

Franklin County Legal Journal

Vol. 41, No. 9

September 1, 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.

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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 Wanda L. Allender, a/k/a Wanda Lou Allender, a/k/a Wanda Allender, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
Kurt D. Allender
789 Starr Avenue
Chambersburg, PA 17202
April L. Mens
6 Twin Lakes Drive
Gettysburg, PA 17325
Attorney:
Tracy J. Ross, Esq.
Family First Estate Services
1110 Kennebec-Drive
Chambersburg, PA 17201

9/1, 9/8, 9/15/2023

Estate of Esther M. Creamer, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:
Brodie W. Hutchins
c/o Forest N. Myers
137 Park Place West
Shippensburg, PA 17257
Attorney:
Forest N. Myers
137 Park Place West
Shippensburg, PA 17257

9/1, 9/8, 9/15/2023

Estate of Gloria M. Granda, a/k/a Gloria May Granda, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Janice E. Granda
815 Fox Meadow Road
Chambersburg, PA 17202
Attorney:
William C. Cramer
220 Lincoln Way East
Chambersburg, PA 17201

9/1, 9/8, 9/15/2023

Estate of Margaret M. Kegerreis, a/k/a Margaret J. Kegerreis, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
James R. Kegerreis, Jr.
9819 Hades Church Road
Greencastle, PA 17225
Attorney:
Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

9/1, 9/8, 9/15/2023

Estate of John A. McGhee, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Jeffrey A. Sollars
804 Beech Avenue
Pittsburgh, PA 15233
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

9/1, 9/8, 9/15/2023

Estate of Gladys K. Mentzer, a/k/a Gladys Marie Mentzer, a/k/a Gladys M. Mentzer, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Nancy M. Cline
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

9/1, 9/8, 9/15/2023

Estate of Ruth A. Miller, late of Greencastle Township, Franklin County, Pennsylvania.

Personal Representative:
Jacquelyn Sipes
9320 Games Road
Mercersburg, PA 17236
Attorney:
Jeanne F. Singer
864 Jefferson Boulevard
Hagerstown, MD 21740

9/1, 9/8, 9/15/2023

Estate of Jane L. Morgan, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Karl E. Morgan
4174 Main Street
Scotland, PA 17254
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

9/1, 9/8, 9/15/2023

Estate of Virginia Provard, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Mark Phillips
c/o Salzmans Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmans Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

9/1, 9/8, 9/15/2023

PUBLIC NOTICES

Estate of Mary I. Shoop, a/k/a Mary Irene Shoop, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Jessica M. Lecrone

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

9/1, 9/8, 9/15/2023

Estate of Betty E. Verdier, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of

Chambersburg

c/o R. Thomas Murphy & Associates, P.C.

23 7 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

9/1, 9/8, 9/15/2023

Estate of Jon K. Verdier, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of

Chambersburg

c/o R. Thomas Murphy & Associates, P.C.

23 7 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

9/1, 9/8, 9/15/2023

Estate of Odessa G. Wright, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Ray O. Wright

Kimberly K Bruce

2969 Letterkenny Rd

Chambersburg, PA 17201

9/1, 9/8, 9/15/2023

Second Publication

Estate of Marilyn J. Bender, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Tara E. Freeman

12107 Bayer Drive

Waynesboro, PA 17268

Dawn F. Buckner

3675 Cascades Drive

Fayetteville PA 17222

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

Estate of Beverly L. Cooper, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

David L. Snoke

56 Field Circle

Chambersburg, PA 17202

Attorney:

Timothy W. Misner, of Counsel

The Law Offices of Samantha K. Wolfe LLC

39 South Broad Street

Waynesboro, PA 17268-1610

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

Estate of Daryl R. Henry, a/k/a Daryl Ray Henry, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Nancy J. Henry

8182 Stone Bridge Road

Greencastle, PA 17225

Attorney:

Wertime Guyer LLC

35 North Carlisle Street, Suite A

Greencastle, PA 17225

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

Estate of Sherry Lohman, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Amy Whitmoyer

178 Wilkson Lane

Fayetteville, PA 17222

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

Estate of Mary Suedelia Reed, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Patrick G. Reed

c/o Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

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

Estate of Dorothy Ruth Funk Smith, a/k/a Dorothy F. Smith, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Victoria A. Shreiner

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

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

PUBLIC NOTICES

Estate of Daniel L. Spero, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Charles E. Gilbert
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

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

Estate of Anna M. Wolfe, late of the Borough of
Mercersburg, Franklin County, Pennsylvania.

Personal Representative:

Lori Quinlivan
10 Wolfe Drive
Mercersburg, PA 172367

Attorney:

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

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

Third 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

PUBLIC NOTICES

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

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 Ticich 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

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 13th day of July, 2023, for the purpose of obtaining a certificate of incorporation. The name of the proposed corporation organized under the provisions of the Business Corporation Law of 1988 is PREMIUM PLUS PROTECTION PLAN, INC., 2040 Lincoln Way East, Chambersburg, PA 17202.

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

9/1/2023

NAME CHANGE NOTICE

Notice is hereby given that Jason Edward Frain of Greencastle, Franklin County, Pennsylvania has petitioned the Court of Common Pleas of the 39th Judicial District of Pennsylvania, Franklin County Branch, requesting a decree to change his name from Jason Edward Frain to Jason Love Carbaugh, and that a hearing on said Petition will be held on the 13th of October, 2023, at 3:00pm at the Franklin County Courthouse. All interested parties may attend and be heard.

9/1/2023

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: September 7, 2023.

BARNHART: First and Final Account of proposed distributions and notice to creditors of Brenda D. Ott, Personal Representative of the Estate of Geraldine A. Barnhart, late of Antrim Township, Franklin County, Pennsylvania, deceased.

HOUP: First and Final Account of proposed distributions and notice to creditors of Stephanie J. Reilly, Administratrix of the Estate of Betty J. Houpt, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

HORNBAKER: First and Final Account of proposed distributions and notice to creditors of Kirk E. Clever, Administrator of the Estate of Maxine L. Hornbaker, late of Montgomery Township, Franklin County, Pennsylvania, deceased.

WILLIAMS: First and Final Account of proposed distributions and notice to creditors of Lori K. Wright, Executrix of the Estate of Grace L. Williams late of Chambersburg Borough, Franklin County, Pennsylvania, deceased.

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

8/25, 9/1/2023

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/franklirtcountypasheriffsales. 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

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

Judgement Amount: \$196,599.29

PUBLIC NOTICES

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 BUS 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 RMTPT 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 SR AKA 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

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

PUBLIC NOTICES

**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. 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

**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. 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. 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

PUBLIC NOTICES

**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