

Franklin County Legal Journal

Volume 42, No. 17

October 25, 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 Lois Louise Baker, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Lisa A. Namm
250 Eisenhower Drive
Chambersburg, PA 17201

Attorney:

Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

10/25, 11/1, 11/8/2024

Estate of Barbara E. Barkdoll, a/k/a Barbara Ellen Barkdoll, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Michael J. Barkdoll
914 North Mountain Top Road
McConnellsburg, PA 17233

Attorney:

George E. Wenger Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

10/25, 11/1, 11/8/2024

Estate of Frances G. Bigler, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Lisa K. Miller
7841 Avondale Terrace
Harrisburg, PA 17112
Tony F. Bigler
506 Wooten Cove Road
Weaverville, NC 28787

Attorney:

Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

10/25, 11/1, 11/8/2024

Estate of Jeffrey L. Bricker, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

Thomas E. McMullen
P.O. Box 161
Fannettsburg, PA 17221
Dale L. Hall
P.O. Box 146
Fannettsburg, PA 17221

Attorney:

Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

10/25, 11/1, 11/8/2024

Estate of Leilani F. Clark, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Charles D. Clark
78 Presidents Drive
Mechanicsburg, PA 17050

10/25, 11/1, 11/8/2024

Estate of Gary L. Cooper, a/k/a Gary Lee Cooper, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Kim C. Guyer
3070 Warm Spring Road
Chambersburg, PA 17202

Attorney:

Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

10/25, 11/1, 11/8/2024

Estate of Thomas Follin, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Peggy R. Green
10913 Bailey Springs Road
Waynesboro, PA 17268

Attorney:

Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

10/25, 11/1, 11/8/2024

Estate of Carole J. Horneys, a/k/a Carole Jean Horneys, a/k/a Carole Jeann Horneys, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Jill L. Brown
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

10/25, 11/1, 11/8/2024

PUBLIC NOTICES

Estate of Lois Jean O'Donnell, a/k/a Lois J. O'Donnell,
late of Fannett Township, Franklin County, Pennsylvania.

Personal Representatives:

Melissa Mae O'Donnell
P.O. Box 71

Dry Run, PA 17220

Michelle Rae O'Donnell
9151 Great Cove Road

Needmore, PA 17238

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

10/25, 11/1, 11/8/2024

Estate of Evelyn S. Shatzer, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representatives:

Rebecca S. Brechbill

2545 Mont Alto Road

Chambersburg, PA 17202

Samuel F. Shatzer

2375 Etter Road

Chambersburg, PA 17202

Attorney:

Sarah E. Straub

Hazen Law Group LLC

2000 Linglestown Road, Suite 202

Harrisburg, PA 17110

10/25, 11/1, 11/8/2024

Estate of Carl Leroy Sheriff, Jr., late of Hamilton
Township, Franklin County, Pennsylvania.

Personal Representative:

Sherri Sheriff

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

10/25, 11/1, 11/8/2024

Estate of Deborah Anne Voglesong, a/k/a Deborah
A. Voglesong, late of the Borough of Chambersburg,
Franklin County, Pennsylvania.

Personal Representative:

Amanda M. Karloski

531 Hillcrest Drive

Carlisle, PA 17015

Attorney:

Jerrold A. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

10/25, 11/1, 11/8/2024

Estate of C. Eugene Wingert, a/k/a Charles Eugene
Wingert, late of St. Thomas Township, Franklin County,
Pennsylvania.

Personal Representative:

Jere Lee Wingert

691 Loudon Road

St. Thomas, PA 17252

Attorney:

George E. Wenger, Jr.

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

10/25, 11/1, 11/8/2024

Second Publication

Estate of Mina Ghofrani Esfahani, late of Washington
Township, Franklin County, Pennsylvania.

Personal Representative:

Vahid Ghomi

104 Longdraft Road

Gaithersburg, MD 20878

Attorney:

Paul A. Lauricella

Feldman Shepherd Wohlgelemer Tanner Weinstock

Dodig, LLP

1845 Walnut Street, 21st Floor

Philadelphia, PA 19103

10/18, 10/25, 11/1/2024

Estate of Barbara Weber Hohman, a/k/a Barbara A.
Hohman, a/k/a Barbara W. Hohman, a/k/a Barbara Anne
Hohman, late of Quincy Township, Franklin County,
Pennsylvania.

