

Franklin County Legal Journal

Volume 44, No. 9

August 28, 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.

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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 Michael S. Essis, a/k/a Michael Salem Essis, a/k/a Mike Essis, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Rebecca Ann Essis
593 Walker Road
Chambersburg, PA 17202
Attorney:
Aaron C. Jackson
Jackson Law Finn, PLLC
1215 Manor Drive, #202
Mechanicsburg, PA 17055

8/28, 9/4, 9/11/2026

Estate of Sandra Lee Helman, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Melissa Baughman
219 East Main Street
Fayetteville, PA 17222

8/28, 9/4, 9/11/2026

Estate of David Wayne Johnson, Sr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
David F. Spang
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

8/28, 9/4, 9/11/2026

Estate of William John McMorris, II, a/k/a William J. McMorris, II, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Patricia A. Glasgow
Patrick Kelly
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

8/28, 9/4, 9/11/2026

Estate of Michael D. Sanchez, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Clinton Barkdoll
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

8/28, 9/4, 9/11/2026

Estate of Harold Keith Shelley, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Cathy Ann Eller
c/o Salzmman Hughes, P.C.
79 Saint Paul Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmman Hughes, P.C.
79 Saint Paul Drive
Chambersburg, PA 17201

8/28, 9/4, 9/11/2026

Estate of James B. Small, Sr., late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:
James B. Small Jr.
Rebecca M. Wadel
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

8/28, 9/4, 9/11/2026

Estate of Sue Ann Smith, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Jennifer Sprinkle
1300 Iron Springs Road
Fairfield, PA 17320

8/28, 9/4, 9/11/2026

Estate of Sue A. Spangler, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Kerry T. Spangler
42 Twin Hill Drive
Waynesboro, PA 17268

8/28, 9/4, 9/11/2026

PUBLIC NOTICES

Estate of Richard L. Warner, a/k/a Richard Leroy Warner, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Todd M. Warner
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

8/28, 9/4, 9/11/2026

Second Publication

Estate of Sylvia L. Anderson, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Paul S. Anderson
4400 Bullitt Road
Greencastle, PA 17225
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

8/21, 8/28, 9/4/2026

Estate of MaryEllen Britner, a/k/a Mary Ellen Britner, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
James P. Britner, II
10476 Old Forge Road
Waynesboro, PA 17268
Attorney:
James M. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
10440 Buchanan Trail East
Waynesboro, PA 17268

8/21, 8/28, 9/4/2026

Estate of Beverly A. Giles, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:
Beth D. Shifler
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

8/21, 8/28, 9/4/2026

Estate of Robert Hodges, a/k/a Robert James Hodges, a/k/a Robert J. Hodges, late of Hollywood, Broward County, Florida.

Personal Representative:
Nicholas R. Hodges
11056 Deerwood Drive
Mercersburg, PA 17236
Attorney:
William C. Cramer
220 Lincoln Way East
Chambersburg, PA 17201

8/21, 8/28, 9/4/2026

Estate of Martin H. Lorah, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Bethany Jane Hoosier
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

8/21, 8/28, 9/4/2026

Estate of Frances H. Miller, late of Franklin County, Pennsylvania.

Personal Representatives:
Mary Ellen Hess
Jane L. Kirkpatrick-Stephey
Linda M. McLaughlin
c/o The Law Offices of Samantha K. Wolfe, LLC
20 East Sixth Street, Suite 206
Waynesboro, PA 17268
Attorney:
Samantha K. Wolfe, LL.M. in Taxation
The Law Offices of Samantha K. Wolfe, LLC
20 East Sixth Street, Suite 206
Waynesboro, PA 17268

8/21, 8/28, 9/4/2026

Estate of Dolores Margaret St Clair, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Gregory L. St Clair
c/o Salzmann Hughes, P.C.
79 Saint Paul Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
79 Saint Paul Drive
Chambersburg, PA 17201

8/21, 8/28, 9/4/2026

PUBLIC NOTICES

Estate of E. Doris Staude, a/k/a Evelyn Doris Staude, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
James D. Staude
2905 Tina Circle
El Campo, TX 77437
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

8/21, 8/28, 9/4/2026

Estate of Constance C. Wilkins, a/k/a Constance Cromwell Wilkins, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Melissa Sawyer
Melody Reedy
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

8/21, 8/28, 9/4/2026

Third Publication

Estate of Helen J. Barnes, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Linda R. Sharar
197 Lantern Lane
Chambersburg, PA 17201
Jodie A. Laughlin
323 Woodvale Drive
Chambersburg, PA 17201

