

Franklin County Legal Journal

Volume 42, No. 27

January 3, 2025

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

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 Arthur R. Ashway, Jr., a/k/a Arthur R. Ashway, a/k/a Arthur Robinson Ashway, late of Shippensburg Township, Franklin County, Pennsylvania.

Personal Representatives:

Roger Ashway, Sr.

Thomas P. Gleason

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

1/3, 1/10, 1/17/2025

Second Publication

Estate of Curtis D. Bonebrake, a/k/a Curtis Daryl Bonebrake, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Terri S. Shirey

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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Michael W. Brook, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Elizabeth A. Hibble

c/o Dethlefs-Pykosh Law Group, LLC

2132 Market Street

Camp Hill, PA 17011

Attorney:

Katherine L. McDonald

Dethlefs-Pykosh Law Group, LLC

2132 Market Street

Camp Hill, PA 17011

12/27/2024, 1/3/2025, 1/10/2025

Estate of David Crawford, a/k/a David Crawford, II, a/k/a David Crawford 2nd, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Heather Sites

1405 Spring Side Drive East

Chambersburg, PA 17202

Attorney:

Lauren E. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

12/27/2024, 1/3/2025, 1/10/2025

Estate of Evelyn C. Gobin, late of the Borough of McConnellsburg, Fulton County, Pennsylvania.

Personal Representatives:

Vickie J. Gordon

Valerie Gobin Park

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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Jean P. Jackson, a/k/a Jean Wheelock Jackson, a/k/a Jean P. Wheelock Jackson, a/k/a Jean Jackson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

R. Thomas Murphy

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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Barbara Ann Kauffman, late of Fayetteville, Franklin County, Pennsylvania.

Personal Representative:

Samuel E. Kauffman

463 East Baltimore Street

Greencastle, PA 17225

Attorney:

Tyrone G. Johnson

220 Lincoln Way East

Chambersburg, PA 17201

12/27/2024, 1/3/2025, 1/10/2025

PUBLIC NOTICES

Estate of Edward J. Masters, a/k/a Edward James Masters, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Kim Iris Radhakrishna
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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Doris J. Ridge, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

James H. Ridge
1026 Appleway Road
St. Thomas, PA 17252
John D. Ridge
8033 Molly Pitcher Highway
Greencastle, PA 17225

Jerry L. Ridge
7601 Creager Road
Waynesboro, PA 17268

Attorney:

Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

12/27/2024, 1/3/2025, 1/10/2025

Estate of Beatrice V. Shoemaker, a/k/a Bea Shoemaker, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Dawn M. Shoemaker
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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Evelyn Rotz Sites, a/k/a Evelyn R. Sites, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Lavonna K. Wadel
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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Marguerite R. Smith, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Laura M. Anderson
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

12/27/2024, 1/3/2025, 1/10/2025

Estate of Debra Jean Starlipper, late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:

Rebecca M. Starlipper
255 Baumgardner Drive
Greencastle, PA 17225

Attorney:

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

12/27/2024, 1/3/2025, 1/10/2025

Third Publication

Estate of Florence M. Boggs, a/k/a Florence Mary Boggs, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

David L. Boggs
Jack D. Boggs
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

12/20/2024, 12/27/2024, 1/3/2025

Estate of David W. Brizzee, a/k/a David William Brizzee, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Michele Adair
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

12/20/2024, 12/27/2024, 1/3/2025

PUBLIC NOTICES

Estate of Peggy A. Elliott, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

David M. Elliott
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

12/20/2024, 12/27/2024, 1/3/2025

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

Personal Representative:

Jeffery B. Patterson
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

12/20/2024, 12/27/2024, 1/3/2025

Estate of Patrick A. Frederick, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Tara L. Hornbaker
173 Jumper Road
Newburg, PA 17240
Attorney:
Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

12/20/2024, 12/27/2024, 1/3/2025

Estate of John H. Hawbaker, a/k/a John Henry Hawbaker, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Jan H. Lawyer
1261 7 Wolfsville Road
Smithsburg, MD 21783
Johanna H. Rockwell
13641 Mercersburg Road
Greencastle, PA 17225
Attorneys:
Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236
Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

12/20/2024, 12/27/2024, 1/3/2025

Estate of Catherine Kinzler, late of Franklin County, Pennsylvania.

