

# Franklin County Legal Journal

Vol. 40, No. 44

April 28, 2023

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.

## THE FRANKLIN COUNTY BAR ASSOCIATION

VISIT US AT ***WWW.FRANKLINBAR.ORG***

Our website includes:

- Calendar of Events
- Find a Lawyer Search
- FCL Journal Public Notices
- FCBA Members' Section
- 39th Judicial District Court Calendar

FOLLOW US ON FACEBOOK at  
[www.facebook.com/FranklinCountyBarAssociation](http://www.facebook.com/FranklinCountyBarAssociation)

### **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](mailto: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 Ronald E. Beatty, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
Rhonda L. Hykes  
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

4/28, 5/5, 5/12/2023

Estate of Jason J. Britland, a/k/a Jason Joseph Britland, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:  
Molly Ann Britland and Ian A. Britland  
c/o Nicklas & Snyder  
183 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Kristin D. Nicklas  
Nicklas & Snyder  
183 Lincoln Way East  
Chambersburg, PA 17201

4/28, 5/5, 5/12/2023

Estate of Karl H. Griffin, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Eric W. Griffin  
58 Maizefield Drive  
Shippensburg, PA 17257  
Attorney:  
Clayton A. Lingg  
c/o Mooney Law  
230 York Street  
Hanover, PA 17331

4/28, 5/5, 5/12/2023

Estate of Gary Lee Helfrick, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:  
Gary Michael Helfrick  
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

4/28, 5/5, 5/12/2023

Estate of Frederick T. Keister, a/k/a Frederick Teter Keister, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:  
Richard F. Keister  
195 Battalion Lane  
Gettysburg, PA 17325  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

4/28, 5/5, 5/12/2023

Estate of Nicole L. Kitzmiller, late of Franklin County, Pennsylvania.

Attorney:  
Shaun E. O'Toole  
220 Pine Street  
Harrisburg, PA 17101

4/28, 5/5, 5/12/2023

Estate of Elizabeth C. Maffett, a/k/a Elizabeth Kathryn Maffett, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representatives:  
Richard F. Maffett, Jr.  
15 Dapp Lane  
Mechanicsburg, PA 17050  
William L. Maffett  
4231 Corso Venetia Boulevard  
Venice, FL 34293  
Attorney:  
Richard F. Maffett, Jr.  
2201 North 2nd Street  
Harrisburg, PA 17110

4/28, 5/5, 5/12/2023

Estate of Richard E. Needy, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:  
Penni Baker and Stephen Needy  
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

4/28, 5/5, 5/12/2023

Estate of Helena Y. Neibert, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
David F. Neibert  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

4/28, 5/5, 5/12/2023

## **PUBLIC NOTICES**

Estate of James H. Pentz, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Michelle L. Pentz  
135 Isadore Lane  
Martinsburg, WV 25404  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

4/28, 5/5, 5/12/2023

Estate of John L. Perry, Jr., late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representatives:  
Pamela Sue Seibert  
227 Pine Drive  
Fayetteville, PA 17222  
Debra Sue Bevilacqua  
140 South Hay Street  
Gettysburg, PA 17325  
Michelle Renee Horton  
10651 Longwood Drive  
Waynesboro, PA 17268  
Attorney:  
Joseph A. Macaluso  
P.O. Box 83  
Orrstown, PA 17244

4/28, 5/5, 5/12/2023

Estate of Valenceia M. Prather, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:  
Marlon W. Prather & Marc W. Brooks  
c/o Salzmman Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201  
Attorney:  
Nancy H. Meyers  
Salzmman Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

4/28, 5/5, 5/12/2023

Estate of Thomas C. Swartz, a/k/a Thomas Carl Swartz, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:  
Edward H. Swartz  
Ronald L. Swartz  
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

4/28, 5/5, 5/12/2023

Estate of Marie E. Trimmer, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Melissa A. Trimmer  
5055 Goldens Path  
York, PA 17408  
Attorney:  
Bernard A. Yannetti  
Hartman & Yannetti Inc, Law Office  
126 Baltimore Street  
Gettysburg, PA 17325

