irrevocable Trust Under Agreement Dated November 18, 1997.

MUSTO: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company, Executor of the Estate of Nelly D. Musto, late of Greene Township, Franklin County, Pennsylvania, deceased.

PLEASANT HALL CEMETERY: First Triennial Account of proposed distributions and notice to creditors of Farmers and Merchants Trust, Trustee of Pleasant Hall Cemetery Association Trust Under Agreement Dated May 28, 1910.

SPRING RUN CEMETERY: First Triennial Account of proposed distributions and notice to creditors of Farmers and Merchants Trust, Trustee of Spring Run Cemetery Association Trust Under Agreement Dated June 24, 1977.

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

6/19, 6/26/2026

PUBLIC NOTICES

SHERIFF'S SALE
July 10TH, 2026

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 7th, 2026 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
MAY 1, 2026	JULY 10, 2026
JULY 6, 2026	SEPT 11, 2026
SEPT 4, 2026	NOV 13, 2026
OCT 30, 2026	JAN 8, 2027

No. 2025-4599

CARRINGTON MORTGAGE SERVICES, LLC
vs

ANDY AMBROSIA

PROPERTY ADDRESS: 10443 Monta Vista Drive, Waynesboro, PA 17268
UPI / TAX PARCEL NUMBER: 23-0Q18D-015.-000000
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 10443 MONTA VISTA DR WAYNESBORO, PA 17268
BEING PARCEL NUMBER: 23-0Q18D-015.-000000
IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2024-4285

GUILD HOME MORTGAGE LLC
vs

BIANCA R. SHAFFER; CHEYENNE SCHOOLEY

PROPERTY ADDRESS: 446 Center Street, Chambersburg, PA 17201
UPI / TAX PARCEL NUMBER: 05-1B40.-043.-000000
ALL THAT CERTIAN 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: \$85,019.23
Writ filed by: MDK Legal
P.O. Box 165028
Columbus, OH 43216

No. 2020-3835

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR
F=RCF 2 ACQUISITION TRUST**

vs

**BRIAN HOCKENBERRY; DANIELLE
HOCKENBERRY**

PROPERTY ADDRESS: 23838 Big Spring Road, AKA 23838 Big Spring Road PO Box 1024, Doylestown, PA 17219
UPI / TAX PARCEL NUMBER: 07-0B06.-042.-000000
IMPROVEMENTS consist of a residential dwelling.
BEING PREMISIES: 23838 Big Spring Road AKA 23838 Big Spring Road PO Box 1024 Doylestown, PA 17219
SOLD as the property of BRIAN HOCKENBERRY AND DANIELLE HOCKENBERRY
TAX PARCEL #07-0B06.-042.-000000
DEED BOOK: 1421
DEED PAGE: 0135

No. 2025-3555

NATIONSTAR MORTGAGE LLC
vs

IAN A. BRITLAND

PROPERTY ADDRESS: 7553 Dusty Road, Mercersburg, PA 17236
UPI / TAX PARCEL NUMBER: 17-0J06.-075.-000000
All the following described real estate, lying and being situate in Montgomery Township, Franklin County, Pennsylvania, bounded and described as follows:
Judgment in the amount of: \$79,821.63
Writ filed by: McCalla Raymer Leibert Pierce, LLP
485F Route 1 South
Suite 300
Iselin, NJ 08830

PUBLIC NOTICES

No. 2025-1809

CARRINGTON MORTGAGE SERVICES, LLC

vs

**BROOKE BONEBRAKE, ADRIAN BONEBRAKE,
UNITED STATES OF AMERICA, UNITED STATES OF
AMERICA AND UNITED STATES OF AMERICA**

PROPERTY ADDRESS: 210 Harrison Ave,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A56-.005-.000000

By virtue of a Writ of Execution No. 2025-1809

CARRINGTON MORTGAGE SERVICES, LLC

v.

