

Franklin County Legal Journal

Volume 44, No. 1

July 3, 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

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.

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 Beatrice M. Guyer, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Linda L. Martin
Wayne H. Guyer, Jr.
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

7/3, 7/10, 7/17/2026

Estate of Robert L. Hamner, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Wilma L. Hamner
11698 North Potomac Street Extension
Waynesboro, PA 17268
Attorney:
Elizabeth A. Clark
DSS Law
119 East Baltimore Street
Greencastle, PA 17225

7/3, 7/10, 7/17/2026

Estate of Nancy D. Houser, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Mark J. Houser
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

7/3, 7/10, 7/17/2026

Estate of Robin A. Houtz, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Casey L. Smith
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

7/3, 7/10, 7/17/2026

Estate of Linda L. Lazar, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Mark A. Knaub
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

7/3, 7/10, 7/17/2026

Estate of Matthew Charles Malady, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Jill M. Rexroth
c/o CGA Law Firm, P.C.
135 North George Street
York, PA 17401
Attorney:
Jeffrey L. Rehmyer, II
CGA Law Firm, P.C.
135 North George Street
York, PA 17401

7/3, 7/10, 7/17/2026

Estate of Michael Peterson, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Oneta Carter
c/o Law Office of Tullio DeLuca
4113 Birney Avenue, Suite 2
Moosic, PA 18507
Attorney:
Tullio DeLuca
Law Office of Tullio DeLuca
4113 Birney Avenue, Suite 2
Moosic, PA 18507

7/3, 7/10, 7/17/2026

Estate of Frederick John Rushlow, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Sheila E. Rushlow
14090 Gardner Avenue
Waynesboro, PA 17268
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

7/3, 7/10, 7/17/2026

Estate of Randall William Wilburn, Sr., a/k/a Randall W. Wilburn, Sr., late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Randall W. Wilburn, Jr.
5 Ironmaster Court
Thurmont, MD 21788
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

7/3, 7/10, 7/17/2026

PUBLIC NOTICES

Second 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

Third 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

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/franklincountypasherriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than August 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

PUBLIC NOTICES

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 PREMISES: 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

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

PUBLIC NOTICES

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

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

PUBLIC NOTICES

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,
Wayneboro, 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

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
Cariisle, PA 17015

PUBLIC NOTICES

No. 2025-4320

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