

Franklin County Legal Journal

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Pages 20 - 30

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 Lila L. Amsley, a/k/a Lila Lee Amsley, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Lila L. Stouffer
14766 Mercersburg Road
Greencastle, PA 17225
Rodney E. Amsley
9466 Circle Drive
Chambersburg, PA 17202

Attorney:

Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

4/21, 4/28, 5/5/2023

Estate of Alton L. Berkey, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Linda S. Pletcher
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

4/21, 4/28, 5/5/2023

Estate of Mary E. Cramer, a/k/a Mary Ethel Cramer, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

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

Attorney:

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

4/21, 4/28, 5/5/2023

Estate of Elsie A. Drulis, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:

D. Elizabeth Peck
637 Milestone Lane,
McConnellsburg, PA 17233

Attorney:

Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
216 North Second Street, Suite 5
McConnellsburg, PA 17233

4/21, 4/28, 5/5/2023

Estate of Shirley D. Eberly, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Julianna E. Miller
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

4/21, 4/28, 5/5/2023

Estate of Beverly J. Laidig, late of Cumberland County, Pennsylvania.

Personal Representative:

Dawn Kauffman
315 Thorney Grove Road
Shippensburg, PA 17257

Attorney:

David W. Rahauer
157 E. Washington Street
Chambersburg, PA 17201

4/21, 4/28, 5/5/2023

Estate of Hristos P. Manikas, a/k/a Christos P. Manikas, a/k/a Chris P. Manikas, late of Franklin County, Pennsylvania.

Personal Representative:

Derek P. Manikas
824 Stamford Drive
Chambersburg, PA 17201

Attorney:

David W. Rahauer
157 E. Washington Street
Chambersburg, PA 17201

4/21, 4/28, 5/5/2023

Estate of Daniel Poe, a/k/a Daniel R. Poe, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Allen E. Poe
c/o Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

Attorney:

Tracy J. Ross
Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

4/21, 4/28, 5/5/2023

Estate of Brandon Joseph Rock, a/k/a Brandon J. Rock, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Emily R. Naugle and Casey Rock
c/o Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

Attorney:

Tracy J. Ross
Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

4/21, 4/28, 5/5/2023

PUBLIC NOTICES

Estate of Harold J. Rosenberger, a/k/a Harold James Rosenberger, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
James D. Rosenberger
Thomas M. Rosenberger
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

4/21, 4/28, 5/5/2023

Estate of William Lee Shoap, a/k/a William L. Shoap, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:
Rebecca M. Hoffman
John Hoffman
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

4/21, 4/28, 5/5/2023

Estate of David F. Storley, a/k/a David Frank Storley, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:
Lori A. Breese
Tamara S. Walter
Todd G. Storley
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

4/21, 4/28, 5/5/2023

Estate of Mary A. Van Horn, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Lisa Stahl
3015 Crottlestown Road
Chambersburg, PA 17202
Anthony Stahl
3015 Crottlestown Road
Chambersburg, PA 17202
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/21, 4/28, 5/5/2023

Estate of Bobby R. Wrights, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
John R. Sheppard
2382 Back Run Road
McConnellsburg, PA 17233
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/21, 4/28, 5/5/2023

Estate of Jane W. Zervos, late of Franklin County, Pennsylvania.

Personal Representative:
Linda Wineman
19 Byers Road
Shippensburg, PA 17257
Attorney:
David W. Rahauer
157 E. Washington Street
Chambersburg, PA 17201

4/21, 4/28, 5/5/2023

Second Publication

Estate of Russell E. Boyer, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Rusty L. Boyer
995 Loudon Road
Chambersburg, PA 17202
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

4/14, 4/21, 4/28/2023

Estate of Joseph R. Breakall, late of Bethel Township, Fulton County, Pennsylvania.

