

Franklin County Legal Journal

Vol. 41, No. 7

August 18, 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

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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 Joyce Eulalee Carter, a/k/a Joyce E. Carter, late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:
Michael W. Carter
51 Eastern Avenue, Apt. B
Greencastle, PA 17225
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

8/18, 8/25, 9/1/2023

Estate of Peggy Ann Davis, a/k/a Peggy A. Davis, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:
David Leroy Davis
733 Dogwood Lane
McConnellsburg, PA 17233
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

8/18, 8/25, 9/1/2023

Estate of Agnes L. Gilreath, a/k/a Agnes Lillian Gilreath, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Lisa G. Selser
c/o Kelso Law, LLC
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015
Attorney:
Melissa L. Kelso
Kelso Law, LLC
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015

8/18, 8/25, 9/1/2023

Estate of Brian E. Grimes, Sr., late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Brian E. Grimes, Jr.
8446 Sheffield Manor Boulevard
Waynesboro, PA 17268
Attorney:
Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

8/18, 8/25, 9/1/2023

Estate of Alvin Dennis Harshman, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Dennis T. Harshman
Scott A. Harshman
Alvin Clay Harshman
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

8/18, 8/25, 9/1/2023

Estate of Carol A. Keefer, a/k/a Carol Ann Keefer, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Lindsay A. Woods
2413 Lemar Road
Mercersburg, PA 17236
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

8/18, 8/25, 9/1/2023

Estate of Evelyn R. Kessinger, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
James W. Sleighter
12784 Lower Horse Valley Road
Orrstown, PA 17244
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/18, 8/25, 9/1/2023

Estate of Lamar W. Kopp, a/k/a Lamar Warner Kopp, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Steven L. Kopp
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

8/18, 8/25, 9/1/2023

Estate of Larry D. Lowry, a/k/a Larry Donald Lowry, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Carol L. Kearns
PO Box 135
Scotland PA 17254
Attorney:
Brandon O'Donnell
36 South Hanover Street
Carlisle PA 17013

8/18, 8/25, 9/1/2023

PUBLIC NOTICES

Estate of James W. Monn, a/k/a James Wilbur Monn, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

William C. Monn
2469 Buchanan Trail West
Greencastle, PA 17225

Attorney:

Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

8/18, 8/25, 9/1/2023

Estate of Lucille Z. Smith, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representatives:

Ricky A. Smith
14334 Timber Lane
Mercersburg PA 17236
Sharon S. Smith
936 Wallace Avenue
Chambersburg PA 1720

Attorney:

Erich E. Hawbaker
11-A West Seminary Street
Mercersburg PA 17236

8/18, 8/25, 9/1/2023

Estate of J. Ronald Stambaugh, a/k/a John Ronald Stambaugh, a/k/a John R. Stambaugh, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Lori S. Hepfer
13932 Reservoir Lane
Orrstown, PA 17244
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

8/18, 8/25, 9/1/2023

Estate of Charles A. Statler, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Anna M. Cordell
12072 Two Top Road
Mercersburg, PA 17236
Alexander L. Statler
1660 Farm Lane
Greencastle, PA 17225
Attorney:
Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

8/18, 8/25, 9/1/2023

Estate of Wilma Watz, a/k/a Wilma T. Watz, a/k/a Wilma Tich Watz, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

John Alan Watz
1789 Ogburn Chapel Road
Carksville, TN 37042

Attorney:

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

8/18, 8/25, 9/1/2023

Second Publication

Estate of Judy A. Hockenberry, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representatives:

Nicole Villalobos
Kenneth W. Hockenberry
c/o Thomas P. Gleason
825 West King Street, Suite E
Shippensburg, PA 17257

Attorney:

Thomas P. Gleason
825 West King Street, Suite E
Shippensburg, PA 17257

8/11, 8/18, 8/25/2023

Estate of Allan B. Judson, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

William C. Cramer
220 Lincoln Way East
Chambersburg, PA 17201
Attorney:

Tyrone G. Johnson
220 Lincoln Way East
Chambersburg, PA 17201

8/11, 8/18, 8/25/2023

Estate of Thomas R. Myers, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Jacqueline Ricker
5579 Grindstone Hill Road
Chambersburg, PA 17202
Attorney:

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

8/11, 8/18, 8/25/2023

Estate of Lois G. Oyler, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Genevieve L. Kidd
817 Woodlawn Circle
Chambersburg, PA 17201
Attorney:

Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe, LLC
39 South Broad Street
Waynesboro, PA 17268

8/11, 8/18, 8/25/2023

PUBLIC NOTICES

Estate of Gary H. Rourke, a/k/a Gary Hobart Rourke, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
D. Laura Wright
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

8/11, 8/18, 8/25/2023

Estate of Aden H. Wingert, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Vickie L. Wingert
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

8/11, 8/18, 8/25/2023

Estate of Claire A. Wishard, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Julie Y. Carbaugh
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

8/11, 8/18, 8/25/2023

Third Publication

Estate of Douglas Alan Augustine, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Wanda DeVos
2412 Avalon Drive
Sacramento, CA 95864
Attorney:
Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

8/4, 8/11, 8/18/2023

Estate of Beth C. Baer, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Dale R. Baer
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

8/4, 8/11, 8/18/2023

Estate of Ann Cherie Brown, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Tina Cragg
23 Buckingham Drive
Chambersburg, PA 17201
Attorney:
Barbara B. Townsend
32 West Queen Street
Chambersburg, PA 17201

8/4, 8/11, 8/18/2023

Estate of Richard W. Drawbaugh, a/k/a Richard Wayne Drawbaugh, a/k/a Richard Drawbaugh, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Ryan W. Drawbaugh
166 Topaz Drive
Chambersburg, PA 17202
Attorney:
J. Edgar Wine
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

8/4, 8/11, 8/18/2023

Estate of Barbara K. Eicher, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Kathryn Siegrist
67 Oakland Avenue
Rockaway, NJ 07866
John Eicher
805 Marvin Layne Road
Mount Juliet, TN 37122
Attorney:
James M. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
13 West Main Street, Suite 210
Waynesboro, PA 17268

8/4, 8/11, 8/18/2023

PUBLIC NOTICES

Estate of Mary C. Mason, a/k/a Mary Catherine Mason,
late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

F&M Trust Co.
1500 Nitterhouse Drive
P.O. Box 6010
Chambersburg, PA 17201

Attorney:

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

8/4, 8/11, 8/18/2023

Estate of Janet L. Unger, late of St. Thomas Township,
Franklin County, Pennsylvania.

Personal Representatives:

Patricia L. Brechbill
Robert E. Unger
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

8/4, 8/11, 8/18/2023

Estate of Ralph A. Wadel, a/k/a Ralph Wadel, late of
Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Farmers And Merchants Trust
Company Of Chambersburg
1500 Nitterhouse Drive
Chambersburg, PA 17201

Attorney:

Lauren E. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

8/4, 8/11, 8/18/2023

NAME CHANGE NOTICE

Notice is hereby given that Mary Ellen Stonehill, of
Chambersburg, Franklin County, Pennsylvania, has
petitioned the Court to legally change her name of Mary
Ellen Stonehill to MaryEllen Stone. A hearing on the
matter will be held on Thursday, September 21, 2023 at
2:00 o'clock p.m. in Courtroom #2 of the Franklin County
Courthouse, Chambersburg, Pennsylvania.

All interested parties may attend and be heard.

