Franklin County Legal Journal

Volume 44, No. 19 November 6, 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 Madeleine F. Artman, a/k/a Madeleine Faye Artman, late of Guilford Township, Franklin County, Pennsylvania.
Personal Representative:
Karen L. Artman
118 Crider Avenue
Fayetteville, PA 17222
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201
11/6, 11/13, 11/20/2026

Estate of Todd Richard Brandt, a/k/a Todd R. Brandt, late of the Borough of Mont Alto, Franklin County, Pennsylvania.
Personal Representative:
Melinda S. Bayer
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
11/6, 11/13, 11/20/2026

Estate of Sabrina L. Brenner, a/k/a Sabrina Lynn Brenner, late of the Borough of Mercersburg, Franklin County, Pennsylvania.
Personal Representative:
Noah R. Brenner
44 North Main Street
Mercersburg, PA 17236
Attorney:
Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236
11/6, 11/13, 11/20/2026

Estate of Faye M. Cramer, late of Guilford Township, Franklin County, Pennsylvania.
Personal Representative:
Deone C. Wolfinger
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
11/6, 11/13, 11/20/2026

Estate of Ethel M. Fisher, late of Antrim Township, Greencastle, Franklin County, Pennsylvania.
Personal Representative:
David A. Dreyer
2246 Hoffman Road
Greencastle, PA 17225
Attorney:
J. Edgar Wine
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225
11/6, 11/13, 11/20/2026

Estate of Glayds R. Hill, late of Guilford Township, Franklin County, Pennsylvania.
Personal Representative:
Richard S. Hill, III
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
11/6, 11/13, 11/20/2026

Estate of Barry C. Hunt, a/k/a Barry Clayton Hunt, a/k/a Barry Hunt, late of Antrim Township, Franklin County, Pennsylvania.
Personal Representative:
Steven C. Hunt
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
11/6, 11/13, 11/20/2026

Estate of Richard D. Rogers, II, a/k/a Richard Donald Rogers, II, late of Greene Township, Franklin County, Pennsylvania.
Personal Representative:
Alaina Charyszyn
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
11/6, 11/13, 11/20/2026

PUBLIC NOTICES

Estate of Gail A. Schmelder, late of Antrim Township, Franklin County, Pennsylvania.
Personal Representative:
Michael L. Schmelder
c/o May Herr & Grosh, LLP
49 North Duke
Lancaster, PA 17602
Attorney:
Eric S. Rothermel
May Herr & Grosh, LLP
49 North Duke
Lancaster, PA 17602
11/6, 11/13, 11/20/2026

Estate of Robert H. Snyder, a/k/a Robert Homer Snyder, late of the Borough of Chambersburg, Franklin County, Pennsylvania.
Personal Representatives:
Bobbie Jo Stine
1221 Fox Den Drive
Chambersburg, PA 17202
Sheryl Lynn Greenwald
159 45th Avenue
Saint Pete Beach, FL 33706
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201
11/6, 11/13, 11/20/2026

Estate of Wanda V. Souders, late of Metal Township, Franklin County, Pennsylvania.
Personal Representatives:
Dianna L. Gayman
480 McCulloch Road
Shippensburg, PA, 17257
Michael E. Souders
1360 Mallard Drive East
Chambersburg, PA 1720
Attorney:
Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236
11/6, 11/13, 11/20/2026

Estate of Jane T. Sutter, a/k/a Jane Sutter, late of the Borough of Chambersburg, Franklin County, Pennsylvania.
Personal Representative:
William J. Sutter
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
11/6, 11/13, 11/20/2026

Estate of Nancy J. Swartz, late of Southampton Township, Franklin County, Pennsylvania.
Personal Representative:
Randolph D. Swartz
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
11/6, 11/13, 11/20/2026

Second Publication

Estate of Jerry Lee Booth, a/k/a Jerry Booth, late of the Borough of Waynesboro, Franklin County, Pennsylvania.
Personal Representative:
Kenneth L. Williams
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
10/30, 11/6, 11/13/2026

Estate of William J. Collins, late of Franklin County, Pennsylvania.
Personal Representatives:
Anne Marie Colllins
Frances M. Collins
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
10/30, 11/6, 11/13/2026