BROOKE BONEBRAKE AKA BROOKE N REED AKA
BROOKE NOEL BONEBRAKE AKA BROOKE N
BRONEBRAKE, ANDRIAN BONEBRAKE AND
UNITED STATES OF AMERICA

All that certain tract of parcel of real estate, lying and
being situate in the Borough of Waynesboro, Franklin
County, Pennsylvania.

Parcel IS: 25-5A56-.005-.000000

Property Address: 210 Harrison Avenue, Waynesboro,
PA 17268

Improvements thereon: Residential Dwelling

Judgment amount: \$183,302.35

Attorneys for Plaintiff:

McCalla Raymer Leibert Pierce, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

No. 2025-1311

SERVBANK, SB

vs

**CAROLE L. GARDNER, NICOLE L. ROCKWELL,
CAROLE L. GARDNER, NICOLE L. ROCKWELL**

PROPERTY ADDRESS: 100 Baldwin Boulevard,
Shippensburg, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N17-.164-.000000

ALL THAT CERTIAN LOT OF PIECE OF GROUND
WITH BUILDINGS AND IMPROVEMENTS THEREON
ERECTED, LOCATED IN THE TOWNSHIP OF
SOUTHAMPTON, COUNTY OF FRANKLIN,
PENNSYLVANIA; BOUNDED AND DESCRIBED AS
FOLLOWS:

Judgement in the amount of: \$175,669.97

Writ filed by: Padgett Law Group
1055 E Baltimore Pike
Suite 201
Media, PA 19063

No. 2025-1897

WELLS FARGO BANK, N.A.

vs

DEREK M. WEEKS; HEATHER M. WEEKS

PROPERTY ADDRESS: 160 Church Street, AKA 160
South Church Street, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C16-.084-.000000

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

Judgment in the amount of: \$201,032.79

Writ Filed By: MDK Legal

P.O. Box 165028

Columbus, OH 43216-5028

No. 2019-4894

JANE F BURROWS

vs

**DERRY KRAUSE A/K/A DERRY B. KRAUSE,
MILDRED TRESSLER A/K/A M.J. TRESSLER,
INDIVIDUALLY AND IN HER CAPACITY AS
PERSONAL REPRESENTATIVE OF THE ESTATE OF
DERRY KRAUSE, DECEASED, MILDRED
TRESSLER A/K/A M.J. TRESSLER**

PROPERTY ADDRESS: 10238 Reeder Road,
Mercersburg, PA 17236

UPI / TAX PARCEL NUMBER: 17-0J12-.036-.000000

ALL that certain tract or parcel of real estate lying and
being situated in Montgomery Township, Franklin
County, Pennsylvania.

Judgment in the amount of: \$91,426.06

Writ filed by: Sharpe & Sharpe, LLP

257 Lincoln Way E

Chambersburg, PA 17201

No. 2025-4839

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

vs

ELIZABETH J. BRENEMAN; JOHN F. BRENEMAN, II

PROPERTY ADDRESS: 11044 South Mountain Road,
Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 19-0L05K-039C-000000

ALL THAT CERTAIN lot or piece of ground with the
buildings and improvements thereon erected in the
County of Franklin and Commonwealth of Pennsylvania
being described as follows:

Judgment in the amount of: \$204,024.22

Writ filed by: Manley Deas Kochalski LLC

PO Box 165028

Columbus OH 43272-7101

PUBLIC NOTICES

No. 2026-544

NEWREZ LLC

vs

RICHARD R. JR FREEMAN

PROPERTY ADDRESS: 3632 Oakley Lane,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A16B-020B-000000

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

Judgment in the amount of: \$176,742.67

Writ filed by: MDK Legal

P.O. Box 165028

Columbus, OH 43216

No. 2024-3469

NATIONSTAR MORTGAGE LLC

vs

**IZAMAR RODRIGUEZ BONILLA; RADAMES
RODRIGUEZ BONILLA**

PROPERTY ADDRESS: 728 Broad Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 02-1C35-.034-.000000