Personal Representative:

Karen A. Herald

c/o Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/18, 10/25, 11/1/2024

Estate of Joan I. Miller, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representative:

Candy M. Miller

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

10/18, 10/25, 11/1/2024

PUBLIC NOTICES

Estate of Woodrow Rosenberry, Jr., a/k/a Woodrow W. Rosenberry, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Galen Leroy Ocker
892 Warm Spring Road
Chambersburg, PA 17202
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

10/18, 10/25, 11/1/2024

Estate of Dennis R. Ruby, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Charlotte R. Ruby
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

10/18, 10/25, 11/1/2024

Estate of Robert K. Sharrah, a/k/a Bob Sharrah, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
James E. Calimer
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

10/18, 10/25, 11/1/2024

Estate of Dale G. Showers, a/k/a Dale George Showers, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Farmers and Merchants Trust Company of Chambersburg, Pennsylvania
PO Box 6010
1500 Nitterhouse Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

10/18, 10/25, 11/1/2024

Estate of Barry D. Spessard, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Sue A. Spessard
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

10/18, 10/25, 11/1/2024

Third Publication

Estate of Jean V. Davis, late of Ayr Township, Fulton County, Pennsylvania.

Personal Representatives:
James D. Skiles
Randall S. Skiles
c/o Kelso Law, LLC
1 Tyler Court, Suite 1
Carlisle, PA 17015
Attorney:
Melissa L. Kelso
Kelso Law, LLC
1 Tyler Court, Suite 1
Carlisle, PA 17015

10/11, 10/18, 10/25/2024

Estate of Lanny R. Hann, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Christina Fisher
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

10/11, 10/18, 10/25/2024

Estate of Joan W. Knepper, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
William D. Knepper
4477 Mont Alto Road
Waynesboro, PA 17268
Brenda K. Kennedy
176 Jabez Drive
Martinsburg, WV 25405
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

10/11, 10/18, 10/25/2024

PUBLIC NOTICES

Estate of Josh A. Koons, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representative:

Meagan Hynes

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

10/11, 10/18, 10/25/2024

Estate of Emily M. Patterson, a/k/a Emily Mae Patterson,
late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Pamela P. Pugliese

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

10/11, 10/18, 10/25/2024

Estate of Mary E. Perry, a/k/a Mary Elizabeth Perry, late
of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Cwyn Solvi

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

10/11, 10/18, 10/25/2024

Estate of Joseph C. Ressler, a/k/a Joseph Calvin Ressler,
late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Beverly S. Ressler

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

10/11, 10/18, 10/25/2024

Estate of Beatrice M. Vannoy, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Dan L. Vannoy

818 Lawsonville A venue

Reidsville, NC 27320

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

10/11, 10/18, 10/25/2024

Estate of Joretta G. Wise, late of Quincy Township,
Franklin County, Pennsylvania.

Personal Representatives:

Leonard G. Helman

1923 Wayne Road

Chambersburg, PA 17202

Alma Walter

3747 Frecon Road

Chambersburg, PA 17202

Melzina Dice

7363 Hades Church Road

Chambersburg, PA 17202

Attorney:

Tracy J. Ross

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

10/11, 10/18, 10/25/2024

Estate of Curtis Lee Wright, late of the Borough of
Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Michael Wright

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

10/11, 10/18, 10/25/2024

PUBLIC NOTICES

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a non-profit corporation by the name of The Greens at Greencastle Community Association, Inc. has filed its Articles of Incorporation with the Pennsylvania State Department and has been organized under the provisions of the Non-Profit Corporation Law of 1988, the Act of December 21, 1988, P.L. 1444, as amended.

THE GREENS AT GREENCASTLE
COMMUNITY ASSOCIATION, INC.
119 East Baltimore Street
Greencastle, PA 17225
Paul T. Schemel, Esquire
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

10/25/2024

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS FULTON
COUNTY, PENNSYLVANIA

Civil Action, Law In Divorce— No: 235-2024C

JOHN R. GRAHAM III, Plaintiff

v.

BRITTANY N. GRAHAM, Defendant

SERVICE OF DIVORCE BY PUBLICATION

Per an Order of Court dated October 4, 2024, the Plaintiff has been authorized to serve the above captioned Divorce Complaint via publication. A Complaint in Divorce was filed on October 2, 2024.