Personal Representative:
Joseph F. Breakall
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

4/14, 4/21, 4/28/2023

Estate of Terry E. Brown, a/k/a Terry Eugene Brown, Sr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Victoria Strunk
1597 State Line Road
Waynesboro, PA 17268
Attorney:
Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

4/14, 4/21, 4/28/2023

PUBLIC NOTICES

Estate of Donna M. Carbaugh, a/k/a Donna Marie Carbaugh, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Connie F. Rosas

Donald E. Carbaugh

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

4/14, 4/21, 4/28/2023

Estate of Betty J. Fisher, a/k/a Betty June Fisher, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representatives:

Kimberly S. Burger

Kathy A. Wertner

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

4/14, 4/21, 4/28/2023

Estate of Kenneth V. Quivers, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Katrina V. Quivers

721 East Washington Street

Chambersburg, PA 17201

Attorney:

Robert C. Schollaert

Black and Davison, P.C.

1110 Kennebec Drive

Chambersburg, PA 17201

4/14, 4/21, 4/28/2023

Estate of John Howard Staley, a/k/a John H. Staley, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Stacey Hess

402 Bradley Lane

Shippensburg, PA 17257

Sandra Reihart

977 Tallow Hill Road

Chambersburg, PA 17202

Attorney:

Lauren E. Sulcove

Black and Davison, P.C.

1110 Kennebec Drive

Chambersburg, PA 17201

4/14, 4/21, 4/28/2023

Third Publication

Estate of Michael J. Cepuch, a/k/a Michael John Cepuch, a/k/a Michael Cepuch, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Jennifer L. Cepuch

c/o The Law Offices of Samantha K. Wolfe, LLC

20 East Sixth Street, Suite 206

Waynesboro, PA 17268

Attorney:

Samantha K. Wolfe

The Law Offices of Samantha K. Wolfe, LLC

20 East Sixth Street, Suite 206

Waynesboro, PA 17268

4/7, 4/14, 4/21/2023

Estate of Virginia A. Gregory, late of Todd Township, Fulton County, Pennsylvania.

Personal Representatives:

Gary L. Gregory

David L. Gregory

Alan H. Gregory

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

4/7, 4/14, 4/21/2023

Estate of Van L. Ingram, a/k/a Van Leroy Ingram, late of Licking Creek Township, Fulton County, Pennsylvania.

Personal Representative:

Joshua Horton

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

4/7, 4/14, 4/21/2023

Estate of Mary Lou Jesson, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Susan Kay Rote

306 Cosell Drive

Chambersburg, PA 17201

Attorney:

William C. Cramer

220 Lincoln Way East

Chambersburg, PA 17201

4/7, 4/14, 4/21/2023

PUBLIC NOTICES

Estate of Edward F. Kazinski, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representatives:

Susan M. Hanson

David E. Kazinski

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

4/7, 4/14, 4/21/2023

Estate of Laura D. Martin, a/k/a Laura Dice Martin, late
of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Debora L. Eaton

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

4/7, 4/14, 4/21/2023

Estate of Erin L. Paget, a/k/a Erin L. Stach-Paget, late of
Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Winona K. Huber

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

4/7, 4/14, 4/21/2023

Estate of Austin Blake Pastore, a/k/a Austin B. Pastore,
late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Allison I. Pastore & Stephen M. Pastore

c/o Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

Attorney:

Nancy H. Meyers

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

4/7, 4/14, 4/21/2023

Estate of Anna M. Topper, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representative:

Theresa Topper

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

4/7, 4/14, 4/21/2023

PUBLIC NOTICES

LEGAL NOTICE

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

Civil Action - Law No. F.R. 2022-2228 In Divorce a.v.m.

Karen Sue Barrick, Plaintiff,

v.

Franklin Shane Barrick, Defendant.

NOTICE OF INTENTION TO FILE PRAECIPE TO TRANSMIT RECORD UNDER SECTION 3301(d) OF THE DIVORCE CODE

TO: Franklin Shane Barrick:

You have been sued in an action for Divorce. You have failed to answer the Complaint or file a Counter-Affidavit to the Plaintiffs Affidavit. Therefore, on or after April 30, 2023, the other party can request the Court to enter a final Decree in Divorce or, if unresolved on ancillary claims, an order approving grounds for divorce indicated on the proposed Praecipe to Transmit Record, which is attached.

If you do not file an Answer with your signature notarized or verified or a CounterAffidavit by the date above, the Court can enter a Final Decree in Divorce or if there are unresolved ancillary claims, an order approving grounds for divorce.

