

Franklin County Legal Journal

Vol. 41, No. 42

April 19, 2024

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 Donna K. Bonner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Rebecca A. Miller
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2024

Estate of Roseann Bryan, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Malcolm David Bryan
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2024

Estate of John R. Campbell, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Todd E. Campbell
c/o Nicklas Law Office
183 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Kristin D. Nicklas
Nicklas Law Office
183 Lincoln Way East
Chambersburg, PA 17201

4/19, 4/26, 5/3/2024

Estate of Helen F. Chapin, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:
Gail F. Chapin
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257
Attorney:
Adam H. Fennen
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

4/19, 4/26, 5/3/2024

Estate of Chalmers E. Fetterhoff, a/k/a Chalmers Fetterhoff, a/k/a Chalmers Eugene Fetterhoff, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Jennifer A. Mesaros
3304 Mueller Street
Baltimore, MD 21224
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2024

Estate of Donald H. Kauffman, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Michael Kauffman
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2024

Estate of Joel D. Klimoski, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Jill Hope Henicle
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

4/19, 4/26, 5/3/2024

Estate of Maureen Ann Kline, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:
Cathy Howell
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

4/19, 4/26, 5/3/2024

PUBLIC NOTICES

Estate of William E. Scheffer, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representative:

William J. Scheffer
c/o Michael R. Perna
Perna & Abracht, LLC
610 Millers Hill
P.O. Box 96
Kennett Square, PA 19348
Attorney:
Michael R. Perna
Perna & Abracht, LLC
610 Millers Hill
P.O. Box 96
Kennett Square, PA 19348

4/19, 4/26, 5/3/2024

Estate of Sally Toomey, late of Waynesboro, Franklin
County, Pennsylvania.

Personal Representative:

Peter Kopko
33 Linden Avenue
Mercersburg, PA 17236
Attorney:
Edward Kopko
308 North Tioga Street
Ithaca, NY 14850

4/19, 4/26, 5/3/2024

Estate of Dorothy J. Westall, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

David R. Martin
15 Libby Lane
Darien, CT 06820
Attorney:
John A. Wolfe
Wolfe, Rice & Quinn, LLC
47 West High Street
Gettysburg, PA 17325

4/19, 4/26, 5/3/2024

Estate of Larry F. Witmer, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Orrstown Bank
2695 Philadelphia Avenue
Chambersburg, PA 17201
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2024

Second Publication

Estate of Elizabeth Virginia Allen, a/k/a Elizabeth V.
Allen, late of the Borough of Chambersburg, Franklin
County, Pennsylvania.

Personal Representatives:

Karen A. Mathers
Diane E. Walters
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/12, 4/19, 4/26/2024

Estate of Betty L. Bennett, a/k/a Betty Louise Bennett,
late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Darrel L. Bennett
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

4/12, 4/19, 4/26/2024

Estate of Nance Carol Bennett, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Scott A. Kunkle
c/o The Hamme Law Firm, LLC
1946 Carlisle Road
York, PA 17408
Attorney:
Tessa Marie Myers
The Hamme Law Firm, LLC
1946 Carlisle Road
York, PA 17408

4/12, 4/19, 4/26/2024

Estate of Joan K. Coldsmith, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

William J. Poe, Sr.
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/12, 4/19, 4/26/2024

PUBLIC NOTICES

Estate of Deborah E. Ethridge, late of Wells Tannery, Fulton County, Pennsylvania.

Personal Representative:

Luke G. Hoover

900 West Wells Tannery Road

Wells Tannery, PA 16691

Attorney:

Jeffrey A. Muriceak

Evey Black Attorneys LLC

401 Allegheny Street

Hollidaysburg, PA 16648

4/12, 4/19, 4/26/2024

Estate of Dorothy Hazel Frey, a/k/a Dorothy H. Frey, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Troy Lynn Shields

819 East Catherine Street

Chambersburg, PA 17201

Attorney:

Jerrold A. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

4/12, 4/19, 4/26/2024

Estate of Margaretta A. Hoch, a/k/a Margaretta Hoch, late of Franklin County, Pennsylvania.