The Defendant cannot be found, and diligence has been used without effect to ascertain the location of the party to be served.

The Defendant may obtain a copy of the divorce by contacting the undersigned, or by contacting the Fulton County Prothonotary, Fulton County Courthouse, 201 N. Second Street, McConnellsburg, PA, 717-485-4212.

The last known mailing address of the Defendant is as follows: 912 N. Stonestreet Avenue, Rockville, MD 20850.

NOTICE TO DEFEND AND CLAIM RIGHTS

TO: Brittany N. Graham

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary, Fulton County Courthouse, 201 North 2nd Street, McConnellsburg, Pennsylvania 17233.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYERS'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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.

PENNSYLVANIA BAR ASSOCIATION'S LAWYER

REFERRAL SERVICE

100 South Street
Harrisburg, PA 17101
1-800-692-7375 (for in-PA callers)
717-238-6807

Michelle L. Sommer, Esquire
Sommer & O'Donnell, L.L.C.
One Irvine Row
Carlisle, PA 17013
(717) 422-5209
Attorney for Plaintiff

10/25, 11/1/2024

PUBLIC NOTICES

LEGAL NOTICE

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

Civil Action - Law No. 2024-3083
PROTECTION FROM ABUSE

EMILY N. HEALEY, PLAINTIFF

v.

JARRETT M. MERCER, DEFENDANT

NOTICE OF HEARING AND ORDER

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following papers, you must appear at the hearing scheduled herein. If you fail to do so, the case may proceed against you and a FINAL order may be entered against you granting the relief requested in the petition. In particular, you may be evicted from your residence, prohibited from possessing any firearm, other weapon, ammunition, or any firearm license, and lose other important rights, including custody of your children. A protection order granted by a court may be considered in subsequent proceedings under Title 23 (Domestic Relations) of the Pennsylvania Consolidated Statutes, including child custody proceedings under Chapter 53 (relating to custody) and Child Protective Services Law proceedings under Chapter 63 (related to juvenile matters).

A hearing on the matter is scheduled for the **2nd day of December, 2024, at 9 a.m., in Courtroom No. 2, before the Honorable Judge Zook at the Franklin County Courthouse, 14 North Main Street, Chambersburg, PA 17201.**

If an order of protection has been entered, you MUST obey the order until it is modified or terminated by the court after notice and hearing. If you disobey this order, the police or sheriff may arrest you. Violation of this order may subject you to a charge of indirect criminal contempt under 23 Pa.C.S. § 6114. Violation may also subject you to prosecution and criminal penalties under the Pennsylvania Crimes Code. Under federal law, 18 U.S.C. § 2265, this order is enforceable anywhere in the United States, tribal lands, U. S. Territories, and the Commonwealth of Puerto Rico. If you travel outside of the state and intentionally violate this order, you may be subject to federal criminal proceedings under the Violence Against Women Act. 18 U.S.C. §§ 2261 - 2262.

If this order directs you to relinquish any firearm, other weapon, ammunition, or any firearm license to the sheriff or the appropriate law enforcement agency, you may do so upon service of this order. As an alternative, you may relinquish any firearm, other weapon, or ammunition listed herein to a third party provided you and the third party first comply with all requirements to obtain a safekeeping permit. 23 Pa.C.S. § 6108.3. You must relinquish any firearm, other weapon, ammunition, or any firearm license listed in the order no later than 24 hours after service of the order. If, due to their current location, firearms, other weapons, or ammunition cannot reasonably be retrieved within the time for relinquishment, you must provide an affidavit to the sheriff or the appropriate law enforcement agency listing the firearms, other weapons, or ammunition and their current location no later than 24 hours after service of the order. Failure to timely relinquish any firearm, other weapon, ammunition, or any firearm license shall result in a violation of this order and may result in criminal conviction

under the Uniform Firearms Act, 18 Pa.C.S. § 6105.

NOTICE: Even if this order does not direct you to relinquish firearms, you may be subject to federal firearms prohibitions and federal criminal penalties under 18 U.S.C. § 922(g)(8) or state firearms prohibitions and state criminal penalties under 18 Pa.C.S. § 6105.