Estate of Thomas J. Finucane, a/k/a Thomas Jerome Finucane, late of the Borough of Chambersburg, Franklin County, Pennsylvania.
Personal Representative:
Brendan Patrick
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
10/30, 11/6, 11/13/2026

PUBLIC NOTICES

Estate of Gwendolyn Jones Gordon, late of Greene Township, Franklin County, Pennsylvania.
Personal Representative:
Shalonda Y. Jones
2161H Sea Breeze Lane
Chambersburg, PA 17202
10/30, 11/6, 11/13/2026

Estate of Mary Melinda Kelley, a/k/a Mary M. Kelley, late of the Borough of Mont Alto, Franklin County, Pennsylvania.
Personal Representative:
Stefanie M. Kelley
307 Park Street
Mont Alto, PA 17237
Attorney:
Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225
10/30, 11/6, 11/13/2026

Estate of Dorothy R. Miller, late of the Borough of McConnellsburg, Fulton 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
10/30, 11/6, 11/13/2026

Estate of Shirley M. Monn-Myers, a/k/a Shirley M. Monn, a/k/a Shirley M. Parlette, late of Guilford Township, Franklin County, Pennsylvania.
Personal Representatives:
Robert L. Cline
25 Whiskey Run Road
Newville, PA 17241
Darlene J. Cline
110 West Vine Street, Apartment C
Camp Hill, PA 17011
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201
10/30, 11/6, 11/13/2026

Estate of Christine M. Shannon, late of Guilford Township, Franklin County, Pennsylvania.
Personal Representative:
Robin L. Webb
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
10/30, 11/6, 11/13/2026

Estate of Sandra I. Stahlman, a/k/a Sandra Ilene Stahlman, late of Greene Township, Franklin County, Pennsylvania.
Personal Representative:
Sara N. Woolf
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
10/30, 11/6, 11/13/2026

Estate of Katrina A. Stanford, a/k/a Katrina Ann Stanford, late of Guilford Township, Franklin County, Pennsylvania.
Personal Representative:
James W. Shores, Jr.
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
10/30, 11/6, 11/13/2026

Estate of Doris M. Starr, a/k/a Doris Mae Starr, late of Peters Township, Franklin County, Pennsylvania.
Personal Representatives:
Karen P. Miller
Kimberly S. Hand
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
10/30, 11/6, 11/13/2026

Estate of Freda Jane Swisher, a/k/a Freda J. Swisher, late of Southampton Township, Franklin County, Pennsylvania.
Personal Representatives:
Doris C. McCans
Cindy L. Swisher
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
10/30, 11/6, 11/13/2026

PUBLIC NOTICES

Third Publication

Estate of Elvie Breneman, late of Saint Thomas Township, Franklin County, Pennsylvania.
Personal Representatives:
Selina Ramsey
Renee D. Pine
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
10/23, 10/30, 11/6/2026

Estate of Jean E. Brown, a/k/a Jean Elizabeth Brown, late of the Borough of Waynesboro, Franklin County, Pennsylvania.
Personal Representative:
Rick L. Brown
726 Maple Street
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
10/23, 10/30, 11/6/2026

Estate of Phillip E. Campbell, a/k/a Phillip Eugene Campbell, late of the Borough of Chambersburg, Franklin County, Pennsylvania.
Personal Representative:
Jared S. Childers
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
10/23, 10/30, 11/6/2026

Estate of Frances L. Elliott, a/k/a Frances Greenawalt Elliott, late of Antrim Township, Franklin County, Pennsylvania.
Personal Representatives:
Anthony O. Elliott
Timothy F. Elliott
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
10/23, 10/30, 11/6/2026

Estate of Garnet L. Gayman, late of Letterkenny Township, Franklin County, Pennsylvania.
Personal Representatives:
Rodney L. Gayman
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
10/23, 10/30, 11/6/2026

Estate of Curtis G. Grapes, late of Guilford Township, Franklin County, Pennsylvania.
Personal Representative:
Michael E. Grapes
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
10/23, 10/30, 11/6/2026