Personal Representative:

Cassidy S. Butler
228 East Washington Street
Chambersburg, PA 17201
Attorney:
Hunter J. Merideth
Merideth Law, LLC
14 West King Street
Shippensburg, PA 17257

12/20/2024, 12/27/2024, 1/3/2025

Estate of Michael James Kirby, late of Franklin County, Pennsylvania.

Personal Representative:

Sandra J. Kirby
2359 Lindsay Lot Road
Shippensburg, PA 17257
Attorney:
Hunter J. Merideth
Merideth Law, LLC
14 West King Street
Shippensburg, PA 17257

12/20/2024, 12/27/2024, 1/3/2025

Estate of Peter Lerario, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Thomas Xavier Lerario
742 Buckeye Court
Millersville, MD 21108
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

12/20/2024, 12/27/2024, 1/3/2025

Estate of Thomas B. McCammon, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda L. McCammon
3398 Keller Road
St. Thomas, PA 17252
Attorney:
Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

12/20/2024, 12/27/2024, 1/3/2025

Estate of Peggy A. Shearer, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Cathy A. Puhl
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

12/20/2024, 12/27/2024, 1/3/2025

PUBLIC NOTICES

Estate of Matthew D. Tiffany, a/k/a Matthew David Tiffany,
late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Dawn A. Tiffany
c/o Timothy J. Colgan
Colgan & Associates, LLC
611 Gettysburg Pike, Suite 201
Mechanicsburg, PA 17055

Attorney:

Timothy J. Colgan
Colgan & Associates, LLC
611 Gettysburg Pike, Suite 201
Mechanicsburg, PA 17055

12/20/2024, 12/27/2024, 1/3/2025

Estate of Timothy Y. Wiltbank, a/k/a Timothy Yost
Wiltbank, late of Quincy Township, Franklin County,
Pennsylvania.

Personal Representative:

William Ted Wiltbank
780 Stone Coal Road
Belington, WV 26250

Attorney:

Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

12/20/2024, 12/27/2024, 1/3/2025

CORPORATION NOTICE

Our Village Fold Inc. was incorporated on November 28, 2024, under the provisions of the Pennsylvania Nonprofit Corporation Law. The specific purpose of this corporation is to serve as a Christian community-based center of learning and skill development by building a healthy community of God-fearing, responsible, self-reliant people through hand skills and discipleship in Uganda, Africa.

1/3/2025

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Waynesboro Area Senior High School Swim Booster Club, Inc., a Pennsylvania nonprofit entity incorporated under the Pennsylvania Nonprofit Corporation Act of 1988, has filed its Articles of Incorporation with the Department of State for the Commonwealth of Pennsylvania as of December 20, 2024. The address of the entity is: 536 Hollengreen Drive, Waynesboro, PA 17268. The organization was formed for charitable purposes to provide support to the Waynesboro Area Senior High School swim team and related programming.

Clinton Barkdoll, Esquire
9 East Main Street
Waynesboro, PA 17268

1/3/2025

SHERIFF'S SALE JANUARY 10TH, 2025

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/franklincountypasheriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than February 7th, 2025 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.

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	SALE DATES
NOV 1, 2024	JAN 10, 2025
JAN 3, 2025	MAR 14, 2025
FEB 28, 2024	MAY 9, 2024
MAY 2, 2024	JUL 11, 2024
JUL 7, 2024	SEP 12, 2024
SEP 5, 2024	NOV 14, 2024
OCT 31, 2025	JAN 9, 2026

No. 2024-2424

PNC BANK, NATIONAL ASSOCIATION

vs

A MICHELLE VESSA

PROPERTY ADDRESS: 101 North Carlisle Street,
Greencastle, PA 17225

UPI /TAX PARCEL NUMBER: 08-2821-.022-.000000

ALL the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, being known as No. 101 North Carlisle Street, and being more particularly bounded and limited as follows:

Judgment in the amount of: \$ 102,649.01

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

PUBLIC NOTICES

No. 2024-2666
BBR INVESTMENTS LLC
VS

ANN L. GEARHART A/K/A ANN L. WILKES AND
ROBERT E. GEARHART

PROPERTY ADDRESS: 13165 Shawnee Circle,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q12-.243-.000000

All the following described real estate, lying and being situate in Washington Township, Franklin County, Pennsylvania:

BEING known as 13165 Shawnee Circle, Waynesboro, PA 17268.

AND ALSO BEING the same premises which Ann L. Wilkes, now by marriage, Ann L. Gearhart, married, by Deed dated

01/10/2008 in the Office of the Recorder of Deeds in and for the County of Franklin in Instrument No. 2008-000755, granted and conveyed unto Ann L. Gearhart and Robert E. Gearhart, wife and husband.

No. 2024-540
FREEDOM MORTGAGE CORPORATION
VS

BARBARA KATIRIA HERNANDEZ NIEVES; RONNY FRANCISCO-RUIZ

PROPERTY ADDRESS: 1955 Clinton Avenue,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 02-1C06-.043-.000000

By virtue of a Writ of Execution No. 2024-00540

FREEDOM MORTGAGE CORPORATION
V.

BARBARA KATIRIA HERNANDEZ NIEVES; RONNY FRANCISCO-RUIZ

owner(s) of property situate in the BOROUGH PG CHAMBERSBURG, FRNAKLIN County, Pennsylvania, being

1955 CLINTON AVENUE, CHAMBERSBURG, PA 17201

Tax ID No. 02-1C06-.043-.000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$137,479.55

Attorneys for Plaintiff

Brock & Scott, PLLC

No. 2024-2039
SOUTHAMPTON TOWNSHIP
VS

RALPH BETZ, LUCINDA BETZ

PROPERTY ADDRESS: 542 Jonathan Street,
Shippensburg, PA 17257

UPI /TAA PARCEL NUMBER: 21-0N17.-182-.000000

All the following real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, bounded

and described as follows:

Judgment in the amount of: \$17,205.09

Writ filed by: Kelso Law

396 Alexander Spring Rd

Ste 1

Carlisle, PA 17013

No. 2024-2525
TOWD POINT MORTGAGE TRUST 2015-6, U.S.
BANK NATIONAL ASSOCIATION AS INDENTURE
TRUSTEE C/O SELECT PORTFOLIO SERVICING,
INC.

VS
BEVERLY A. FLEAGLE A/K/A BEVERLY A.
PENSINGER, DENNIS E. FLEAGLE A/K/A DENNIS
FLEAGLE, SR.

PROPERTY ADDRESS: 424 E King St, Chambersburg,
PA 17201

UPI /TAA PARCEL NUMBER: 03-1C59-.039-.000000

All that certain lot or piece of ground situate in the Borough of Chambersburg, County of Franklin, Pennsylvania, being more particularly bounded and described as follows:

Judgment in the amount of: \$139,369.88

Writ filed by: Stern & Eisenberg PC

1581 Main St, Ste 200

Warrington, Pa 18976

No. 2023-3333
GUILD MORTGAGE COMPANY LLC
VS

BRIAN S. BURKHOLDER

PROPERTY ADDRESS: 3884 Lincoln Street, Scotland,
PA 17254

UPI/ TAA PARCEL NUMBER: 09-0C13M-030-.000000

All the following described real estate lying and being situate in the Village of Scotland, Greene Township, Franklin County, Pennsylvania, known and numbered as 3884 Lincoln Street, bounded and limited as follows:

Judgment in the amount of: \$118,459.45

Writ filed by: Manley Deas Kochalski LLC

PO Box 165028

Columbus OH 43272-7101

PUBLIC NOTICES

No. 2024-1738
TRUISTBANK
VS

DALE R. FRITZ AND LISA K. FRITZ

PROPERTY ADDRESS: 309 Stonegate Circle S,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E12S-077F-000000

All that certain piece or parcel or Tract of land situate
in the Borough of Chambersburg, Franklin County,
Pennsylvania, and being known as 309 Stonegate Circle
S, Chambersburg, PA 17201.