Unless you have already filed with the Court a written claim for economic relief, you must do so by the above date or the Court may grant the Divorce and you will lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Franklin County Bar Association Find A Lawyer
Service

100 Lincoln Way East, Suite E
Chambersburg, PA 17201
Telephone: 717-660-2118
www.franklinbar.org/find

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Franklin County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or the hearing.

LEGAL NOTICE

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

Civil Action - Law No. F.R. 2022-2228 In Divorce a.v.m.

Karen Sue Barrick, Plaintiff,

v.

Franklin Shane Barrick, Defendant.

PRAECIPE TO TRANSMIT RECORD

To the Prothonotary:

Transmit the record, together with the following information, to the Court for entry of a Divorce Decree:

1. Ground for Divorce: irretrievable breakdown under Section 3301(d) of the Divorce Code.
2. Date and manner of service of the Complaint: served upon Defendant on March 15, 2023 and March 17, 2023 via publication in the Franklin County Legal Journal and Mercersburg Journal; see Proof of Publications on file with the Prothonotary.

3. (a) Date of execution of the *Plaintiff's Affidavit Under Section 3301 (d) of the Divorce Code*: March 2, 2023.

(b) Date and service of *Plaintiff's Affidavit Under Section 3301 (d) of the Divorce Code upon Defendant*: on March 17, 2023 via publication in the Franklin County Legal Journal, and on March 15, 2023 via publication in the Mercersburg Journal.

4. Related claims pending: Resolved through private agreement.

5. a. Date and manner of service of *Notice Of Intention to Request Entry of Divorce Decree to file Praecipe To Transmit and Defendant's Counter-Affidavit Under Section 3301 (d) of the Divorce Code*: to be served via publication in the Franklin County Legal Journal and via publication in the Mercersburg Journal on dates to be determined and supplemented once published.

b. Verification of Service for *Notice Of Intention to Request Entry of Divorce Decree to file Praecipe To Transmit and Defendant's Counter-Affidavit Under Section 3301 (d) of the Divorce Code* will be filed once publication confirmation is received.

Kulla, Barkdoll & Stewart, P.C.
Stephen D. Kulla, Esquire
Attorney for Plaintiff

4/21/2023

PUBLIC NOTICES

LEGAL NOTICE

COURT OF COMMON PLEAS
FRANKLIN COUNTY, PENNSYLVANIA
COMPLAINT TO QUIET TITLE NO. 2023-245
ESTATE OF FLOYD E. FISHER, Plaintiff,

v.

JOHN BARNES and/or the Estate of John Barnes and/
or legatees of John Barnes, Defendant

Notice To All Interested Parties Of Complaint To Quiet Title

The Defendants named above, and any other interested parties, should take notice that the Estate of Floyd E. Fisher has filed a petition to Quiet the title of the property located at 0 Coontown Road in Franklin County, Pennsylvania.

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. 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.

The agency to be contacted for legal assistance is as follows:

The Franklin County Bar Association Find A Lawyer
Service
100 Lincoln Way East, Suite E
Chambersburg, PA 17201
Telephone: 717-660-2118

4/21/2023

NAME CHANGE NOTICE

Notice is hereby given that on March 17, 2023 a Petition for Change of Name for Minor Child, was filed by Shadai Joyner in the Franklin County Court of Common Pleas to change the name of S.A.M.B to S.A.J. The court has fixed the 6th day of June at 9:00 a.m., in Courtroom 4 of the Franklin County Courthouse, Chambersburg, PA.

4/21/2023

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 4, 2023.

FOREMAN: First and Final Account of proposed distributions and notice to creditors of Jalene D. Ray, Executrix of the Estate of Helen L. Foreman, late of Hamilton Township, Franklin County, Pennsylvania, deceased.

JACKSON: First and Final Account of proposed distributions and notice to creditors of Nicole K. Jackson, Administratrix of the Estate of Michael E. Jackson, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

LITTEN: First and Final Account of proposed distributions and notice to creditors of William B. Kady, Executor of the Estate of Mary Bruce Litten, late of Greene Township, Franklin County, Pennsylvania, deceased.