YOU HAVE THE RIGHT TO HAVE A LAWYER REPRESENT YOU AT THE HEARING, HOWEVER, THE COURT WILL NOT APPOINT A LAWYER FOR YOU. YOU HAVE THE RIGHT TO PRESENT EVIDENCE AT THE HEARING, INCLUDING SUBPOENAING WITNESSES TO TESTIFY ON YOUR BEHALF.

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. IF YOU CANNOT FIND A LAWYER, YOU MAY HAVE TO PROCEED WITHOUT ONE.

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

10/25/2024

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS FRANKLIN COUNTY, PENNSYLVANIA The Tax Claim Bureau for Franklin County, Pennsylvania ON OCTOBER 18, 2024, PRESENTED ITS CONSOLIDATED RETURN OF THE TAX SALE OF REAL ESTATE HELD ON SEPTEMBER 16, 2024, 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
Jodi Martin
Director

10/25/2024

NAME CHANGE NOTICE

In the Court of Common Pleas of the 39th Judicial District of Pennsylvania, Franklin County Branch

Notice is hereby given that on September 3, 2024, the petition of Dylan J. Reed, was filed in the above named court petitioning for a decree to change the name of A.J.M to A.J.R.

The court has set November 1, 2024, at 9:00 a.m., in the Franklin County Judicial Center, Chambersburg, Pennsylvania as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the petition should not be granted.

10/25/2024

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: **November 7, 2024.**

HULTSCH: First and Final Account of proposed distributions and notice to creditors of Guardian Services of PA, Administrator of the Estate of Robert C. Hultsch, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

McCLURE: First and Final Account of proposed distributions and notice to creditors of Chad E. McClure, Executor of the Estate of Darlene A. McClure, late of Fannett Township, Franklin County, Pennsylvania, deceased.

PHILLIPS: First and Final Account of proposed distributions and notice to creditors of Millard R. Shoff, Executor of the Estate of Mary C. Phillips, late of Guilford Township, Franklin County, Pennsylvania, deceased.

SUYDAM: First and Final Account of proposed distributions and notice to creditors of Samantha K. Wolfe, Personal Representative of the Estate of Nancy Jane Suydam, late of Washington Township, Franklin County, Pennsylvania, deceased.

WADEL: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Executor of the Estate of Ralph A. Wadel, late of Greene Township, Franklin County, Pennsylvania, deceased.

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

10/25, 11/1/2024

SHERIFF'S SALE NOVEMBER 8TH, 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 BID4ASSETS.COM promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. For more information, please visit www.bid4assets.com/franklincountypasherriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than December 6th, 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. 2024-52

**DEUTSCHE BANK TRUST COMPANY AMERICAS,
AS TRUSTEE FOR RESIDENTIAL ACCREDIT
LOANS, INC., MORTGAGE ASSES-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2006-QS18 C/O
PHH MARGTAGE CORPORATION, AS SERVICER
FOR MORTGAGEE**

VS

**ANNALEE JOY CANTLER SOLELY IN HER
CAPACITY AS KNOWN HEIR OF JOHN S.
CANTLER, DECEASED (ETAL), ANNALEE JOY
CANTLER, SOLELY IN HER CAPACITY AS KNOWN
HEIR OF JOHNS. CANTLER, DECEASED, GLENDA
DARON, SOLELY IN HER CAPACITY AS KNOWN
HEIR OF JOHNS. CANTLER, DECEASED,
GREGORY DARON, SOLELY IN HIS CAPACITY
AS KNOWN HEIR OF JOHN S. CANTLER,
DECEASED, JOHN ETHAN CANTLER, SOLELY
IN HIS CAPACITY AS KNOWN HEIR OF JOHNS.
CANTLER, DECEASED, KRISTOPHER DARON,
SOLELY IN HIS CAPACITY AS KNOWN HEIR OF
JOHN S. CANTLER, DECEASED, THE UNKNOWN
HEIRS OF JOHN S. CANTLER**

PROPERTY ADDRESS: 271-273 EAST BALTIMORE
STREET, GREENCASTLE, PA 17225

UPI /TAX PARCEL NUMBER: 08-2B30.-074.-000000

All that following describing real estate lying and being
situate in the Borough of Greencastle, Franklin County,
Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$203,951.24

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

PUBLIC NOTICES

No. 2023-2730

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALEE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CE C/O NATIONSTAR MORTGAGE LLC
vs

BRENDA SIDLER AKA BRENDA A. SIDLER

PROPERTY ADDRESS: 14933 Wayne Highway, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q17.-005.-000000

ALL the following described real estate, locally known as 14933 Wayne Highway, lying and being situated in Washington Township, Franklin County Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$133,864.29

Writ filed by: KML Law Group, P.C.