Personal Representative:

Patricia J. Bradley

13591 Shimpstown Road

Mercersburg, PA 17236

Attorney:

David W. Rahausser

157 E. Washington Street

Chambersburg, PA 17201

4/12, 4/19, 4/26/2024

Estate of Robert C. Hultsch, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Guardian Services of PA

c/o Snoke Dubbs Law, Inc.

204 St. Charles Way, Suite F

York, PA 17402

Attorney:

Amanda Snoke Dubbs

Snoke Dubbs Law, Inc.

204 St. Charles Way, Suite F

York, PA 17402

4/12, 4/19, 4/26/2024

Estate of Arthur F. McCleaf, Jr., a/k/a A. Fred McCleaf, Jr., a/k/a A. Fred McCleaf, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

M. Susan Lyons

c/o Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

Attorney:

Jerry A. Weigle

Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

4/12, 4/19, 4/26/2024

Estate of Alan L. Meyers, a/k/a Alan Meyers, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Kendra S. Meyers

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

4/12, 4/19, 4/26/2024

Estate of Dennis John Olson, a/k/a Dennis J. Olson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Gary A. Olson

714 Mahantango Drive

Chambersburg, PA 17202

Attorney:

Mark T. Orndorf

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

4/12, 4/19, 4/26/2024

Estate of Herman R. Snoke, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

David A. Snoke

10300 Fort Stouffer Road

Greencastle, PA 17225

Wanda J. Snoke

26 Creekstone Drive

Mont Alto, PA 17237

Attorney:

Timothy W. Misner, of Counsel

The Law Offices of Samantha K. Wolfe LLC

39 South Broad Street

Waynesboro, PA 17268-1610

4/12, 4/19, 4/26/2024

Estate of Penelope A. Sommerville, late of Franklin County, Pennsylvania.

Personal Representative:

Erik A. Neil

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

4/12, 4/19, 4/26/2024

Estate of Betty M. Weaver, a/k/a Betty Weaver, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Thomas R. Sherman

11520 Cumberland Highway

Orrstown, PA 17244

Attorney:

Rachel C. Schreck

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

4/12, 4/19, 4/26/2024

PUBLIC NOTICES

Estate of Betty J. Zimmerman, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Vickie L. Negley
480 Shatzer Orchard Road
Chambersburg, PA 17202
Stephen R. Preisler
7 Ewell Drive
East Berlin, PA 17316
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

4/12, 4/19, 4/26/2024

Third Publication

Estate of Robert G. Baughman, Sr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Terry W. Baughman
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Alexander C. Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

4/5, 4/12, 4/19/2024

Estate of Lois J. Scott, a/k/a Lois Jean Scott, a/k/a L. Jean Scott, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Michael R. Stinger, Sr.
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/5, 4/12, 4/19/2024

Estate of Norma J. Sprenkle, a/k/a Norma Jean Sprenkle, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
E. Wayne Barnhart
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

4/5, 4/12, 4/19/2024

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on 4/9/2024, for:

WAYNESBORO TOBACCO & VAPE SHOP CORPORATION

having a registered office address of:
636 E Main Street
Waynesboro, PA 17268

The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

4/19/2024

NAME CHANGE NOTICE

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA, NO. 2024-1038

NOTICE IS HEREBY GIVEN that the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of DENISE MARIE SHAFFER, a/k/a DENISE MARIE DEITSCH (current name) to DENISE MARIE ZIRKLE (new name)

The Court has fixed the 31st day of May, 2024 at 2:30 P.M. in Courtroom TBD Franklin County Courthouse, Chambersburg, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

ALEXANDRA M. MENOSKY, ESQUIRE
FIFFIK LAW GROUP, P.C.
Foster Plaza 7, Suite 315
661 Andersen Drive
Pittsburgh, PA 15220