Janice M. Hawbaker, Esquire
Kaminski, Hawbaker & Salawage, P.C.
221 Lincoln Way East
Chambersburg, PA 17201
717-263-4400

8/18/2023

SHERIFF'S SALE SEPTEMBER 8, 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 by public by BID4ASSETS.COM. promptly at 1:00
P.M. on the above date, the hereinafter mentioned
Real Estate. For more information, please visit
www.bid4assets.com/franklirtcountyasheriffsales. All
parties in interest and claimants are hereby notified that a
schedule of distribution will be filed by the Sheriff no later
than October 6, 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. 2022-3945

**PHH MORTGAGE CORPORATION
VS**

FREDERICK C. BERRY

PROPERTY ADDRESS: 215 Wayne Avenue,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 25-5B57-.067-.000000

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

Writ of Execution filed by: Stern & Eisenberg Law Offices
1581 Main Street, Suite 200
Warrington, PA 18976

Judgment amount: \$59,461.78

No. 2022-3689

**PENNYMAC LOAN SERVICES LLC
VS**

**JENNY BROWN, SOLELY IN CAPACITY AS HEIR
OF STEVE M. UVA, SR. DECEASED, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
STEVE M. UVA, SR. AKA STEVEN UVA, SR.,
DECEASED**

PROPERTY ADDRESS: 119 East Catherine Street,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 04-1E09-.078-.000000

ALL that certain lot or piece of ground situate
in Chambersburg Borough, County of Franklin,
Commonwealth of Pennsylvania

Writ of Execution filed by: POWERS KIRN LLC,

ATTORNEYS AT LAW

8 NESHAMINY INTERPLEX, SUITE 215
TREVOSE, PA 19053

Judgment amount: \$152,294.45

PUBLIC NOTICES

No. 2023-903
PENNYMAC LOAN SERVICES LLC
VS

BRANDON DAVIS

PROPERTY ADDRESS: 3530 CEDARBROOK COURT,
FAYETTEVILLE, PA 17222

UPI/ TAX PARCEL NUMBER: 09-0C23C-167 -.000000
ALL the following described tract of real estate lying
and being situate in Greene Township, Franklin County,
Pennsylvania

Writ of Execution filed by: Powers Kim, LLC
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053

Judgment Amount: \$196,599.29

No. 2023-565
U.S. BANK AND TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF2 AQUISmon
TRUST

vs

MELISSA I. DOWNIN ET AL, ROBERT L. DOWNIN
PROPERTY ADDRESS: 10425 HADES CHURCH
ROAD, GREENCASTLE, PA 17225

UPI /TAX PARCEL NUMBER: 01-0A19-.029-.000000
All the following real estate lying and being situate in
Antrim Township, Franklin County, Pennsylvania

Writ of Execution filed by: STERN & EISENBERG PC
1581 Main Street, Suite 200
Warrington, PA 18976

Judgment amount: \$208,123.62

No. 2022-3844
WELLS FARGO BANK NA
vs

DAN W. FRY

PROPERTY ADDRESS: 12029 CRESVIEW DRIVE,
GREENCASTLE, PA 17225

UPI /TAX PARCEL NUMBER: 17-0J19.-122-.000000
ALL the following described real estate lying and being
situate in Montgomery Township, Franklin County,
Pennsylvania

Writ of Execution filed by Powers Kim, LLC
8 Neshaminy Interplex
Suite 215
Trevose, PA 19053

Judgment amount: \$19,854.77

No. 2021-1917
US BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR VRMTG ASSET TRUST
VS

ANNETTE L. GAMBLE

PROPERTY ADDRESS: 4937 Steele Avenue,
Lemasters, PA 17231

UPI /TAX PARCEL NUMBER: 18-0K18P-028-.000000
By virtue of Writ of Execution No. 2021-1917
Improvements thereon consist of a residential dwelling.
Judgment Amount: \$45,393.66

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

No. 2023-553
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE
FOR RMTP TRUST, SERIES 2021-COTTAGE-TT-V
VS

TROY JOHNS

PROPERTY ADDRESS: 8380 Harper Drive,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0007 -.273-.000000
IMPROVEMENTS consist of a residential dwelling.
BEING PREMISES: 8380 Harper Drive, Waynesboro
PA 17268