PENSINGER: First Intermediate Account of proposed distributions and notice to creditors of Tabitha Livingston, Personal Representative of the Estate of Shirley S. Pensinger, late of Antrim Township, Franklin County, Pennsylvania, deceased.

RANSOM: First and Final Account of proposed distributions and notice to creditors of Charnell H. Ransom, Administratrix CTA of the Estate of Beatrice A. Ransom, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

TOLBERT: First and Final Account of proposed distributions and notice to creditors of Jan G. Sulcove, Executor of the Estate of Ralph E. Tolbert, late of Guilford Township, Franklin County, Pennsylvania, deceased.

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

4/21, 4/28/2023

PUBLIC NOTICES

SHERIFF'S SALE MAY 12, 2023

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 to be hosted by B1D4ASSETS.COM. For more information, please visit www.bid4assets.com/franklincountypasheriessales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than JUNE 8, 2023 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter. Sheriff Dane M. Anthony

No. 2021-3547

**J.P. MORGAN MORTGAGE ACQUISITION CORP
vs
CHRISTOPHER BAILEY, OCCUPANTS**

PROPERTY ADDRESS: 18 NORTH FRANKLIN STREET, WAYNESBORO, PA 17268
UPI / TAX PARCEL NUMBER: 25-5A64-.095-.000000
ALL the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania: 18 NORTH FRANKLIN STREET, WAYNESBORO PA 17268
Writ of Execution JUDGMENT AMOUNT: \$110,240.75
LOGS LEGAL GROUP LLP, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406

No. 2022-3747

**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.
Improvements consist of a residential dwelling.
BEING PREMISES: 2402 Hoffman Road, Greencastle, PA 17225
Deed Book: Instrument Number: 201601930
Deed Page: Instrument Number: 201601930
Judgment Amount: \$217,211.45
Writ of Execution filed by KML Law Group, P.C.

No. 2018-1148

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
(FANNIE MAE)**

vs

**LORIE A. CAMPBELL ET AL, LARRY E. SHEFFIELD
- DECEASED, LARRY E. SHEFFIELD JR., DORCAS
R. SHEFFIELD, CHERYL D. YOUNG**

PROPERTY ADDRESS: 12402 Buchanan Trail West, Mercersburg, PA 17236
UPI / TAX PARCEL NUMBER: 18-0K21-.054-.000000
IMPROVEMENTS consist of a residential dwelling.
BEING PREMISES: 12402 Buchanan Trail West, Mercersburg, PA 17236
TAX PARCEL #18-0K21-.054-.000000
DEED BOOK: 637
DEED PAGE 173
Judgment amount \$205,144.08
Writ of Execution file by KML LAW GROUP, P.C. Suite 5000, 701 Market Street, Philadelphia, PA 19106

No. 2022-3083

**FREEDOM MORTGAGE CORPORATION
vs**

THOMAS A. COPLIN, OCCUPANTS

PROPERTY ADDRESS: 11033 WELSH RUN ROAD, GREENCASTLE, PA 17225
UPI /TAX PARCEL NUMBER: 17-0J18-.029-.000000
By virtue of a Writ of Execution No. 2022-3083 owner(s) of property situate in the Montgomery Township, Franklin County, Pennsylvania being 11033 WELSH RUN ROAD, GREENCASTLE PA 17225
TAX ID NO. 17-0J18-.029-.000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$160,530.65
Attorneys for Plaintiff, Brock & Scott, PLLC

No. 2022-2593

**PENNYMAC LOAN SERVICES LLC
vs**

EMILY J HOLT

PROPERTY ADDRESS: 10944 BUCKSKIN COURT, MERCERSBURG, PA 17236
UPI /TAX PARCEL NUMBER: 17-0J16-.127-.000000
ALL that certain tract or parcel of real estate, being known as 10944 Buckskin Court, Mercersburg, Pennsylvania 17236
Judgment: \$232,276.54
Writ of Execution filed by; POWERS KIRN, LLC, Eight Neshaminy Interplex, Suite 215, Trevose, PA 19053