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$176,860.82

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Dale R. Fritz and Lisa K. Fritz

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

No. 2024-2661

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS PI TRUSTEEMOFMTHE
FREDDIE MAC PARTICIPATION INTEREST TRUST,
SERIES 2021-1

vs

MARK P DEWALD

PROPERTY ADDRESS: 12106 Broad Street,
Rouzeville, PA 17250

UPI/ TAX PARCEL NUMBER: 23-0Q19B-100.-000000

ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN WASHINGTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA
BEING KNOWN AS: 12106 BROAD ST ROUZERVILLE,
PA 17250

BEING PARCEL NUMBER: 23-0Q19B-100.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2023-219

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR
RCAF ACQUISITION TRUST PLAINTIFF

vs

DONALD F DONAHUE, JR, CASSANDRA J
DONAHUE

PROPERTY ADDRESS: 9161 Apple Jack Drive,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J08.-073.-000000

ALL the following real estate lying and being situate in
Montgomery Township, Franklin County, Pennsylvania,
bounded and described as follows:

Judgment in the amount of: \$456,055.85

Writ filed by: Logs Legal Group LLP
14000 Commerce Pkwy Ste B
Mt. Laurel, NJ 08054

No. 2023-3554

CARRINGTON MORTGAGE SERVICES LLC
vs

EDDA GIBSON, EXECUTRIX OF THE ESTATE OF
JOHN S. CANTLER, DECEASED

PROPERTY ADDRESS: 130 South Church Street,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 26-5C16.-070.-000000

ALL the following described real estate, locally known as
130 South Church Street, lying and being situate in the
Borough of Waynesboro, Franklin County, Pennsylvania,
bounded and described as follows:

Judgement in the amount of: \$118,769.07

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

No. 2024-256

FIRST HOME MORTGAGE CORPORATION
VS

FAY ELIZABETH MYLES; JOHN ANTWAN MYLES
PROPERTY ADDRESS: 21 SPRUCE STREET, MONT
ALTO, PA 17237

UPI/ TAX PARCEL NUMBER: 16-4A53.-003A-000000

All the following described real estate, lying and being
situate in the Borough of Mont Alto, Franklin County,
Pennsylvania and more fully bounded and described
as follows:

Judgment in the amount of: \$179,393.76

Writ filed by: Manley Deas Kochalski
P.O. Box 165028
Columbus, OH 43216

No. 2024-2757

WELLS FARGO BANK, N.A.
vs

TORI J. GILBERT

PROPERTY ADDRESS: 243 Grandview Avenue,
Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 05-1847.-008.-000000

By virtue of a Writ of Execution No. 2024-2757

WELLS FARGO BANK, N.A.

V.

TORI J. GILBERT

owner(s) of property situate in the BOROUGH OF
CHAMBERSBURG, FRANKLIN County, Pennsylvania,
being

243 GRANDVIEW AVE, CHAMBERSBURG, PA 17201

Tax ID No. 05-1B47.-008.-000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$ 169,135.58

Attorneys for Plaintiff
Brock & Scott, PLLC

PUBLIC NOTICES

No. 2024-2259
PENNYMAC LOAN SERVICES LLC
vs

ROBYN A. LINEBAUGH

PROPERTY ADDRESS: 23 North Jefferson Street,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 08-2820.-030.-000000

All the certain piece or parcel or Tract of land situate in the Greencastle, Franklin County, Pennsylvania, and being known as 23 North Jefferson Street, Greencastle, Pennsylvania 17225.