4/19/2024

NAME CHANGE NOTICE

Notice is hereby given that Michelle Lynn Devosa, of St. Thomas, Franklin County, Pennsylvania, has petitioned the Court of Common Pleas of the 39th Judicial District to legally change her name to Echo Lynn Devosa. A hearing on this matter will be held on June 6, 2024 at 2:00 p.m. at the Franklin County Judicial Center, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

Stephen D. Kulla, Esquire
Kulla, Barkdoll & Stewart, P.C.
9 E. Main Street
Waynesboro, PA 17268
717-762-3374

4/19/2024

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: **May 2, 2024.**

CORBIN: First and Final Account of proposed distributions and notice to creditors of Katrina A. Marshall, Executrix of the Estate of Kioshi S. Corbin, late of Antrim Township, Franklin County, Pennsylvania, deceased.

DECKER: First and Final Account of proposed distributions and notice to creditors of Rosalie M. Decker, Executrix of the Estate of Charles William Decker Jr., a/k/a Charles W. Decker Jr., late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

FULLMER: First and Final Account of proposed distributions and notice to creditors of Todd Fullmer, Administrator of the Estate of K. David Fullmer, late of Guilford Township, Franklin County, Pennsylvania, deceased.

FUSS: First and Final Account of proposed distributions and notice to creditors of Debra K. Morrow, Executrix of the Estate of Helen J. Fuss, late of the Borough of Waynesboro, Franklin County, Pennsylvania, deceased.

MINEHART: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company, Co-Executor of the Estate of Charles E. Minehart, late of Hamilton Township, Franklin County, Pennsylvania, deceased.

SHATZER: First and Final Account of proposed distributions and notice to creditors of Robert D. Shatzer, Executor of the Estate of Rodney Irvin Shatzer, late of Hamilton Township, Franklin County, Pennsylvania, deceased.

STOCKSLAGER: First and Final Account of proposed distributions and notice to creditors of Sherry Speicher, Executrix of the Estate of Jeffrey L. Stockslager, late of Guilford Township, Franklin County, Pennsylvania, deceased.

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

4/19, 4/26/2024

SHERIFF'S SALE

MAY 10, 2024

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 public 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 June 7, 2024 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.

No. 2023-1079

**FEDERAL HOME LOAN MORTGAGE
CORPORATION AS TRUSTEE FOR FREDDIE MAC
SLST 2022-1 PARTICIPATION INTEREST TRUST**

vs

**MARK ALLEN BAKER ET AL, BAKER AKA LAURIE
NICOLE SHANK**

PROPERTY ADDRESS: 13194 John Lindsay Road,
Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 17-0J23-.063-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 13194 John Lindsay Road
Greencastle, PA 17225

SOLD as the property of MARK ALLEN BAKER and
LAURIE SHANK BAKER AKA LAURIE NICOLE SHANK

TAX PARCEL #17-0J23-.063-.000000

DEED BOOK: 1998

DEED PAGE: 493

No. 2023-3716

GUILD MORTGAGE COMPANY LLC

vs

CHRISTIAN W. BAKNER

PROPERTY ADDRESS: 137 Tritle Avenue, Waynesboro,
PA 17268

UPI /TAX PARCEL NUMBER: 25-5A47-.020-.000000

ALL the following described real estate lying and being
situate in the Borough of Waynesboro, Franklin County,
Pennsylvania having a street address of 137 Tritle
Avenue, Waynesboro, PA 17268

Writ of Execution filed by: Manley Deas & Kochalski LLC
PO Box 165028
Columbus, OH 43216-5028

Judgment amount: \$205,200.01

PUBLIC NOTICES

No. 2023-4020
CITIBANK NA

VS

DAVIDE. DELAUTER & KIMBERLY S DELAUTER,
DAVIDE DELAUTER, KIMBERLY S DELAUTER

PROPERTY ADDRESS: 43 WEST DAHLGREN ST,
GREENCASTLE, PA 17225

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 43 West Dahlgren Street
Greencastle, PA 17225