PUBLIC NOTICES

**No. 2022-2664
FREEDOM MORTGAGE CORPORATION**

**vs
KYLE A. LEE**

PROPERTY ADDRESS: 10578 HUNTER ROAD,
MERCERSBURG, PA 17236
UPI/TAX PARCEL NUMBER: 17-0J22-.146-.000000
ALL that certain tract or parcel of real estate, lying and
being situate in Montgomery Township, Franklin County,
Pennsylvania having a street address of 10578 Hunter
Road, Mercersburg PA 17236
Writ of Execution filed by Brock & Scott, PLLC, 2011
Renaissance Boulevard, Suite 100, King of Prussia,
PA 19406
Judgment Amount \$80,026.40

**No. 2022-3133
NATIONSTAR MORTGAGE LLC DBA MR. COOPER**
**vs
LOIS OYLER**

PROPERTY ADDRESS: 817 Woodlawn Circle,
Chambersburg, PA 17201
UPI/ TAX PARCEL NUMBER: 06-1 E50-.120-.000000
By virtue of a Writ of Execution No. 2022-3133
owner(s) of property situate in the BOROUGH
OF CHAMBERSBURG, FRANKLIN COUNTY,
PENNSYLVANIA BEING 817 WOODLAWN CIRCLE
CHAMBERSBURG, PA 17201
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$30,523.77
Attorneys for Plaintiff, BROCK & SCOTT, PLLC

**No. 2022-2201
ORRSTOWN BANK, SUCCESSOR BY MERGER TO
FIRST COMMUNITY BANK OF MERCERSBURG**
vs

**SHIRLEY PEIFFER BARNES, CULLEN JONATHAN
SPEALMAN, BELIEVED HEIRS OF THE ESTATE OF
JONATHAN E. SPEALMAN AND THE UNKNOWN
HEIRS OF THE ESTATE OF JONATHAN E.
SPEALMAN, CULLEN JONATHAN SPEALMAN,**
PROPERTY ADDRESS: 1114 Tallow Hill Road,
CHAMBERSBURG, PA 17202
UPI/ TAX PARCEL NUMBER: 11-0E18-.042-.000000
ALL that certain tract or parcel of real estate lying and
being situated in Hamilton Township, Franklin County,
Pennsylvania having a street address of 1114 TALLOW
HILL ROAD, CHAMBERSBURG, PA 17202
Judgment amount: \$ 117,549.24
Writ of Execution filed by: JAMES SMITH DIETTERICK
& CONNELLY LAW OFFICES, 11 EAST CHOCOLATE
AVENUE,
SUITE 300, HERSHEY, PA 17033

**No. 2022-2346
LAKEVIEW LOAN SERVICING, LLC**

**vs
DAVID W. THOMAS**

PROPERTY ADDRESS: 785 East Side Drive,
Greencastle, PA 17225
UPI/TAX PARCEL NUMBER: 01-0A17-.129-.000000
ALL the following described real estate lying and
being situate in Antrim Township, Franklin County,
Pennsylvania having a street address of 785 East Side
Drive, Greencastle PA 17225
Writ of Execution filed by; Richard M. Squire &
Associates, LLC, One Jenkintown Station, 115 West
Avenue, Suite 104,
Jenkintown, PA 19046
Judgment amount: \$ 193,931.20

**No. 2022-3185
ROCKET MORTGAGE LLC**
vs

**TY D. HARBAUGH, ET AL., J. HARBAUGH, SOLELY
IN HER CAPACITY AS KNOWN MINOR HEIR OF
LINDSEY R. NORTON, DECEASED, T. HARBAUGH,
SOLELY IN HIS CAPACITY AS KNOWN MINOR
HEIR OF LINDSEY R. NORTON, DECEASED, THE
UNKNOWN HEIRS OF LINDSEY R. NORTON,
DECEASED, TY D. HARBAUGH, TY D. HARBAUGH,
TY D. HARBAUGH**
PROPERTY ADDRESS: 37 S. ALLISON STREET,
GREENCASTLE, PA 17225-1303
UPI/ TAX PARCEL NUMBER: 08-2B29-.064A-000000
ALL THAT CERTAIN land situated in the Borough of
Greencastle in the County of Franklin in the State of PA.
Writ of Execution filed by: STERN & EISENBERG, PC,
1581 Main Street, Suite 200, Warrington, Pennsylvania
18976
Judgment amount: \$85,859.23