TAX MAP AND PARCEL NUMBER: 08-2820.-030.-000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Robyn A. Linebaugh

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

No. 2021-3477
LONGBRIDGE FINANCIAL, LLC
vs

BETTY C. MCCLURE

PROPERTY ADDRESS: 946 Brandon Drive,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 06-1F04.-011.-000000

ALL the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, bounded and limited as follows:

Judgement in the amount of: \$172,471.42

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

No. 2024-1962
LAKEVIEW LOAN SERVICING, LLC
vs

AMIEL C MOAVENI, KIMBERLY M MOAVENI

PROPERTY ADDRESS: 14352 Charmain Road,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q14P.-003.-000000

All the following real estate being situate in Washington Township, Franklin County, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY

Judgment in the amount of: \$126,271.46

Writ filed by: RAS
133 GAITHER DR, STE F
MOUNT LAUREL, NJ 08054

No. 2024-2215
PENNSYLVANIA HOUSING FINANCE AGENCY
VS

NOAH C. BOLYARD AND KAYLA B. SMITH, NOAH C. BOLYARD, KAYLA B. SMITH

PROPERTY ADDRESS: 8769 Kings Road, Waynesboro,
PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q07K-015.-CE0000

BY VIRTUE OF A WRIT OF EXECUTION NO. 2024-2215

PENNSYLVANIA HOUSING FINANCE AGENCY PLAINTIFF

vs

NOAH C. BOLYARD AND KAYLA B. SMITH DEFENDANT

REAL ESTATE: 8769 KINGS ROAD WAYNESBORO,
PA 17268

MUNICIPALITY: WASHINGTON TOWNSHIP

DIMENSIONS: 60.00 X 193.84 X 20.80 208.14

Lot No. 15C - Franklin County
Plat Book Volume 288G, Page 604

SEE INSTRUMENT#: 2021-27967

TAX PARCEL#: 23-0Q07K-015.-CE0000

IMPROVEMENT THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE

TO BE SOLD AS THE PROPERTY OF NOAH C. BOLYARD AND KAYLA B. SMITH UNDER FRANKLIN COUNTY JUDGMENT NO. 2024-2215

WRIT FILED BY: Purcell, Krug & Haller
1719 North Front St
Harrisburg, Pa 17104

No. 2024-1086
NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING

vs

**PATRICK SALVAIL, AS BELIEVED HEIR AND/
OR ADMINISTRATOR TO THE ESTATE OF NORA
E. BURROWS, UNKNOWN HEIRS, AND/OR
ADMINISTRATORS TO THE ESTATE OF NORA E.
BURROWS**

PROPERTY ADDRESS: 6157 Burning Lane, Fayetteville,
PA 17222

UPI / TAX PARCEL NUMBER: 1 0-0D23S-007C-000000

All the following described real estate, lying and being situated in Guilford Township, Franklin County, Commonwealth of Pennsylvania, bounded and described as follows:

WITH all improvements erected thereon.

Judgement in the amount of: \$219,905.06

Writ filed by: Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216

PUBLIC NOTICES

**No. 2020-1983
QUINCY TOWNSHIP**

**vs
RICHARD PATTERSON**

PROPERTY ADDRESS: 9191 Capitol Hill Road,
Waynesboro, PA 17268

All the following real estate being situate in in Quincy
Township, County of Franklin, Pennsylvania:

Judgment in the amount of: \$5,793.20

Writ filed by: Portnoff Law Associates
P.O. Box 391
Norristown, Pa 19404

**No. 2024-17
NEW REZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING**

**vs
KRISTY D QUEEN**

PROPERTY ADDRESS: 8699 Sheffield Manor Blvd,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q07K-029F-000000

ALL the following described real estate lying and being
situate in Washington Township, Franklin County,
Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$79,378.47

Writ filed by: Leopold & Associates
275 Curry Hollow Rd
Building 1, Ste 280
Pittsburgh, Pa 15236

**No. 2023-411
LAKEVIEW LOAN SERVICING, LLC**

**vs
DUSTY RHODES**

PROPERTY ADDRESS: 38 Cottage Street, Waynesboro,
PA 17268

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

ALL the following described real estate, situate in the
Borough of Waynesboro, Franklin County, Pennsylvania,
bounded

and described as follows:

Judgment in the amount of \$148,002.91

Writ filed by: Logs Legal Group
985 Old Eagle Rd, Ste 514
Wayne, Pa 19087

**No. 2024-612
LAKEVIEW LOAN SERVICING, LLC**

**vs
ELIZABETH L. STEWART**

PROPERTY ADDRESS: 8179 Lincoln Way East,
Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C27M-009A-000000

ALL the real estate lying and being situate in Greene
Township, Franklin County, Pennsylvania, Bounded and
described as follows:

Judgement in the amount of: \$162,429.31

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

**No. 2024-2478
LAKEVIEW LOAN SERVICING LLC
vs**

SHARON MARIE STONEBRAKER

PROPERTY ADDRESS: 316 North Franklin Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A48-.005.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 316 North Franklin Street
Waynesboro, PA 17268

SOLD as the property of SHARON MARIE
STONEBRAKER

TAX PARCEL #25-5A48-.005.-000000

DEED BOOK: INSTRUMENT NO.: 202203529

DEED PAGE: INSTRUMENT NO.: 202203529

PUBLIC NOTICES

**No. 2023-1794
NATIONSTAR MORTGAGE LLC
VS**

**TODD TURNER, HEIR TO THE ESTATE OF
COLLEEN KAY ROCK, DECEASED, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER,
COLLEEN KAY ROCK, DECEASED**

PROPERTY ADDRESS: 84 Sunset Avenue,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 11-0E13Q-030.-000000

By virtue of a Writ of Execution No. 2023-1794

NATIONSTAR MORTGAGE LLC

V.

TODD TURNER, HEIR TO THE ESTATE OF COLLEEN
KAY ROCK, DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER, COLLEEN KAY
ROCK, DECEASED

owner(s) of property situate in the HAMILTON
TOWNSHIP, FRANKLIN County, Pennsylvania.

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,404.48

Attorneys for Plaintiff

Brock & Scott, PLLC

No. 2024-2236

**HAMILTON TOWNSHIP MUNICIPAL AUTHORITY
VS**

VSUE HORN

PROPERTY ADDRESS: 84 Nottingham Drive,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 11-0E10.-274.-000000

All the following real estate being situated in Hamilton
Township, Franklin County, Pennsylvania:

Judgment in the amount of: \$4,493.47

Writ filed by: Kelso Law, LLC

1 Tyler Ct, Ste 1

Carlisle, Pa 17015

**No. 2023-4103
WELLS FARGO BANK NA**

vs

CHRISTOPHER WARNER, MINDI KNODE

PROPERTY ADDRESS: 10344 Kaisersville Road,
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J22.-030.-000000

ALL the following real estate lying and being situate in
Montgomery Township, Franklin County, Pennsylvania:

Judgment in the amount of: \$110,756.02

Writ filed by: Manley Deas Kochalski LLC

PO Box 165028

Columbus, OH 43216

**No. 2024-1103
MIDFIRST BANK**

vs

MATTHEW WETZEL

PROPERTY ADDRESS: 339 Philadelphia Avenue,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 02-1C41.-015.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 339 Philadelphia Avenue
Chambersburg, PA 17201

SOLD as the property of MATTHEW WETZEL

TAX PARCEL #02-1 C41.-015.-000000

DEED BOOK: Instrument Number: 201718693

DEED PAGE: Instrument Number: 201718693

**No. 2024-2668
SERVBANK, SB**

vs

TYLOR E YOUNG

PROPERTY ADDRESS: 12211 Snyder Avenue,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q19F-098.-000000

ALL the following described real estate, lying and being
situate in the Trolley Line Addition of Rouzerville, Stop
4 Section, Rouzerville, Washington Township, Franklin
County, Pennsylvania:

Judgment in the amount of: \$130,348.88

Writ filed by: Padgett Law Group

700 Darby Rd, Suite 100

Havertown, Pa 19083

12/20/2024, 12/27/2024, 1/3/2025