8/14, 8/21, 8/28/2026

Estate of Lawrence L. Herb Jr., a/k/a Lawrence L. Herb, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
David A. Herb
10 Imperial Court
Carlisle, PA 17013
John E. Herb
4215 Pennfield Way
High Point, NC 27262
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/14, 8/21, 8/28/2026

Estate of Ronald R. Maslanik, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
S. Mark Maslanik
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

8/14, 8/21, 8/28/2026

Estate of Barbara Ann Muller, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Stephanie L. Muller
5594 Fairway Drive West
Fayetteville, PA 17222
Attorney:
Bernard A. Yannetti
Hartman & Yannetti Inc
Law Office
126 Baltimore Street
Gettysburg, PA 17325

8/14, 8/21, 8/28/2026

Estate of Seldon L. Traver, a/k/a Seldon Leroy Traver, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Dawn Johns
17302-C Harbaugh Valley Road
Sabillasville, MD 21780
Francis V. Traver
10894 Cool Hollow Road
Greencastle, PA 17225
Attorney:
Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

8/14, 8/21, 8/28/2026

Estate of Eileen M. Watson, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representatives:
Diana E. Robinson
500 South 27th Street
Harrisburg, PA 17203
Elizabeth R. Brown
217 South Fayette Street
Mercersburg, PA 17236
Attorney:
Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

8/14, 8/21, 8/28/2026

PUBLIC NOTICES

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Pennsylvania Department of State, on 8/1 8/2026, with respect to a nonprofit corporation, **ECLAT Healthcare Foundation**, which has been incorporated under the Nonprofit Corporation Law of 1988.

8/28/2026

FICTITIOUS NAME NOTICE

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 22, 2026, for **Blue Ridge Renovations** with a principal place of business located at 131 4 Anthony Hwy., Chambersburg, PA 17202 in Franklin County. The individual interested in this business is Gavin McClellan, also located at 1314Anthony Hwy., Chambersburg, PA 17202. This is filed in compliance with 54 Pa.C.S. 311422 Roswell Ln., West Chester, PA 193801.

8/28/2026

FICTITIOUS NAME NOTICE

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 10, 2026, for **Dynamic Swing Performance** with a principal place of business located at 4228 Heiple Ct., Greencastle, PA 17225 in Franklin County. The individual interested in this business is Steven Ganoe, also located at 4228 Heiple Ct., Greencastle, PA 17225. This is filed in compliance with 54 Pa.C.S. 31 1422 Roswell Ln., West Chester, PA 193801.

8/28/2026

FOREIGN REGISTRATION NOTICE

Notice is hereby given that **UMA Geotechnical Construction, Inc.** filed a Foreign Registration Statement to do business in the Commonwealth of Pennsylvania. The mailing address of its principal office under the laws of itsjurisdiction is 881 5 Neville Rd, Colfax, NC 27235-9769. The Commercial Registered Office provider is National Registered Agents, Inc. in Franklin County. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412.

8/28/2026

NAME CHANGE NOTICE

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

In Re: Application of Jessica A. Breneman for name
change of her minor child, L.R.S.

Case No. 2026—2951

NOTICE OF NAME CHANGE HEARING

Notice is hereby given that Jessica A. Breneman of Chambersburg, Franklin County, Pennsylvania, has petitioned the Court of Common Pleas of the 39th Judicial District of Pennsylvania to legally change the name of her minor child, Lillian Raine Shahmoradi, to Kylo Raine Shahmoradi. A hearing on the matter shall be held on October 22, 2026, at 10:00 a.m., in the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

Stephen D. Kulla, Esquire
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

8/28/2026

PUBLIC NOTICES

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW NO.: 2026-01436

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2023-RPL1, Plaintiff,

vs.

Jacqueline J. Stempien, Defendant

TO: Jacqueline J. Stempien

You are hereby notified that Plaintiff, US Bank Trust National Association, not in its individual capacity, but solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2023-RPL1, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Franklin County, Pennsylvania, docketed to No. 2026-01436, seeking to foreclose the mortgage secured by the real estate located at 145 South 4th Street, Chambersburg, PA 17201.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

8/28/2026

NOTICE OF HEARING ON PETITION TO APPROVE PLAN OF DISPOSITION OF ASSETS UPON DISSOLUTION

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected that a hearing on the Petition of the Friends of Memorial Park Pool, Inc. for Approval of Plan of Disposition of Assets Upon Dissolution has been set on **October 5, 2026 at 11:00 a.m.** in Courtroom No. 1 at the Franklin County Courthouse, 14 North Main Street, Chambersburg, PA 17201, at which time testimony in support of the plan for disposition shall be produced.