Suite 5000

701 Market Street

Philadelphia, PA 19106

No. 2023-2521

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
vs

DAVID E. KAUFFMAN, AS ADMINISTRATOR AND HEIR OF CASSANDRA A. KAUFFMAN, DECEASED, ET AL, ELAINE R. POTTER, AS HEIR OF CASSANDRS A. KAUFFMAN, DECEASED, RENEE N POTTER, AS HEIR OF CASSANDRA A. KAUFFMAN, DECEASED, UN KOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CASSANDRA A. KAUFFMAN, DECEASED, DAVIDE. KAUFFMAN, AS ADMINISTRATOR AND HEIR OF CASSANDRA A. KAUFFMAN, DECEASED,

PROPERTY ADDRESS: 5680 TIMMONS DRIVE, GREENCASTLE, PA 17225

UPI /TAX PARCEL NUMBER: 17-0J19.-047.-000000

By virtue of Writ of Execution No. 2023-02521

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust (Plaintiff)

vs. David E. Kauffman, as Administrator and Heir of Cassandra A. Kauffman, Deceased, Elaine R. Potter, as Heir of Cassandra A. Kauffman, Deceased, Renee N. Potter, As Heir of Cassandra A. Kauffman, Deceased and Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title, Or Interest From Or Under Cassandra A. Kauffman, Deceased (Defendants)

Property Address 5680 Timmons Drive, Greencastle, PA 17225

Parcel 1.D. No. 17-0J19.-047.-000000

Improvements thereon consist of residential dwelling.

Judgment amount: \$98,687.06

Attorney for Plaintiff: Hladik, Onorato & federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 2024-451

MIDFIRST BANK

VS

TANDY S. FOUST

298 Wissahickon Avenue

North Wales, PA 19454

PROPERTY ADDRESS: 462 Scott Avenue, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 26-5C22.-118.-000000

All that certain lot of piece of ground situate in Waynesboro Borough, County of Franklin, Commonwealth of Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$151,317.68

Writ filed by: Manley Deas Kochalski

P.O. Box 165028

Columbus, OH 43216

PUBLIC NOTICES

No. 2023-2811

**US BANK NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER TO US BANK
NATIONAL ASSOCIATION ND**

vs

**JOHN F. HICKS; AUDREY M. HICKS, JOHN F.
HICKS, AUDREY M. HICKS**

PROPERTY ADDRESS: 273 Hykes Road East,
Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 01-0A32G-074.-000000

ALL THE FOLLOWING DESCRIBED REAL
ESTATE, LYING AND BEING SITUATE IN ANTRIM
TOWNSHIP, CHAMBERSBURG, FRANKLIN COUNTY,
PENNSYLVANIA

BEING KNOWN AS: 273 HYKES RD E GREENCASTLE,
PA 17225

BEING PARCEL NUMBER: 01-0A32G-074.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2023-3789

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

vs

**KATHLEEN TERPAK AKA KATHLEEN CLIFFORD
AKA KATHLEEN PEARSON, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF ELIZABETH
D. CAVENEY, DECEASED AND THE UNKNOWN
HEIRS OF ELIZABETH D. CAVENEY, DECEASED,
KATHLEEN TERPAK AKA KATHLEEN CLIFFORD
AKA KATHLEEN PEARSON, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF ELIZABETH D.
CAVENEY, DECEASED, THE UNKNOWN HEIRS OF
ELIZABETH D. CAVENEY, DECEASED**

PROPERTY ADDRESS: 384 Grandview Ave,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 05-1839.-018.-000000

All the following land situated in the Borough of
Chambersburg in the County of Franklin in the state
of PA.