SOLD as the property of DAVID E. DELAUTER AKA
DAVID DELAUTER and KIMBERLY S. DELAUTER
AKA KIMBERLY

DELAUTER

Judgement in the amount of: \$107,076.55

DEED BOOK: 1426

DEED PAGE: 132

No. 2023-1081

LAKEVIEW LOAN SERVICING LLC

vs

ROGER L. GEESAMAN JR

PROPERTY ADDRESS: 610 Ringgold Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5C39-.045-.000000

ALL the following described real estate lying and being
situate in the Borough of Waynesboro, Franklin County,
Pennsylvania having a street address of 610 Ringgold
Street, Waynesboro, PA 17268

Writ of Execution filed by: KML Law Group, P.C.
Suite 5000

701 Market Street

Philadelphia, PA 19106

Judgment amount:\$ 158,907.49

No. 2023-423

CROSS COUNTRY MORTGAGE

VS

BARBARA D. GREEN, DENNIS F. GREEN, SR.

PROPERTY ADDRESS: 7138 FAIRWAY DRIVE SOUTH,
FAYETTEVILLE, PA 17222

UPI / TAX PARCEL NUMBER: 10-0D23L-008-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 7138 Fairway Drive South
aka 7138 Fairway Drive S
Fayetteville, PA 17222

SOLD as the property of BARBARA D. GREEN and
DENNIS F. GREEN SR.

TAX PARCEL #10-0D23L-008-.000000

DEED BOOK: INSTRUMENT NUMBER: 202101441

DEED PAGE: INSTRUMENT NUMBER 202101441

No. 2022-1855

PENNSYLVANIA HOUSING FINANCE AGENCY

VS

DANTE L. JAMES, ADMINISTRATOR OF THE
ESTATE OF YOLANDA J. JAMES

PROPERTY ADDRESS: 7331 Lincoln Way West, Saint
Thomas, PA 17252

UPI /TAX PARCEL NUMBER: 20-0M13R-020-.000000

ALL the following described real estate situate in
Township of Saint Thomas, County of Franklin, and
Commonwealth of Pennsylvania having a street address
of 7331 Lincoln Way West, Saint Thomas, PA 17252

Writ of Execution filed by: PURCELL KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102

Judgment amount:\$ 186,421.90

No. 2023-1210

MIDFIRST BANK

vs

JENIFER M. PEARCE AKA JENNIFER M. PEARCE
AND THOMAS T. PEARCE, JENIFER M. PEARCE

AKA JENNIFER M. PEARCE, THOMAS T. PEARCE
PROPERTY ADDRESS: 878 Joy Drive, Greencastle,
PA 17225

UPI /TAX PARCEL NUMBER: 01-0A22A-014-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 878 Joy Drive
Greencastle, PA 17225

SOLD as the property of JENIFER M. PEARCE AKA
JENNIFER M PEARCE and THOMAS T. PEARCE

DEED BOOK: INSTRUMENT NUMBER: 200920215

DEED PAGE: INSTRUMENT NUMBER: 200920215

No. 2023-2446

PNC BANK NATIONAL ASSOCIATION

vs

JESSICA M. ELMES, AKA JESSICA M. POGUE

PROPERTY ADDRESS: 54 NOTTINGHAM DRIVE,
CHAMBERSBURG, PA 17201

UPI /TAX PARCEL NUMBER: 11-0E10.-154-.000000

ALL the following described real estate lying and
being situate in Hamilton Township, Franklin County,
Pennsylvania having a street address of 54 Nottingham
Drive, Chambersburg, PA 17201.

