

Franklin County Legal Journal

Vol. 40, No. 45

May 5, 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 Philip L. Bailey, a/k/a Philip Lee Bailey, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:
Gloria M. Flanders
111 Shumard Court
Stephens City, VA 22655
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

5/5, 5/12, 5/19/2023

Estate of Helen Marie Birch, late of Virginia Beach, Virginia.

Personal Representative:
Jason L. Birch
c/o Ryan A. Webber
Webber Law, PLLC
5000 Ritter Road, Suite 202
Mechanicsburg, PA 17055
Attorney:
Ryan A. Webber
Webber Law, PLLC
5000 Ritter Road, Suite 202
Mechanicsburg, PA 17055

5/5, 5/12, 5/19/2023

Estate of Rhoda Ann Campbell, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Constance V. Campbell
630 Willow Valley Square, Apt. G204
Lancaster, PA 17602
Attorney:
James M. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
13 West Main Street, Suite 210
Waynesboro, PA 17268

5/5, 5/12, 5/19/2023

Estate of Judith N. Capello, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Kimberly S. Brookens
1639 Black Gap Road
Fayetteville, PA 17222
Attorney:
Michael B. Finucane
Michael Finucane Law Office
550 Cleveland Avenue, Suite 112
Chambersburg, PA 17201

5/5, 5/12, 5/19/2023

Estate of John L. Dorthy, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Donna R. Dorthy
13640 Dickey Road
Mercersburg, PA 17236
Attorney:
Erich E. Hawbaker
11-A West Seminary Street
Mercersburg, PA 17236

5/5, 5/12, 5/19/2023

Estate of Mary Frances Evans, a/k/a Mary F. Evans, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Denise Navin
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

5/5, 5/12, 5/19/2023

Estate of Kathy Jones Hayden, late of Washington Township, Franklin County, Pennsylvania.

Attorney:
Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

5/5, 5/12, 5/19/2023

Estate of Jeffery D. Hill, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
J. Alan Young, IV
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

5/5, 5/12, 5/19/2023

Estate of Julia M. Hockenberry, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Judy D. Orth
Janet S. Gardner
Betty J. Herr
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

5/5, 5/12, 5/19/2023

PUBLIC NOTICES

Estate of James Leaver, a/k/a James L. Leaver, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

John Leaver

210 Harrison Street

Rossville, IL 60963

Attorney:

George E. Wenger, Jr.

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

5/5, 5/12, 5/19/2023

Estate of Robert W. Lockbaum, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Corey Hege and Danielle Haines

c/o Nicklas & Snyder

183 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Kristin D. Nicklas

Nicklas & Snyder

183 Lincoln Way East

Chambersburg, PA 17201

5/5, 5/12, 5/19/2023

Estate of Gladys Marie Miller, a/k/a Gladys M. Miller, a/k/a Gladys Miller, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Dennis R. Sites

Martina Q. McGarvey

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

5/5, 5/12, 5/19/2023

Estate of Joyce S. Murphy, a/k/a Joyceanne Murphy, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

R. Thomas Murphy

2005 East Main Street

Waynesboro, PA 17268

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

2005 East Main Street

Waynesboro, PA 17268

5/5, 5/12, 5/19/2023

Estate of Eleanor J. Pickard, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Robert P. Pickard

c/o Richard W. Stewart

Johnson, Duffie, Stewart & Weidner, P.C.

301 Market Street, P.O. Box 109

Lemoyne, PA 17043

Attorney:

Richard W. Stewart

Johnson, Duffie, Stewart & Weidner, P.C.

301 Market Street, P.O. Box 109

Lemoyne, PA 17043

5/5, 5/12, 5/19/2023

Estate of Barbara L. Rupp, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Alison Russell

c/o Nicklas & Snyder

183 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Kristin D. Nicklas

Nicklas & Snyder

183 Lincoln Way East

Chambersburg, PA 17201

5/5, 5/12, 5/19/2023

Estate of Catherine Louise Thomas, a/k/a Catherine L. Thomas, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Sharon L. Christman

Cathy A. Ficken

Mark D. Thomas

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

5/5, 5/12, 5/19/2023

Estate of Frances L. Wadel, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Kim M. Mann

Carla L. Cook

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

5/5, 5/12, 5/19/2023

PUBLIC NOTICES

Second 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. Trim.mer
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

Third 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
McConneilsburg, 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. Rahauser

157 E. Washington Street
Chambersburg, PA 17201

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

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of the Fictitious Name Act, Act No. 1982-295, of the filing, with the Department of State of the Commonwealth of Pennsylvania, on April 11, 2023, an application for a certificate for the conducting of a business under the assumed fictitious name of Chambersburg Athletics Hall of Fame. The entity interested in said business is: Chambersburg Area Sports Boosters, 511 South Sixth Street, Chambersburg, Pennsylvania.

Attorney:

Clinton Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

5/5/2023

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that on May the 5th 2023, an application for Registration of a Fictitious Name was submitted with the Department of State of the Commonwealth of Pennsylvania in accordance with the Fictitious Name Act, for the purpose of registering a Pennsylvania fictitious name. The fictitious name shall be Duffield Enterprises located at 11186 Welsh Run Road Greencastle PA 17225. The fictitious name is registered to Christopher M Duffield d.b.a. Duffield Enterprises 11186 Welsh Run Road Greencastle PA 17225.

5/5/2023

PUBLIC NOTICES

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF
FRANKLIN COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW NO. 2022-03689

PENNYMAC LOAN SERVICES, LLC, **Plaintiff**
vs.

Jenny Brown, solely in capacity as heir of Steve M. Uva, Sr. a/k/a Steven 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, **Defendants**

NOTICE

TO: 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

You are hereby notified that on November 29, 2022, Plaintiff, PENNYMAC LOAN SERVICES, LLC filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Franklin County Pennsylvania, docket to TERM, No. 2022-03689. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 119 East Catherine Street, Chambersburg, PA 17201 whereupon your property would be sold by the Sheriff of Franklin County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PENNSYLVANIA LAWYER REFERRAL SERVICE

Pennsylvania Bar Association

100 South Street, P.O. Box 186 Harrisburg, PA 17108

Telephone (800) 692-7375

5/5/2023

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/franklincountypasheriiffsales. 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.

PUBLIC NOTICES

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 filed 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, Treviso, PA 19053

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

PUBLIC NOTICES

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

No. 2022-3339
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. , AS MARTGAGEE, 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

PUBLIC NOTICES

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
PROEPRTY OF: Linda L. Wisser

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