Estate of Elwood Donald Grimley, a/k/a Elwood D. Grimley, late of the Borough of Mercersburg, Franklin County, Pennsylvania.
Personal Representative:
Matthew S. Grimley
372 Teardrop Trail
Gerrardstown, WV 25420
Attorney:
William C. Cramer
220 Lincoln Way East
Chambersburg, PA 17201
10/23, 10/30, 11/6/2026

Estate of Nathan O. Heckman, late of the Borough of Chambersburg, Franklin County, Pennsylvania.
Personal Representative:
Cheryl A. Mowen
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
10/23, 10/30, 11/6/2026

Estate of William R. Hinkle, late of Washington Township, Franklin County, Pennsylvania.
Personal Representative:
Kenny Hinkle
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
10/23, 10/30, 11/6/2026

PUBLIC NOTICES

Estate of Mary E. Mayhugh, late of Antrim Township, Franklin County, Pennsylvania.
Personal Representatives:
Anthony W. Mayhugh
16606 Tammany Manor Road
Williamsport, MD 21795
Kenneth E. Mayhugh
9460 Willowdale Road
Greencastle, PA 17225
Attorney:
James M. Stein
DSS Law
10440 Buchanan Trail East
Waynesboro, PA 17268

10/23, 10/30, 11/6/2026

Estate of Paul W. Wade, Jr., a/k/a Paul Webster Wade, Jr., late of the Borough of Waynesboro, Franklin County, Pennsylvania.
Personal Representative:
Patrick A. Wade
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

10/23, 10/30, 11/6/2026

DISSOLUTION NOTICE

Notice is hereby given, pursuant to 15 Pa.C.S.A. § 1992, that APX-Seetech Systems, Inc., a Pennsylvania business corporation (the "**Corporation**"), was dissolved on October 13, 2026, upon the filing of articles of dissolution with the Pennsylvania Department of State in accordance with 15 Pa.C.S.A. § 1977.

All persons having a claim against the Corporation are hereby requested to present their claims against the Corporation in accordance with the terms of this notice.

All claims must be presented in writing and must contain sufficient information reasonably to inform the Corporation, or its successor entity, of the identity of the claimant and the substance of the claim.

All claims must be sent by mail to the following address:

APX-Seetech Systems, Inc., c/o McNees Wallace & Nurick LLC, 8490 Progress Drive, Suite 225, Frederick, Maryland 21701, Attention: Kendall A. Camuti, Jr., Esq.

All claims must be received by the Corporation, or its successor entity, no later than 60 days after the date of first publication of this notice as identified below (the "**Claims Deadline**").

Any claim will be barred if not received by the Claims Deadline.

The Corporation, or its successor entity, may make distributions to other claimants and the shareholders of the Corporation, or persons interested as having been such, without further notice to any claimant who fails to submit a claim by the Claims Deadline.

Notice to Holders of Unmatured or Contingent Contractual Claims. In accordance with 15 Pa.C.S.A. § 1992(b), notice is also hereby given to all persons with contractual claims against the Corporation that are contingent upon the occurrence or nonoccurrence of future events or are otherwise conditional or unmatured. Such persons are requested to present their claims in writing in accordance with the terms of this notice, including the requirements set forth above regarding written presentation, sufficient identifying information, the mailing address, the Claims Deadline, the barring of claims not received by the Claims Deadline, and the right of the Corporation, or its successor entity, to make distributions without further notice to such claimants.

Publication. This notice is being officially published at least once a week for two consecutive weeks, as required by 15 Pa.C.S.A. § 1992(c)(1).

Date of First Publication: 10/30/2026

10/30, 11/6/2026

PUBLIC NOTICES

DISSOLUTION NOTICE

Notice is hereby given, pursuant to 15 Pa.C.S.A. § 1992, that Ventwell, Inc., a Pennsylvania business corporation (the "**Corporation**"), was dissolved on October 13, 2026, upon the filing of articles of dissolution with the Pennsylvania Department of State in accordance with 15 Pa.C.S.A. § 1977.

All persons having a claim against the Corporation are hereby requested to present their claims against the Corporation in accordance with the terms of this notice.

All claims must be presented in writing and must contain sufficient information reasonably to inform the Corporation, or its successor entity, of the identity of the claimant and the substance of the claim.