Judgement in the amount of: \$143,296.58

Writ filed by: Stem and Eisenberg
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

No. 2022-163

**MORTGAGE ASSETS MANAGEMENT, LLC C/O PHH
MORTGAGE CORPORATION
VS**

**MONTE BEACHLEY, KNOWN HEIR OF NANCY
BEACHLEY, DECEASED, ET AL, MONTE
BEACHLEY, KNOWN HEIR OF NANCY BEACHLEY,
DECEASED, WANDA SHOOK-BARTLETT, KNOWN
HEIR OF NANCY BEACHLEY, DECEASED, KEITH
BEACHLEY, KNOWN HEIR OF NANCY BEACHLEY,
DECEASED, CATHY HARRIS, KNOWN HEIR
OF NANCY BEACHLEY, DECEASED, SCOTT
BEACHLEY, KNOWN HEIR OF NANCY BEACHLEY,
DECEASED, UNKNOWN HEIRS, SUCCESSORS
AND ASSIGNS AND PERSONS CLAIMING RIGHT,
TITLE AND INTEREST FROM OR UNDER NANCY
BEACHLEY, DECEASED**

PROPERTY ADDRESS: 1115 Olive Drive, Greencastle,
PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A22.-220.-000000

ALL the following described real estate lying and
being situate in Antrim Township, Franklin County,
Pennsylvania having a street address of 1115 Olive Drive,
Greencastle, PA 17225

Judgment in the amount of: \$243,234.85

Writ filed by: Pincus Law Group, PLLC
Five Greentree Centre
525 Route 73 North, Suite 309
Marlton, NJ 08053

No. 2023-4121

**FREEDOM MORTGAGE CORPORATION
VS**

EMILY K POOLE

PROPERTY ADDRESS: 518 E Washington Street,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 03-1E11.-066A-O00000

By virtue of a Writ of Execution No. 2023-4121

Freedom Mortgage Corporation

V.

Emily K. Poole

Owner of property situate in the Borough of
Chambersburg, County of Franklin, State of Pennsylvania
Improvements thereon: RESIDENTIAL DWELLING

JudgmentAmount: \$101,784.76

Attorneys for Plaintiff
Orlans PC

PUBLIC NOTICES

**No. 2024-1804
SELECT PORTFOLIO SERVICING, INC.**

vs

TIMOTHY W. REGAN

PROPERTY ADDRESS: 7141 Fairway Drive South,
Fayetteville, PA 17222

UPI /TAX PARCEL NUMBER: 10-0D23L-023.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 7141 Fairway Drive South
Fayetteville, PA 17222

SOLD as the property of TIMOTHY W. REGAN

TAX PARCEL #10-0D23L-023.-000000

DEED BOOK: INSTRUMENT NUMBER: 201212441

DEED PAGE: INSTRUMENT NUMBER: 201212441

**No. 2023-4001
FREEDOM MORTGAGE CORPORATION**

vs

BILLY JOE SWARTZ

PROPERTY ADDRESS: 341 Cortland Circle,
Shippensburg, PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N17.-358.-000000

By virtue of a Writ of Execution No. 2023-4001

Freedom Mortgage Corporation

V.

Billyjoe Swartz

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

341 Cortland Circle, Shippensburg, PA 17257

Parcel No. 21-0N17.-358.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$174,727.54

Attorneys for Plaintiff

Orlans PC

**No. 2024-1081
LAKEVIEW LOAN SERVICING, LLC C/O
NATIONSTAR MORTGAGE LLC**

vs

TERRY H. HERRICK AKA TERRY HERRICK

PROPERTY ADDRESS: 6596 Lincoln Way West, Saint
Thomas, PA 17252

UPI /TAX PARCEL NUMBER: 20-0M14N-065.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 6596 Lincoln Way West
Saint Thomas, PA 17252

SOLD as the property of TERRY H. HERRICK AKA
TERRY HERRICK

TAX PARCEL#20-0M14N-065.-000000

DEED BOOK: INSTRUMENT NUMBER: 201523678

DEED PAGE: INSTRUMENT NUMBER: 201523678

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to 8ID4ASSETS, 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 8ID4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES

CUT OFF DATES

JAN 5, 2024

MAR 1, 2024

MAY 3, 2024

JUL 5, 2024

SEP 6, 2024

NOV 1, 2024

SALE DATES

MAR 8, 2024

MAY 10, 2024

JUL 12, 2024

SEP 13, 2024

NOV 8, 2024

JAN 10, 2025

10/18, 10/25, 11/1/2024