Writ of Execution filed by: Manley Deas Kochalski, LLC

PO Box 165028,

Columbus, OH 43216-5028

Judgement in the amount of: \$115,823.32

PUBLIC NOTICES

No. 2023-1506
M&T BANK
vs

JOELLA COLE AKA JOELLA SIMMERS, SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED THE UNKNOWN HEIRS OF TERRY L. KISSINGER, DECEASED, JESSICA PEREZ AKA JESSICA SIMMERS SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, HEIDI PLANTE SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, PENNY SIMMERS SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, JOELLA COLE AKA JOELLA SIMMERS, SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, PENNY SIMMERS SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, THE UNKNOWN HEIRS OF TERRY L. KISSINGER, DECEASED, HEIDI PLANTE, SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, PENNY SIMMERS, SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED, JESSICA PEREZ, SOLELY IN HER CAPACITY AS HEIR OF TERRY L. KISSINGER, DECEASED

PROPERTY ADDRESS: 3792 MOUNTAIN SHADOW CIRCLE, FAYETTEVILLE, PA 17222

UPI/TAX PARCEL NUMBER: 09-0C23C-017D-000000

ALL the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3792 Mountain Shadow Circle, Fayetteville PA 17222.

Writ of Execution filed by: KML LAW GROUP P.C.
SUITE 5000
701 MARKET STREET
PHILADELPHIA PA 19106

Judgment amount: \$86,970.46

No. 2023-1810

**NEWREZ LLC, D/8/A SHELLPOINT MORTGAGE
SERVICING
vs**

**JOHN E. WETZEL AND THERESA WETZEL, JOHN
E. WETZEL, THERESA WETZEL**

PROPERTY ADDRESS: 19 Edgelea Drive, Chambersburg, PA 17201

UPI/TAX PARCEL NUMBER: 02-1C21-.048-.000000

ALL THE FOLLOWING described real estate, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania.

Writ of Execution filed by: HILL WALLACK LLP
1000 FLORAL VALE BOULEVARD
SUITE 300
YARDLEY, PA 19067

Judgement amount: \$ 93,297.99

No. 2023-3724
NATIONSTAR MORTGAGE LLC
vs

KAMIE R. MOWER AKA KAMIE MOWER

PROPERTY ADDRESS: 14642 Shady Pine Road, Willow Hill, PA 17271

UPI/TAX PARCEL NUMBER: 15-0H01-.053A-000000

IMPROVEMENTS consist of a residential dwelling

BEING PREMISES: 14642 Shady Pine Road
Willow Hill, PA 17271

SOLD as the property of KAMIE R. MOWER AKA KAMIE MOWER

Judgement in the amount of: \$103,987.75

DEED BOOK: INSTRUMENT NO.: 202022522

DEED PAGE: INSTRUMENT NO.: 202022522

No. 2023-2484

**NEWREZ LLC D/8/A SHELLPOINT MORTGAGE
SERVICING
vs**

RACHEL M. MELLOTT AKA RACHEL TURNER

PROPERTY ADDRESS: 681 APPLE WAY, SAINT THOMAS, PA 17252

UPI/TAX PARCEL NUMBER: 20-0M13-.121-.000000

ALL the following described tract of real estate lying and being situated in St Thomas Township, Franklin County, Pennsylvania having a street address of 681 Apple Way, Saint Thomas, PA 17252

Writ of Execution filed by: Hill Wallack, LLP
1000 Floral Vale Blvd
Suite 300
Yardley, PA 19067

Judgment amount: \$ 260,429.68

No. 2023-411

**LAKEVIEW LOAN SERVICING LLC
vs**

DUSTY RHODES

PROPERTY ADDRESS: 38 Cottage Street, Waynesboro, PA 17268

UPI/TAX PARCEL NUMBER: 24-5D01-.087-.000000

ALL that following described real estate, lying and being situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 38 Cottage Street, Waynesboro PA 17268

Writ of Execution file by: LOGS LEGAL GROUP LLP
985 OLD EAGLE SCHOOL ROAD,
SUITE 514
WAYNE, PENNSYLVANIA 19087

Judgment amount: \$142,476.44

PUBLIC NOTICES

**No. 2023-3278
MIDFIRST BANK**

vs

STELLA J. SMITH-BONELLA

PROPERTY ADDRESS: 143 Downey Drive,
Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 10-0D05R-058.-000000

ALL that lot of ground, together with the improvements thereon, lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 143 Downey Drive, Chambersburg, PA 17202

Writ of Execution filed by: KML LAW GROUP PC
SUITE 5000
701 MARKET STREET
PHILADELPHIA PA 19106

Judgment amount \$ 124,396.91

**No. 2013-4707
LNV CORPORATION**

vs

**ROBERT STATLER ET AL, NANCY STATLER, AKA
NANCY CARBAUGH**

PROPERTY ADDRESS: 1053 Papermill Road,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 11-0E16.-0618-000000

By virtue of a Writ of Execution No. 2013-4707

LNV CORPORATION

V.