Elliott B. Sulcove, Esquire
Black and Davison, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201

8/28/2026

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: September 3, 2026.**

BARLUP: First and Final Account of proposed distributions and notice to creditors of Janice Hawbaker, Esquire, Administrator of the Estate of Mary V. Barlup, late of Washington Township, Franklin County, Pennsylvania, deceased.

BRAMSON: First and Final Account of proposed distributions and notice to creditors of Matthew F. Shannon, Executor of the Estate of Ilse Marie Bramson, late of the Borough of Greencastle, Franklin County, Pennsylvania, deceased.

BRANDT: First and Final Account of proposed distributions and notice to creditors of Robert C. Schollaert, Executor of the Estate of LaRue Brandt, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

SHIRA: Formal First and Final Account of proposed distributions and notice to creditors of Orrstown Bank, Executor of the Estate of James W. Shira, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

8/21, 8/28/2026

PUBLIC NOTICES

**SHERIFF'S SALE
SEPTEMBER 11TH, 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 October 9th , 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
JULY 6, 2026	SEPT 11, 2026
SEPT 4, 2026	NOV 13, 2026
OCT 30, 2026	JAN 8, 2027

**No. 2026-1251
ROCKET MORTGAGE, LLC
vs
JESSIE ANDREWS**

PROPERTY ADDRESS: 25 WEST 3RD STREET, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C16-.078-.000000

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

BEGINNING at a point on the North side of Third Street, a corner of a 12 foot public alley; thence with said alley, North 36 degrees 21 minutes 29 seconds East 84.68 feet to a set iron pin at a concrete wall at lands now or formerly of Richard G. Shook, et ux, thence with the same, South 53 degrees 45 minutes 00 seconds East 36.95 feet to a set iron pin; thence by the same, South 38 degrees 43 minutes 53 seconds West 84.76 feet to a point at the edge of an 8 foot sidewalk on Third Street: thence with the same, North 53 degrees 45 minutes 00 seconds West 33.44 feet to a point, the place of beginning containing 0.067 acre, according to a survey by R. Lee Royer & Associated, dated January 14, 1987, recorded in Franklin County Deed Book Volume 980, Page 507.

Together with the right of way as shown on Franklin County Deed 980, Page 505, as if written out herein.

Property Address: 25 W 3rd St, Waynesboro, PA 17268

Parcel ID: 26-5C16-.078-.000000

Title is vested in Jessie Andrews, by deed from Elijah Bailey, single and Madison Watson, single, dated 09/30/2021 and recorded on 10/06/2021 in the Franklin County Clerk's/Register's Office as Instrument No.: 202127530.

**No. 2026-1445
M&T BANK
vs**

BRANDON R. CULL AND EMILY M. GELWICKS

PROPERTY ADDRESS: 148 WEST KING STREET, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A56-.028-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 148 West King Street Waynesboro, PA 17268

SOLD as the property of BRANDON R. CULL and EMILY M. GELWICKS

TAX PARCEL #25-5A56-.028-.000000

DEED BOOK: INSTRUMENT NO.: 201816603

DEED PAGE: INSTRUMENT NO.: 201816603

PUBLIC NOTICES

No. 2025-4518

FREEDOM MORTGAGE CORPORATION

vs

MICHAEL C BRENNEMAN, DIANA M BRENNEMAN

PROPERTY ADDRESS: 2402 Hoffman Road,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A26-.302-.000000

All the following described real estate, situate in Antrim
Township, Franklin County, Pennsylvania.

Judgment in the amount of: \$282,734.26

Writ filed by: Gross Polowy, LLC.

1775 Wehrle Drive, Suite 100
Williamsville, NY 14221

No. 2026-741

TOWNE MORTGAGE COMPANY

vs

JOSEPH D DELAUTER, ALYSON R DELAUTER

PROPERTY ADDRESS: 328 South Oiler Avenue,
Waynesboro, PA 17268

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

All that certain piece or parcel or Tract of land situate in
the TOWNSHIP OF WASHINGTON, Franklin County,
Pennsylvania, and being known as 328 South Oiler
Avenue, Waynesboro, PA 17268,

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$373,826.57

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

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

No. 2026-1183

AMERIHOME MORTGAGE COMPANY LLC

vs

CHRISTOPHER B. GREEN

PROPERTY ADDRESS: 11998 Mentzer Gap Rd,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q13-.235-.000000

All the following described real estate, lying and being
situate in Washington Township, Franklin County,
Pennsylvania.