All claims must be sent by mail to the following address:

Ventwell, Inc., c/o McNees Wallace & Nurick LLC, 8490 Progress Drive, Suite 225, Frederick, Maryland 21701, Attention: Kendall A. Camuti, Jr., Esq.

All claims must be received by the Corporation, or its successor entity, no later than 60 days after the date of first publication of this notice as identified below (the "**Claims Deadline**").

Any claim will be barred if not received by the Claims Deadline.

The Corporation, or its successor entity, may make distributions to other claimants and the shareholders of the Corporation, or persons interested as having been such, without further notice to any claimant who fails to submit a claim by the Claims Deadline.

Notice to Holders of Unmatured or Contingent Contractual Claims. In accordance with 15 Pa.C.S.A. § 1992(b), notice is also hereby given to all persons with contractual claims against the Corporation that are contingent upon the occurrence or nonoccurrence of future events or are otherwise conditional or unmatured. Such persons are requested to present their claims in writing in accordance with the terms of this notice, including the requirements set forth above regarding written presentation, sufficient identifying information, the mailing address, the Claims Deadline, the barring of claims not received by the Claims Deadline, and the right of the Corporation, or its successor entity, to make distributions without further notice to such claimants.

Publication. This notice is being officially published at least once a week for two consecutive weeks, as required by 15 Pa.C.S.A. § 1992(c)(1).

Date of First Publication: 10/30/2026

10/30, 11/6/2026

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS FRANKLIN COUNTY, PENNSYLVANIA

The Tax Claim Bureau for Franklin County, Pennsylvania ON OCTOBER 29, 2026, PRESENTED ITS CONSOLIDATED RETURN OF THE TAX SALE OF REAL ESTATE HELD ON SEPTEMBER 14, 2026, to the Court, and same was confirmed NISI. Unless objections or exceptions are filed thereto by any owner, lien Creditor or interested party within thirty (30) days after the date of the Consolidated return, the return will be confirmed absolutely as of course.

TAX CLAIM BUREAU OF
FRANKLIN COUNTY, PENNSYLVANIA
Teresa Beckner
CFO on behalf of the Tax Claim Bureau

11/6/2026

LEGAL NOTICE

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

Civil Action, Law
Case No. 2026-3518
Hon. Shawn D. Meyers

ABRAHAM PUGH
Plaintiff
v.

SHAUN D. KNOTT and JASON A. KNOTT, and UNKNOWN HEIRS OF LISA M. KNOTT
Defendants

To Jason A. Knott and all unknown defendants:

The above-captioned matter has been initiated by the plaintiff to quiet title in certain real estate located on Carol Avenue, Greencastle, Pennsylvania 17225, encompassing land in Antrim Township in Franklin County, Pennsylvania. Said land consists of approximately 0.3777 acres and is described in Tax Claim Bureau Deed attached to the complaint in this matter and filed at the Franklin County Courthouse on September 4, 2026.

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. 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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Bar Association Lawyer Referral Service
Tel. 1-800-692-7375 (PA only)
Tel. 717-238-6715 (outside PA)

11/6/2026

PUBLIC NOTICES

NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated October 26, 2026, Adam Hamilton Fennen (#326267) of Franklin County, is Suspended on Consent from the Bar of this Commonwealth fora period of two years, effective November 25, 2026.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania

11/6/2026

SHERIFF'S SALE
NOVEMBER 13TH, 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 December 11th, 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
SEPT 4, 2026	NOV 13, 2026
OCT 30, 2026	JAN 8, 2027
JAN 4, 2027	MAR 12, 2027
MAR 5, 2027	MAY 14, 2027
APR 30, 2027	JUL 9, 2027
JULY 2, 2027	SEPT 10, 2027
SEPT 2, 2027	NOV 12, 2027

No. 2026-870

ROCKET MORTGAGE, LLC

vs

RICHARD BIRMINGHAM

PROPERTY ADDRESS: 231 EAST WASHINGTON STREET, CHAMBERSBURG, PA 17201-2522

UPI / TAX PARCEL NUMBER: 03-1E01.-090.-000000

ALL that certain real estate lying and being situate on the northerly side of East Washington Street in Chambersburg, Franklin County, Pennsylvania, being bounded and described as follows:

Judgment in the amount of: $158,654.73

Writ filed by: Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

No. 2026-1872

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CMLTI ASSET

TRUST

vs

BRIAN BURKHOLDER

PROPERTY ADDRESS: 3884 LINCOLN STREET, SCOTLAND, PA 17254

UPI / TAX PARCEL NUMBER: 09-OC13M-030.-000000

By virtue of Writ of Execution No. 2026-1872

CITIBANK, N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CMLTI ASSET TRUST v Brian S. Burkholder

Docket Number: 2026-1872

Property to be sold is situated in the Township of Greene, County of Franklin and Commonwealth of Pennsylvania.

Commonly known as: 3884 Lincoln St, Scotland, PA 17254

Parcel Number: 09-0C13M-030.-000000

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling

Judgment Amount: $134,050.90

Attorneys for the Plaintiff:
1325 Franklin Ave, Suite 160
Garden City, NY 11530
(212)-471-5100

PUBLIC NOTICES

No. 2026-1543

FANNIE MAE

vs

DONALD E. DAIHL

PROPERTY ADDRESS: 15047 MOUNTAIN GREEN ROAD, WILLOW HILL, PA 17271

UPI /TAX PARCEL NUMBER: 15-0H01.-017.-000000 AND 15-0H01.-019A-000000

ALL THOSE CERTAIN four (4) tracts pf land, situate in Metal Township, Franklin County, Commonwealth of Pennsylvania,

more particularly as follows, to wit:

Judgment in the amount of; $52,014.92

Writ Filed by: JSDC Law Offices
11 E Chocolate Ave. Ste 300
Hershey, PA 17033

No. 2025-4937

NATIONSTAR MORTGAGE LLC

vs

HEATHER FREET

PROPERTYADDRESS: 127 N. CHURCH STREET, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D01.-006.-000000

All those certain lots or pieces of ground situate in the Borough of Waynesboro, Franklin County, Pennsylvania:

Being known as: 127 N Church St, Waynesboro, PA 17268

Being parcel number: 24-5D01.-006.-000000

Improvements: Residential Property

Filed By: Kevin E. Cordero

No. 2026-2558

LAKEVIEW LOAN SERVICING LLC

vs

GALEN H. HANKS

PROPERTY ADDRESS: 734 SHIELDS ROAD, SAINT THOMAS, PA 17252

UPI /TAX PARCEL NUMBER: 20-0M18.-017.-000000

ALL THOSE CERTIAN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF SAINT THOMAS, FRANKLIN COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 734 SHIELDS RD SAINT THOMAS, PA 17252

BEING PARCEL NUMBER: 20-0M18.-017.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

BY: LAVANDA K. HARRIS, ESQUIRE PA ID NO. 332410

No. 2026-2449

CORNING CREDIT UNION

vs

JASON E. HELMAN, OCCUPANTS

PROPERTY ADDRESS: 136 APPLE BLOSSOM COURT, FAYETTEVILLE, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C19.-429.-000000

By virtue of a Writ of Execution No. 2026-2449

CORNING CREDIT UNION
v.
JASON E. HELMAN

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

136 APPLE BLOSSOM CT, FAYETTEVILLE, PA 17222

Tax ID No. 09-0C19.-429.-000000 AKA 09-C19-429
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: 52,460.19

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2026-410

FINANCE OF AMERICA REVERSE LLC

vs

JANET S. CARBAUGH, KNOWN HEIR OF ROY H. ROWE, DECEASED ETAL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATTIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROY H. ROWE, DECEASED

PROPERTY ADDRESS: 5635 HONEY ROCK ROAD, CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 10-0D2B.-085.-000000

ALL THE FOLLOWING DESCRIBED REAL ESTATE LYING AND BEING SITUATE IN GUILFORD TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS:

Tax Account #: 10-0D28.-085.-000000

BEING KNOWN AS 5635 Honey Rock Road, Chambersburg, PA 17202

PUBLIC NOTICES

No. 2026-2470

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

vs

JEFFREY E. LOWMAN AND JULIE A. LOWMAN, JEFFREY E. LOWMAN, JULIE A. LOWMAN

PROPERTY ADDRESS: 8390 FOX HILL ROAD, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 19-0L13C-002.-000000