**No. 2022-140
THE MONEY SOURCE INC.**
vs

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER BARBARA A. WALKER, DECEASED,
OCCUPANTS, UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER BARBARA A.
WALKER, DECEASED**
PROPERTY ADDRESS: 10412 OLD FORGE ROAD,
WAYNESBORO, PA 17268
UPI/TAX PARCEL NUMBER: 23-0008-.241-.000000
By virtue of a Writ of Execution No. 2022-140
owner(s) of property situate in the WASHINGTON
TOWNSHIP, FRANKLIN County, Pennsylvania, being
10412 OLD FORGE ROAD, WAYNESBORO, PA 17268
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$230,217.38
Attorneys for Plaintiff BROCK & SCOTT, PLLC

PUBLIC NOTICES

No. 2022-3339

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. , AS MORTGAGEE, AS NOMINEE
FOR INTEGRITY HOME
MORTGAGE CORPORATION**

vs

**CLICK N' CLOSE INC. F/K/A MID AMERICA
MORTGAGE INC.**

PROPERTY ADDRESS: 67 5TH AVENUE,
FAYETTEVILLE, PA 17222

ALL that certain piece or parcel or Tract of land situate
in Greene Township, Franklin County, Pennsylvania
and being known as 67 5th Avenue, Fayetteville,
Pennsylvania 17222.

Tax Map and Parcel Number: 09-0C23N-053.-000000
THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$126,754.74

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Corrine Walters
McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

No. 2022-2302

FIRST HOME MORTGAGE CORPORATION

vs

LYNN M. WELSH, STEVEN M. WELSH

PROPERTY ADDRESS: 156 South Carlisle Street,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 08-2B36.-024.-000000

By a virtue of a Writ of Execution No. 2022-2302
owner(s) of property situate in the BOROUGH OF
GREENCASTLE, FRANKLIN County, Pennsylvania,
being 156 SOUTH CARLISLE STREET, GREENCASTLE,
PA 17225

Tax ID No. 08-2B36.-024.-000000

(acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$262,269.42

Attorneys for Plaintiff BROCK & SCOTT, PLLC

No. 2019-1493

BRANCH BANKING AND TRUST COMPANY

vs

GLORIA ANN WHITE

PROPERTY ADDRESS: 12970 OLD FORGE ROAD,
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q13N-015.-000000

All that certain piece or Tract of land situate in the
Township of Washington, Franklin County, Pennsylvania,
and being known as 12970 Old Forge Road, Waynesboro,
Pennsylvania 17268.

TAX MAP AND PARCEL NUMBER: 23-0Q13N-015.-
000000

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$52,959.94

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Gloria Ann White
McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

No. 2022-421

**TRUIST BANK F/K/A BRANCH BANKING AND
TRUST COMPANY**

vs

LINDA L. WISER, LINDA L. WISER

PROPERTY ADDRESS: 17539 PATH VALLEY ROAD,
DRY RUN, PA 17220

UPI/ TAX PARCEL NUMBER: 07-0B23.-064A-000000

All that certain piece or parcel or Tract of land situate
in Fannett Township, Franklin County, Pennsylvania,
and being known as 17539 Path Valley Road, Dry Run,
Pennsylvania 17220.

TAX MAP AND PARCEL NUMBER: 07-0B23.-
064A-000000

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$134,918.66

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Linda L. Wisser
McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

TERMS

Upon completion of the Auction, 10% of the purchase
price or 10% of all costs, whichever may be higher, shall
be delivered to the 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 may 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
MARCH 3, 2023	MAY 12, 2023
MAY 5, 2023	JULY 14, 2023
JULY 7, 2023	SEPT 8, 2023
SEPT 1, 2023	NOV 10, 2023
NOV 3, 2023	JAN 12, 2024

4/21, 4/28, 5/5/2023