Judgement in the amount of: \$146,941.66

Writ filed by: Albertelli Law

14000 Commerce Pkwy, Suite H
Mount Laurel, NJ 08054

No. 2026-745

NEWREZ LLC

vs

ALICE H GREGOR

PROPERTY ADDRESS: 12827 Ridge Road,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A23-.099-.000000

All the following real estate, locally known as 12827
Ridge Road, lying and being situate in Antrim Township,
Franklin County, Pennsylvania.

Judgment in the amount of \$143,261.22

Writ filed by: Manley Deas Kochalski LLC

P.O. Box 165028
Columbus, OH 4327

No. 2025-4832

LAKEVIEW LOAN SERVICING LLC

vs

DAVID J. GUTIERREZ, SAMANTHA GUTIERREZ

PROPERTY ADDRESS: 115 East 5th Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5C32-.068-.000000

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

BEING KNOWN AS: 115 E 5TH ST WAYNESBORO, PA
17268

BEING PARCEL NUMBER: 24-5C32-.068-.000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2025-686

FIRST HOME MORTGAGE CORPORATION

vs

CHRISTINE N. HARPER

PROPERTY ADDRESS: 40 N. BROAD STREET,
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D10-.003-.000000

By virtue of a Writ of Execution No. 2025-686

First Home Mortgage Corporation

v.

Christine N. Harper

owner(s) of property situate in the Borough of
Waynesboro, Franklin County, Pennsylvania, being
40 N Broad Street, Waynesboro, PA 17268

Parcel No. 24-5D10-.003-.000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$291,562.39

Attorneys for Plaintiff
Orlans Law Group PLLC

PUBLIC NOTICES

No. 2026-1362

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

vs

JOHNNY R. HOLLINSHEAD

PROPERTY ADDRESS: 3589 GUILFORD SPRING
ROAD, CHAMBERSBURG, PA 17202-7722

UPI / TAX PARCEL NUMBER: 10-0D13 -050.-000000

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

BEGINNING at an iron pin in T.R. 467 at lands now or
formerly of Amos Eby; thence in T.R. 467, South 41
degrees 35 minutes West, 126.26 feet to an iron pin in
T.R. 467; thence by lands now or formerly of Christ C.
Miller and through an iron pin on line North 25 degrees
West, 225.12 feet iron pin; thence by same, North 41
degrees 35 minutes East, 126.26 feet to an iron pin at
lands now or formerly of Amos Eby; Thence by the latter
and through an iron pin on line, South 25 degrees East,
225.12 feet to an iron pin in T.R. 467 at lands now or
formerly of Amos Eby, the place of BEGINNING.

SAID COURSES and distances being in accordance
with draft of William Lewis Arrowood, Engineer, dated
February 26, 1966, a copy of which is recorded in
Franklin County Deed Book Volume 601, Page 577.

Parcel No. 10-0D13.-050.-000000

Property Address: 3589 Guilford Spring Rd,
Chambersburg, PA 17202-7722

BEING the same premises which Rhonda K. Dehart,
Ronald J. Hull and Robert R. Hull Jr. by Deed dated April
27, 2022 and recorded in the Office of Recorder of
Deeds of Franklin County on May 2, 2022 at Instrument
#202210513 granted and conveyed unto Johnny R.
Hollinshead.

No. 2025-4968

PENNYMAC LOAN SERVICES LLC

vs

CYNTHIA LAWRENCE-FINK

PROPERTY ADDRESS: 211 West 2nd Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C08.-068.-000000

ALL the following described real estate, lying and being
situate in the Borough of Waynesboro, Franklin County,
Pennsylvania.

IMPROVEMENTS consist of a residential dwelling

BEING PREMISES: 211 West 2nd Street AKA 211 West
Second Street Waynesboro, PA 17268

SOLD as the property of CYNTHIA A. LAWRENCE-
FINK

DEED BOOK: Instrument No: 201419569

DEED PAGE: Instrument No: 201719569

No. 2025-2978

**LOANDEPOT.COM LLC
VS**

NANCY L. GODFREY

PROPERTY ADDRESS: 11870 Mongul Hill Road,
Shippensburg, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N05.-118A-000000

By virtue of a Writ of Execution No. 2025-2978

loanDepot.com, LLC

v.