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

BEING KNOWN AS: 8390 FOX HILL ROAD, WAYNESBORO, PA 17268

BEING PARCEL NUMBER: 19-0L13C-002.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

BY: KEVIN E. CORDERO

No. 2025-4898

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

vs

KATHLEEN KONCHALSKI A/K/A KATHLEEN MITCHELL, IN HER CAPACITY AS HEIR OF JEANNE M. KNOCHALSKI N/K/A JEANNE M. WHITE, ET AL., KATHLEEN KONCHALSKI A/K/A KATHLEEN MITCHELL. IN HER CAPACITY AS HEIR OF JEANNE M. KONCHALSKI N/K/A JEANNE M. WITTE, CONNIE MCKINSTRY, IN HER CAPACITY AS HEIR OF JEANNE M. KONCHALSKI N/KIA JEANNE M. WITTE, MARGARET HERVIEUX, IN HER CAPACITY AS HEIR OF JEANNE M. KONCHALSKI N/K/A JEANNE M. WITTE, ROBERT KONCHALSKI, IN HIS CAPACITY AS EHIR OF JEANNE M. KONCHALSKI N/K/A JEANNE M. WITTE, DONNA SLATE A/K/A DONNA KONCHALSKI, IN HER CAPACITY AS HEIR OF JEANNE M. KONCHALSKI N/K/A JEANNE M. WITTE, SANDRA MYERS A/K/A SANDRA TOLESCU, IN HER CAPACITY AS HEIR OF JEANNE M. KONCHALSKI N/K/A JEANNE M. WITTE

PROPERTY ADDRESS: 14796 SHERWOOD DRIVE, GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A32S-032A-000000

ALL THOSE CERTAIN LOTS OR PEICES OF GROUND SITUATE IN ANTRIM TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 14796 SHERWOOD DRIVE GREENCASTLE, PA 17225

BEING PARCEL NUMBER: 01-0A32S-032A-000000

IMPROVEMENTS : RESIDENTIAL PROPERTY

No. 2026-630

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

vs

KEISHA HAMMAN0-SUGGS AND DENEE SUGGS, KEISHA HAMMAN-SUGGS, DENEE SUGGS

PROPERTY ADDRESS: 426 EAST QUEEN STREET, CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E02.-096.-000000

IMPROVEMENTS consist of a residential dwelling

BEING PREMISES: 426 East Queen Street
Chambersburg, PA 17201

SOLD as the property of KEISHA HAMMAN-SUGGS AND DENEE SUGGS

TAX PARCEL #03-1E02.-096.-000000

DEED BOOK: Instrument #:202407378

DEED PAGE: Instrument #:202407378

No. 2026-1050

FREEDOM MORTGAGE CORPORATION

vs

JAMIE S. LEFEVRE

PROPERTY ADDRESS: 77 Mount Airy Avenue, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D02.-002.-000000

By virtue of a Writ of Execution No. 2026-1050

FREEDOM MORTGAGE CORPORATION
v.
JAMIE S. LEFEVRE

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

77 MOUNT AIRY AVENUE, WAYNESBORO, PA 17268
Tax ID No. 24-5D02.-002.-000000 A/K/A 24-5D02-002
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $84,217.14

Attorneys for Plaintiff
Brock & Scott, PLLC

PUBLIC NOTICES

No. 2026-1999

AMERICHOICE FEDERAL CREDIT UNION

vs

MERC MANAGEMENT, LLC

PROPERTY ADDRESS: 641 SOUTH MAIN STREET, CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 04-1E25.-041.-000000 AND 04-1E25.-042.-000000 AND

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

Judgment in the amount of: $226,665.06

Writ filed by: Dethlefs-Pykosh Law Group, LLC
2132 Market Street
Camp Hill, PA 17011
Attorney for Plaintiff, AmeriChoice Federal Credit Union

No. 2022-1944

BARRY SIMPSON, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF BERNICE SIMPSON

vs

MERRI SIMPSON TABOR AND PRESTON N. TABOR, MERRI SIMPSON TABOR, PRESTON N. TABOR

PROPERTY ADDRESS: 14853 HONODEL ROAD, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q16.-081.-000000