4/28, 5/5, 5/12/2023

### **Second 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

## **PUBLIC NOTICES**

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. Rahouser  
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. Rahouser  
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

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

## PUBLIC NOTICES

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. Rahouser

157 E. Washington Street  
Chambersburg, PA 17201

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

### **Third 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

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

## **PUBLIC NOTICES**

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

### **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act, Act No. 1982-295, of the filing with the Department of State of the Commonwealth of Pennsylvania on or about April 24, 2023, of an application for a certificate of conducting a business under the assumed or fictitious name of: Hill Road Welding, with its principal place of business at 20459 Stoney Road, Willow Hill, Pennsylvania 17271.

The name and address of the party interested in said business is: Samuel L. Stoltzfus, 20459 Stoney Road, Willow Hill, Pennsylvania 17271.

ANDREW J. FRANKLIN, ESQUIRE

825 West King Street, Suite E

Shippensburg, PA 17257

4/28/2023

### **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN that an Application for the Registration of a Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 21, 2023 for Kaltbach Farm at 6562 LITTLE COVE RD, MERCERSBURG, PA 17236-9435. The names and address of the individuals interested in the business are Clayton D Smith, and Tamra K Smith of 6562 LITTLE COVE ROAD, MERCERSBURG, PA 17236-9435. This notice was filed in accordance with 54 Pa.C.S. 311.417

4/28/2023

### **LEGAL NOTICE**

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

ELIZABETH L. WASSALL, PA I.D. NO. 77788

LESLIE J. RASE, PA I.D. NO. 58365

SAMANTHA GABLE, PA I.D. NO. 320695

HEATHER RILOFF, PA I.D. NO. 309906

KEVIN T. TONCZYCYZYN, PA I.D. NO. 332616

LORRAINE GAZZARA DOYLE, PA I.D. NO. 34576

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 22-067944

Lakeview Loan Servicing, LLC, PLAINTIFF

VS.

Cornelia Woody, known Heir of Robert V. Woody, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert V. Woody, deceased, DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

FRANKLIN COUNTY

NO: 2023-00772

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert V. Woody, deceased: TAKE NOTICE THAT THE Plaintiff, Lakeview Loan Servicing, LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS 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 NOTICE 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.

Franklin County Bar Association

Pennsylvania Lawyer Referral Service

100 South Street, P.O. Box 186

Harrisburg, PA 17108

4/28/2023

## PUBLIC NOTICES

### NAME CHANGE NOTICE

In the court of Common Pleas Franklin County  
Pennsylvania No. 2022-3630

Notices IS HEREBY GIVEN that the Petition for Change of Name of Minor Child, filed by Bikash Rai on behalf of minor child, Ashwin Sunuwar will be heard on May 23, 2023, at 10:00 a.m., in Courtroom No. 4 of The Franklin County Judicial Center, Chambersburg, Pennsylvania.

Date of Filing Petition: March 10, 2023.

Name to be changed from Ashwin Sunuwar to Ashwin Rai.

Any person interested may appear and show cause, is and they have, why the prayer of the said petition should not be granted.

4/28/2023

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Franklin County

Court of Common Pleas

Number: 2020-3028

Notice of Action in Mortgage Foreclosure

Carrington Mortgage Services, LLC, Plaintiff v. Michael W. Bard, Known Surviving Heir of Shirley A. Bard, Steven E. Bard, Known Surviving Heir of Shirley A. Bard, and Unknown Surviving Heir of Shirley A. Bard, Defendants

**TO: Unknown Surviving Heir of Shirley A. Bard.** Premises subject to foreclosure: 589 Bear Valley Road, Ft Loudon, Pennsylvania 17224. 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 notice 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. Franklin County Bar Association, **Find A Lawyer Service, 100 Lincoln Way East, Suite E, Chambersburg, Pennsylvania 17201, 717-660-2118.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

4/28/2023

### 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/franklincountypasherriffsales](http://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 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. Wiser  
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