Nancy L. Godfrey

owner(s) of property situate in the Township of
Southampton, Franklin County, Pennsylvania, being
11870 Mongul Hill Road, Shippensburg, PA 17257

Parcel No. 21-0N05.-118A-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$144,358.66

Attorneys for Plaintiff

Orlans Law Group PLLC

No. 2025-117

CROSS COUNTRY MORTGAGE, LLC

vs

MICHAEL L. PINE

PROPERTY ADDRESS: 3465 Terri Lane, Fort Loudon,
PA 17224

UPI / TAX PARCEL NUMBER: 15-0H26.-030.-000000

All those certain lots or pieces of ground situate in Metal
Township, County of Franklin, Commonwealth of
Pennsylvania.

Judgement in the amount of: \$121,915.74

Writ filed by: Albertelli Law

14000 Commerce Pkwy, Suite H

Mount Laurel, NJ 08054

No. 2025-4291

CARRINGTON MORTGAGE SERVICES, LLC

vs

ASA B. RICKETTS

PROPERTY ADDRESS: 532 Broad Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 02-1C42.-016.-000000

All the following described real estate, together with the
improvements thereon erected, lying and being situate
in the Borough of Chambersburg, Franklin County,
Pennsylvania.

Judgement in the amount of: \$194,567.88

Writ filed by: Albertelli Law

14000 Commerce Pkwy, Suite H

Mount Laurel, NJ 08054

PUBLIC NOTICES

No. 2026-955

AMERICHoice FEDERAL CREDIT UNION

vs

RAY D ROBINSON, MICHELLE R VARNER

PROPERTY ADDRESS: 307 West King Street,
Shippensburg, PA 17257

UPI / TAX PARCEL NUMBER: 27-6B18 -007.-000000

ALL THAT CERTAIN tract of land with a three-story
stone dwelling house and other improvements erected
thereon, Shippensburg, Franklin County, Commonwealth
of Pennsylvania.

Judgement in the amount of: \$634,349.04

Writ filed by: Logs Legal Group LLP
3600 Horizon Dr, Ste 150
King of Prussia, PA 19406

No. 2026-1110

PENNYMAC LOAN SERVICES, LLC

vs

ROBYN A. LINEBAUGH

PROPERTY ADDRESS: 23 North Jefferson Street,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 08-2620.-030.-000000

All that certain piece or parcel or tract of land situate in
Borough of Greencastle, Franklin County,
Pennsylvania, and being known as 23 North Jefferson
Street, Greencastle, PA 17225.

TAX MAP AND PARCEL NUMBER: 08-2B20.-030.-
000000

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$131,794.94

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Robyn A. Linebaugh

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

No. 2026-604

LAKEVIEW LOAN SERVICING LLC

vs

GAVIN M STETS, COURTNEY HEINBAUGH

PROPERTY ADDRESS: 11077 Thornwood Road,
Shippensburg, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N06.-135.-000000

All that certain piece or parcel or Tract of land situate in
the TOWNSHIP OF SOUTHAMPTON, Franklin County,
Pennsylvania, and being known as 11077 Thornwood
Road, Shippensburg, PA 17257.

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$190,506.25

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Gavin M. Stets and Courtney
Heinbaugh

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

No. 2026-991

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

vs

**STEVEN M. KRZYZOSIAK SOLELY IN HIS
CAPACITY AS HEIR OF ANDREW J. KRZYZOSIAK
JR., DECEASED, JENNIFER L. WEIPRECHT
SOLELY IN HER CAPACITY AS HEIR OF ANDREW
J. KRZYZOSIAK JR., DECEASED**

PROPERTY ADDRESS: 8401 Talhelm Road,
Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 01-0A08.-138.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 8401 Talhelm Road
Chambersburg, PA 17202

SOLD as the property of STEVEN M. KRZYZOSIAK
Solely in His Capacity of Heir of ANDREW J.
KRZYZOSIAK JR., Deceased and JENNIFER L.
WEIPRECHT Solely in Her Capacity as Heir of
ANDREW J. KRZYZOSIAK JR., Deceased

TAX PARCEL 01-0A08.-138.-000000

DEED BOOK: 826

DEED PAGE: 232

No. 2026-1260

GUILD MORTGAGE COMPANY LLC

vs

**TRAVIS J ALLEMAN; DANIELLERAE L HAWBAKER
AKA DANIELLERAE HAWBAKER**

PROPERTY ADDRESS: 110 NORTH CHURCH
STREET, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 25-5B57.-088A-000000

By virtue of a Writ of Execution No. 2026-1260

GUILD MORTGAGE COMPANY LLC

v.