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 2022-1944

BARRY SIMPSON, individually and as Executor of the Estate of Bernice Simpson — Plaintiff
VS
MERRI SIMPSON TABOR, — Defendants
DEFENDANT
PRESTON N. TABOR
TERRE TENANT

REAL ESTATE: 14853 HONODEL ROAD, WAYNESBORO, PA 17268

MUNICIPALITY: WASHINGTON TOWNSHIP

DIMENSIONS: Lot No. 6 survey of Dennis E. Kauffman
Franklin Deed Book 288F Page 48.
CONTAINING 2.0947 acres

SEE INSTRUMENT #: 2023-22599

TAX PARCEL #:23-0Q16.-081.-000000

IMPROVEMENT THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE

TO BE SOLD AS THE PROPERY OF MERRI SIMPSON TABOR AND PRESTON N. TABOR UNDER FRANKLIN COUNTY JUDGMENT NO. 2022-1944

No. 2026-2201

ORRSTOWN BANK

vs

JASON MURRAY

PROPERTY ADDRESS: 7187 FORT MCCORD ROAD, CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 11-0E04.-074.-000000

ALL the following described real estate, lying and being situate in Hamilton Township, Franklin County, Commonwealth of

Pennsylvania, bounded and limited as follows:

Judgment in the amount of: $97,112.29

Writ filed by: JSDC Law Office
11 E. Chocolate Ave, Ste 300
Hershey, PA 17033

No. 2026-763

FREEDOM MORTGAGE CORPORATION

vs

TYLER SHIVES, BRITTANY SHIVES, CHARLENE R. VERDIER AND THE SECRETARY OF HOUSING AND URBANDEVELOPMENT, TYLER SHIVES, BRITTANY R. SHIVES, CHARLENE R. VERDIER, OCCUPANTS, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT US ATTORNEY'S OFFICE

PROPERTY ADDRESS: 10330 CUMBERLAND HIGHWAY, ORRSTOWN, PA 17244

UPI / TAX PARCEL NUMBER: 12-0F14.-018.-000000

ALL the following described two tracts of real estate lying and being situate in Letterkenny Township. Franklin County, Pennsylvania, bounded and limited as follows:

Judgment in the amount of: $244,503.44

Writ filed by: Brock and Scott PLLC
2011 Renaissance Boulevard,
Suite 100
King Of Prussia, PA 19406

No. 2026-2509

ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION

vs

NIKKI MARIE WILKERSON

PROPERTY ADDRESS: 637 HOLLYWELL AVE, CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 04-1D24.-011.-000000

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

BEING KNOWN AS: 637 HOLLYWELLAVE, CHAMBERSBURG, PA 17201

BEING PARCEL NUMBER: 04-1D24.-011.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

BY: LAVANDA K. HARRIS, EQUIRE PA ID NO. 332410

PUBLIC NOTICES

No. 2026-1548

FREEDOM MORTGAGE CORPORATION

vs

MARK ROBERT ZWICHAROWSKI, OCCUPANTS

PROPERTY ADDRESS: 18804 MAIN STREET, DRY RUN, PA 17220

UPI / TAX PARCEL NUMBER: 07-0B18R-045.-000000

ALL the following described real estate, lying and being situate in Fannett Township, Franklin County, Pennsylvania,

bounded and described as follows:

Judgment in the amount of: $180,475.27

Writ filed by: Brock and Scott PLLC
2011 Renaissance Boulevard
Suite 100
King of Prussia, PA 19406

No. 2026-1062

ORRSTOWN BANK

vs.

BRANDI L. ROBERTSON A/K/A BRANDI L. BECHTEL AND VICKI L. WAGAMAN

PROPERTY ADDRESS: 627 Wile Circle, Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C23.-278.-000000

ALL THE following described real estate lying and being situate in Greene Township, Franklin

County, Pennsylvania, bounded and limited as follows:

Judgment in the amount of: $48,496.51

Writ filed by: JSDC Law Office
11 E. Chocolate Ave, Ste 300

10/23, 10/30, 11/6/2026