SOLD as the property of TROY JOHNS

No. 2023-1328
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING
VS

GARY L. LEHMAN ET AL, RHONDA A. LEHMAN
PROPERTY ADDRESS: 1003 Paper Mill Road,
Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 11-0E16-.079-.000000
WRIT OF EXECUTION FILED BY: PADGETT LAW

GROUP
700 DARBY ROAD
SUITE 100

HAVERTOWN, PA 19083

JUDGMENT AMOUNT: \$127,253.46

ALL the following described two tracts of land lying and
being situate in Hamilton Township, Franklin County,
Pennsylvania

No. 2020-429
NATIONSTAR MORTGAGE LLC
vs

LLOYD MOONEY, SR.

PROPERTY ADDRESS: 3520 LINCOLN WAY EAST,
FAYETTEVILLE, PA 17222

UPI /TAX PARCEL NUMBER: 10-0D10B-050-.000000
IMPROVEMENTS consist of a residential dwelling.
BEING PREMISES: 3520 Lincoln Way East
Fayetteville PA 17222

SOLD as the property of LLOYD MOONEY Jr. solely in
his capacity as Heir of LLOYD MOONEY SRAKA LLOYD
E. MOONEY, SR. Deceased and UNKNOWN HEIRS OF
LLOYD MOONEY SR. AKA LLOYD E. MOONEY, SR.

DEED BOOK: 1225
DEED PAGE: 583

No. 2023-993
NATIONSTAR MORTGAGE LLC
vs

JAMES A. MURPHY ET AL, ELENA A. MURPHY,
OCCUPANTS

PROPERTY ADDRESS: 9271 MERCERSBURG ROAD,
MERCERSBURG, PA 17236

UPI /TAX PARCEL NUMBER: 17-0J07-.042-.000000
All the land situated in the County of Franklin, State of
Pennsylvania

Writ of Execution filed by: LOGS LEGAL GROUP LLP
3600 KING OF PRUSSIA
PENNSYLVANIA PA 19406

Judgment amount: \$97,937.95

PUBLIC NOTICES

No. 2023-1115

FIRST HOME MORTGAGE CORPORATION

VS

DAVID J OLSZEWSKI

PROPERTY ADDRESS: 551 Stanley Avenue,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 06-1E35-.030.-000000

ALL the following described real estate, lying and being
situate in the Borough of Chambersburg, Franklin County,
Commonwealth of Pennsylvania

Writ of Execution filed by MANLEY DEAS KOCHALSKI

P. O. BOX 165028

COLUMBUS, OH 43216

Judgment amount: \$113,171.77

No. 2023-1210

MIDFIRST BANK

VS

JENIFER M PEARCE ET AL, THOMAS T. PEARCE

PROPERTY ADDRESS: 878 Joy Drive, Greencastle,
PA 17225

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 878 Joy Drive

Greencastle, PA 17225

SOLD as the property of JENIFER M. PEARCE AKA

JENNIFER M. PEARCE and THOMAS T. PEARCE

DEED BOOK: Instrument Number 200920215

DEED PAGE: Instrument Number 200920215

No. 2022-3313

THE BANK OF NEW YORK MELLON F/K/A
THE BANK OF NEW YORK AS SUCCESSOR IN
INTEREST TO JPMORGAN CHASE BANK, N.A., AS
TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-
BACKED CERTIFICATES, SERIES 2005-RP1
VS