TRAVIS JALLEMAN; DANIELLERAE L HAWBAKER
AKA DANIELLERAE HAWBAKER

owner(s) of property situate in the BOROUGH OF
WAYNESBORO, FRANKLIN County, Pennsylvania,
being

110 N CHURCH ST, WAYNESBORO, PA 17268

Tax ID No. 25-5B57.-088A-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$191,048.76

Attorneys for Plaintiff
Brock & Scott, PLLC

PUBLIC NOTICES

No. 2025-1038

**MORTGAGE RESEARCH CENTER, LLC D/B/A
VETERANS UNITED HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY**

vs

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER TODD WILLIAMS, DECEASED**

PROPERTY ADDRESS: 12150 Bayer Drive,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q12-.010-.000000

By virtue of a Writ of Execution No. 2025-01038

MORTGAGE RESEARCH CENTER, LLC D/B/A
VETERANS UNITED HOME LOANS, A MISSOURI
LIMITED LIABILITY COMPANY
v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER TODD WILLIAMS, DECEASED

owner(s) of property situate in the WASHINGTON
TOWNSHIP, FRANKLIN County, Pennsylvania, being
12150 BAYER DR, WAYNESBORO, PA 17268

Tax ID No 23-0Q12-.010-.000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$372,738.82

Attorneys for Plaintiff

Brock & Scott, PLLC

No. 2026-1547

**CROSSCOUNTRY MORTGAGE LLC C/O
NATIONSTAR MORTGAGE LLC**

vs

**VICENT AINE AND THE UNITED STATES OF
AMERICA ACTING THROUGH THE RURAL
HOUSING SERVICE USDA, VICENT AINE,
THE UNITED STATES OF AMERICA C/O THE
UNITED STATES ATTORNEY FOR THE MIDDLE
DISTRICT OF PA**

PROPERTY ADDRESS: 333 WAYNE AVENUE,
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 06-1E41-.015-.000000

By virtue of a Writ of Execution No. 2026-01547

CROSSCOUNTRY MORTGAGE, LLC V. VICENT AINE
AND THE UNITED STATES OF AMERICA, ACTING
THROUGH THE RURAL HOUSING SERVICE USDA

ALL THAT CERTAIN lot or piece of ground situate in
Chambersburg Borough, County of Franklin,
Commonwealth of Pennsylvania.

Parcel ID: 06-1E41-.015-.000000

Property Address: 333 Wayne Avenue, Chambersburg,
PA 17201

Improvements thereon: Residential Dwelling

Judgment Amount: \$132,909.70

Attorney for Plaintiff: McCalla Raymer Leibert Pierce,
LLP

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

No. 2025-1121

M&T BANK

vs

WILLIAM BROWN AND ELIZABETH BROWN

PROPERTY ADDRESS: 12133 POLKTOWN ROAD,
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q05-.140A-000000

ALL THE FOLLOWING described real estate lying and
being situate in Washington Township, Franklin County,
Pennsylvania, bounded and described as follows:

BEING Lot No. 96 on a final plat of a subdivision of land
for Hawkstone Phase 2 prepared by R. Lee Royer and
Associates dated March 26, 2001, and recorded in
Franklin County Plat Book 2881, Page 51.

Subject to all easements, rights of ways, restrictions,
conditions and the like as described on a final
subdivision recorded in Franklin County Plat Book 2881,
Page 347.

Tax ID/Parcel No: 23-0Q05-.140A-000000

Address being known as:

12133 Polktown Road

Waynesboro, PA 17268

Judgement in the amount of: \$148,721.17

Writ filed by:

McCalla Raymer Leibert Pierce, LLP

Dylan Chess, Esquire PA ID No. 0330479

No. 2026-1048

VILLAGE CAPITAL & INVESTMENT LLC

vs

CLIFFORD O YOHE, RHIANNON M YOHE

PROPERTY ADDRESS: 13406 Meadowview Ave,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q18D-024-.000000

By virtue of a Writ of Execution No. 2026-1048

VILLAGE CAPITAL & INVESTMENT LLC

v.

CLIFFORD O. YOHE, JR; RHIANNON M. YOHE

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

13406 MEADOWVIEWAVE, WAYNESBORO, PA 17268

Tax ID No. 23-0Q18D-024-.000000 a/k/a 23-0Q18D-
024.-EX0000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$288,037.16

Attorneys of Plaintiff

Brock & Scott, PLLC

8/21, 8/28, 9/4/2026