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

BEING KNOWN AS: 728 BROAD STREET
CHAMBERSBURG, PA 17201

BEING PARCEL NUMBER: 02-1C35-.034-.000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2026-22

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

vs

JODY C. BOUDER AKA JODY 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. BOUDER AKA JODY
BOUDER

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

DEED BOOK: 2347

DEED PAGE: 293

No. 2024-4152

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

vs

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

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

UPI / TAX PARCEL NUMBER: 19-0L13Q-024-.000000

IMPROVEMENTS consist of a Residential dwelling.

BEING PREMISES: 8724 Mormon Church Road
Waynesboro, PA 17268

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

TAX PARCEL #19-0L13Q-024-.000000

DEEK BOOK: 964

DEED PAGE: 170

No. 2026-217

M&T BANK

vs

KRISTEN M. MAXSWEEN AKA KRISTEN M. SITES

PROPERTY ADDRESS: 629 East Washington Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E11-.016A-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 629 East Washington Street
Chambersburg, PA 17201

SOLD as the property of KRISTEN M. MAXSWEEN
AKA KRISTEN M. SITES

TAX PARCEL #03-1E11-.016A-000000

DEED BOOK: INSTRUMENT NO.: 2009-001159

DEED PAGE: INSTRUMENT NO.: 2009-001159

No. 2025-3979

PLANET HOME LENDING, LLC

vs

COREY KUHN

PROPERTY ADDRESS: 8240 Lincoln Way E,
Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C27M-019-.000000

ALL those three (3) tracts of real estate, lying and being
situate in Greene Township, Franklin County,
Commonwealth of Pennsylvania, bounded and
described as follows:

Judgment in the amount of: \$247,978.32

Writ filed by: Hill Wallack LLP

PO Box 5226

Princeton NJ, 08543

PUBLIC NOTICES

No. 2025-4775

**FREEDOM MORTGAGE CORPORATION
vs**

JASON E. LANDER

PROPERTY ADDRESS: 6745 Little Cove Rd,
Mercersburg, PA 17236

UPI / TAX PARCEL NUMBER: 22-0P06-.016-.000000

By virtue of a Writ of Execution No. 2025-4775

FREEDOM MORTGAGE CORPORATION

v.

JASON E LANDER

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

6745 LITTLE COVE RD, MERCERSBURG, PA 17236

Tax ID No. 22-0P06-.016-.000000 aka 22-0P06-016-
000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$151,617.03

Attorneys for Plaintiff

Brock & Scott, PLLC

No. 2025-4040

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

vs

JEREMY PETERS

PROPERTY ADDRESS: 535 Wayne Avenue,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 06-1E50-.031-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 535 Wayne Avenue
Chambersburg, PA 17201

SOLD as the property of JEREMY PETERS

TAX PARCEL #06-1E50-.031-.000000

DEED BOOK: Instrument#: 202420830

DEED PAGE: Instrument#: 202420830

No. 2024-1552

HAMILTON TOWNSHIP MUNICIPAL AUTHORITY

vs

ROBERTO TORRES REYES

PROPERTY ADDRESS: 1368 Mallard Drive East,
Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 11-0E17-.349-.000000

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: \$15,015.04

Writ filed by: Kelso Law

1 Tyler Court, Suite 1
Carlisle, PA 17015

No. 2025-4320

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 AQUISITION TRUST**

vs

**ROBIN CARMELO, TRUSTEE OF THE DELLA E.
KIPIEL TRUST**

PROPERTY ADDRESS: 3994 Fahrney Road, South
Mountain, PA 17261

UPI / TAX PARCEL NUMBER: 10-0D31-.019-.000000

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

Judgment in the amount of: \$138,097.42

Writ Filed By: Padgett Law

1055 E Baltimore Pike
Suite 201
Media, PA 19063

6/19, 6/26, 7/3/2026