RICHARD E. RIDEOUT, IN HIS CAPACITY AS HEIR
OF BETTY M. QUIVERS A/K/A BETTY QUIVERS,
REGINALD E. QUIVERS, IN HIS CAPACITY AS HEIR
OF BETTY M. QUIVERS A/K/A BETTY QUIVERS,
CHARLES P. QUIVERS, IN HIS CAPACITY AS HEIR
OF BETTY M. QUIVERS A/K/A BETTY QUIVERS,
MARK A. QUIVERS, IN HIS CAPACITY AS HEIR
OF BETTY M. QUIVERS A/K/A BETTY QUIVERS,
RODNEY W. QUIVERS, IN HIS CAPACITY AS HEIR
OF BETTY M. QUIVERS A/K/A BETTY QUIVERS,
VICKI J. TORRES, IN HER CAPACITY AS HEIR
OF BETTY M. QUIVERS A/K/A BETTY QUIVERS,
ROBIN E. QUIVERS, A/K/A ROBIN QUIVERS, IN
HER CAPACITY AS HEIR OF BETTY M. QUIVERS
A/K/A BETTY QUIVERS, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER BETTY M.
QUIVERS A/K/A BETTY QUIVERS

PROPERTY ADDRESS: 324 South Main Street,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 04-1E09-.073.-000000

Writ of Execution filed by: Robertson, Anschutz, Schneid,

Crane & Partners, PLLC

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

Judgment amount: \$ 80,895.17

ALL those certain Lots or pieces of ground situate in
Chambersburg, Franklin County, Pennsylvania
IMPROVEMENTS; Residential Property

No. 2021-4040

PENNYMAC LOAN SERVICES LLC

VS

UNKNOWN HEIRS OF TERESA ANN MORELAND

PROPERTY ADDRESS: 3351 Landmark Court,
Chambersburg, PA 17201

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 3351 Landmark Court

Chambersburg, PA 17201

SOLD as the property of UNKNOWN HEIRS OF
THERESA ANN MORELAND

TAX PARCEL #09-0C07R-016.-000000

DEED: INSTRUMENT#201813818

PUBLIC NOTICES

No. 2023-772

LAKEVIEW LOAN SERVICING, LLC

VS

**CORNELIA WOODY, KNOWN HEIR OF ROBERT
V. WOODY, DECEASED, ROBERT V. WOODY,
DECEASED**

PROPERTY ADDRESS: 2003 Criders Church Road,
Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 20-0M10.-050.-000000
ALL the following described real estate lying and being
situate in St. Thomas Township, Franklin County,
Pennsylvania

Writ of Execution filed by: LOGS LEGAL GROUP LLP
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

Judgment amount: \$236,967.73

No. 2023-247

**FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR THE BENEFIT
OF TEH SEASONED CREDIT RISK TRANSFER
TRUST, SERIES 2020-2**

VS

KEVIN D. YOST

PROPERTY ADDRESS: 35 North Franklin Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A64.-076.-000000
IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of KEVIN D. YOST

DEED BOOK: 1722

DEED PAGE: 9

WRIT OF EXECUTION FILED BY:

KML LAW GROUP, P.C.

SUITE 5000

701 MARKET STREET

PHILADELPHIA, PA 19106

Judgment amount: \$96,202.77

No. 2023-859

NATIONSTAR MORTGAGE LLC

VS

PHYLLIS DIANE YOUNKER

PROPERTY ADDRESS: 11471 Monn Drive, Greencastle,
PA 17225

UPI /TAX PARCEL NUMBER: 17-0J19.-071.-000000

ALL that certain tract or parcel of land lying and being
situate in Montgomery Township, Franklin County,
Pennsylvania

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

Judgment amount: \$161205.27

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to BID4ASSETS, per their instruction. The purchaser shall pay the balance of 90% of the purchase price for each property purchased by 4:30 pm EST on the 10th calendar day, following the auction. If the 10% payment is not made the following day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be offered to the next highest bidder by B1D4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES

CUT OFF DATES

SALE DATES

JULY 7, 2023

SEPT 8, 2023

SEPT 1, 2023

NOV 10, 2023

NOV 3, 2023

JAN 12, 2024

JAN 5, 2024

MAR 8, 2024

MAR 1, 2024

MAY 10, 2024

MAY 3, 2024

JUL 12, 2024

JUL 5, 2024

SEP 13, 2024

SEP 6, 2024

NOV 8, 2024

NOV 1, 2024

JAN 10, 2024

8/18, 8/25, 9/1/2023