ROBERT STATLER; NANCY STATLER/NK/A NANCY CARBAUGH

owner(s) of property situate in the Hamilton Township, Franklin County, Pennsylvania, being

1053 PAPERMILL ROAD, CHAMBERSBURG, PA 17201

Tax ID No. 11-0E16.-061B-000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$29, 212.95

Attorneys for Plaintiff

BROCK & SCOTT, PLLC

**No. 2022-3774
TRUIST BANK, F/K/A BB&T**

vs

TENA M. KAUFFMAN A/KIA TENA KAUFFMAN

PROPERTY ADDRESS: 175 Highland Drive,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 11-0E13L-021.-000000

All that certain piece or parcel or Tract of land situate in Hamilton Township, Franklin County, Pennsylvania, and being known as 175 Highland Drive, Chambersburg, Pennsylvania 17202.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$152,923.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Tena M. Kauffman a/k/a Tena Kauffman

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

No. 2022-2643

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

vs

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT TITLE OR INTEREST FROM OR
UNDER BRITTANY NICOLE SIMPSON, DECEASED**

PROPERTY ADDRESS: 3723 Orrstown Road, Orrstown,
PA 17244

UPI /TAX PARCEL NUMBER: 28-7A13.-009.-000000

ALL that certain lot or tract of land situate in the Borough of Orrstown, Franklin County, Pennsylvania having a street address of 3723 Orrstown Road, Orrstown PA 17244.

Writ of Execution filed by: HILL WALLACK LLP
1000 FLORAL VALE BLVD.
SUITE300
YARDLEY, PA 19067

Judgment amount: \$178,385.04

**No. 2020-3268
BOROUGH OF WAYNESBORO
vs**

BRUCE WEINSTEIN

PROPERTY ADDRESS: 13-15 Cleveland Ave,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 26-5C08.-036.-000000

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

Writ filed by: Salzmann Hughes, P.C.
79 Saint Paul Drive
Chambersburg, Pa 17201

Judgement in the amount of \$7,997.79

PUBLIC NOTICES

No. 2022-3943

**BROKER SOLUTIONS INC DBA NEW AMERICAN
FUNDING**

vs

HEATHER N. WINDERS

PROPERTY ADDRESS: 18188 Fannettsburg Road
West, Fannettsburg, PA 17221

UPI / TAX PARCEL NUMBER: 15-0H 12E-039.-000000

ALL that certain tract of land situate in Metal Township,
Franklin County, Commonwealth of Pennsylvania having
a street address of 18188 Fannettsburg Road, West,
Fannettsburg, PA 17221

Writ of Execution filed by: LOGS Legal Group, LLP
985 Old Eagle School Road
Suite 514
Wayne, Pennsylvania 19087

Judgment amount \$ 96,368.36

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to BID4ASSETS, per their instruction. The purchaser shall pay the balance of 90% of the purchase price for each property purchased by 4:30 pm EST on the 10th calendar day, following the auction. If the 10% payment is not made the following day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be offered to the next highest bidder by BID4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES

CUT OFF DATES

SALE DATES

JAN 5, 2024

MAR 8, 2024

MAR 1, 2024

MAY 10, 2024

MAY 3, 2024

JUL 12, 2024

JUL 5, 2024

SEP 13, 2024

SEP 6, 2024

NOV 8, 2024

NOV 1, 2024

JAN 10, 2025

4/19, 4/26, 5/3/2024