

Franklin County Legal Journal

Vol. 41, No. 17

October 27, 2023

Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201–2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.

THE FRANKLIN COUNTY BAR ASSOCIATION

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

Our website includes:

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

FOLLOW US ON FACEBOOK at
www.facebook.com/FranklinCountyBarAssociation

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 Eileen Boyles, a/k/a Joyce E. Boyles, a/k/a J. Eileen Boyles, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Patrick B. Boyles
71 Dogwood Court
Shippensburg, PA 17257
Attorney:
Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe, LLC
39 South Broad Street
Waynesboro, PA 17268-1610

10/27, 11/3, 11/10/2023

Estate of Bonita L. Jones, late of Southampton Franklin Township, Franklin County, Pennsylvania.

Personal Representative:
Cheryl L. Jones
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

10/27, 11/3, 11/10/2023

Estate of Edward L. Klotz, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Karen S. Walker
7120 Talhelm Road
Chambersburg, PA 17202
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

10/27, 11/3, 11/10/2023

Estate of Dolerene E. C. Meyers, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Daryl I. Meyers
Diane M. McMichael
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

10/27, 11/3, 11/10/2023

Estate of Ronald R. O'Donnell, Sr., late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:
Ronald L. O'Donnell, Jr.
Nancy L. Ridenour
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

10/27, 11/3, 11/10/2023

Estate of Winifred J. Ross, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Farmers and Merchants Trust Company of Chambersburg, Pennsylvania
PO Box 6010
1500 Nitterhouse Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

10/27, 11/3, 11/10/2023

Estate of Janet L. Zeigler, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Bonita L. Woods
Julie D. Martin
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

10/27, 11/3, 11/10/2023

Second Publication

Estate of Harold R. Funk, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:
Lora L. Metcalf
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

10/20, 10/27, 11/3/2023

PUBLIC NOTICES

Estate of Mary Lou Martin, Late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Cynthia Sue Keener

P.O. Box 192

State Line, PA 17263

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

10/20, 10/27, 11/3/2023

Estate of Helen L. Reasey, a/k/a H. Lois Reasey, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Richard L. Reasey

c/o Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

10/20, 10/27, 11/3/2023

Estate of Darlene Shuler, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Guardian Services of PA

c/o Amanda Snoko Dubbs

204 St. Charles Way, Suite F

York, PA 17402

Attorney:

Amanda Snoko Dubbs

204 St. Charles Way, Suite F

York, PA 17402

10/20, 10/27, 11/3/2023

Estate of Rachel M. Shuman, a/k/a Rachel May Shuman, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Christina L. Powers

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

10/20, 10/27, 11/3/2023

Third Publication

Estate of Berry L. Baker, a/k/a Berry Baker, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Ronald L. Baker

Donald L. Baker

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

10/13, 10/20, 10/27/2023

Estate of Michael Alan Carbaugh, a/k/a Michael A. Carbaugh, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Kenneth R. Carbaugh

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

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/13, 10/20, 10/27/2023

Estate of Merle G. Cordell, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Doris E. Lehman

Ruby M. Gontz

c/o Doris E. Lehman

P. O. Box 13

Reedville, VA 22539

10/13, 10/20, 10/27/2023

Estate of Douglas James Dunkin, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Kristen B. Hamilton

999 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

10/13, 10/20, 10/27/2023

Estate of Harvey R. King, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Harvey King Jr.

7386 Black Bear Road

Harrisonville, PA 17228

Attorney:

Barbara Townsend

32 West Queen Street

Chambersburg, PA 17201

10/13, 10/20, 10/27/2023

PUBLIC NOTICES

Estate of Ray H. Long, Jr., a/k/a Ray Herman Long, Jr.,
Ray Herman Long, late of Quincy Township, Franklin
County, Pennsylvania.

Personal Representative:
Marleen L. Leshner
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Joel R. Zullinger
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

10/13, 10/20, 10/27/2023

Estate of Robert O. Sollenberger, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Robert C. Schollaert
262 Ramsey Avenue
Chambersburg, PA 17201
Attorney:
Robert C. Schollaert
Black and Davison, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201

10/13, 10/20, 10/27/2023

Estate of Joseph L. Wisocki, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:
Cenona Mira Wisocki
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

10/13, 10/20, 10/27/2023

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions
of the Fictitious Names Act, Act No. 1982-295, of the
filing with the Department of State of the Commonwealth
of Pennsylvania on or about October 17, 2023, of an
application for a certificate of conducting a business
under the assumed or fictitious name of: Orrstown RV
& Self-Storage, with its principal place of business at
5543 Orrstown Road, Orrstown, Pennsylvania 17244.

The name and address of the party interested in said
business is: DWD Real Estate Holdings, LLC, 5543
Orrstown Road, Orrstown, Pennsylvania 17244.

ANDREW J. FRANKLIN, ESQUIRE
825 West King Street, Suite E
Shippensburg, PA 17257

10/27/2023

LEGAL NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
FRANKLIN COUNTY, PA
CIVIL ACTION-LAW
NO. 2019-4117

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

CASCADE FUNDING MORTGAGE TRUST HB1,

Plaintiff

v.

ANGIE LOUISE WINGERT, IN HER CAPACITY AS
HEIR OF JANET M. WINGERT; ET AL., Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER JANET
M. WINGERT Defendant(s), 3812 LETTERKENNY
ROAD, CHAMBERSBURG, PA 17201

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, CASCADE
FUNDING MORTGAGE TRUST HB1, has filed a
Mortgage Foreclosure Complaint endorsed with a
Notice to Defend, against you in the Court of Common
Pleas of FRANKLIN County, PA docketed to No. 2019-
4117, seeking to foreclose the mortgage secured on
your property located, 3812 LETTERKENNY ROAD,
CHAMBERSBURG, PA 17201.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to
defend against the claims set forth in this notice you must
take action within twenty (20) days after the 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 you, and a judgment
may be entered against you by the Court 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 PAPER TO YOUR LAWYER
AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO
TO OR TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE YOU WITH
INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS
OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE
INFORMATION ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

Franklin County Bar Association
Find A Lawyer Service
100 Lincoln Way East
Suite E Chambersburg PA, 17201
717-660-2118

Robertson, Anschutz, Schneid, Crane & Partners,
PLLC

A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF

Jonathan M. Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

10/27/2023

PUBLIC NOTICES

LEGAL NOTICE

The Gary L. Dobrinoff Irrevocable Family Trust and
The Estate Of Gary L. Dobrinoff, Plaintiffs

v.

Harry E. Minor, a/k/a Harry Minor, et al., Defendants

To: Harry E. Minor, a/k/a Harry Minor, His Successors,
Assigns, and Heirs, Known and Unknown

YOU ARE hereby notified that on September 18th, 2023, Plaintiffs, filed a quiet title action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Franklin County, Pennsylvania, docketed to No. 2023-2980, wherein Plaintiff seeks legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at 7775 Old Scotland Road, Southampton Township, Franklin County Pennsylvania pursuant to the Deed recorded October 12, 1995 in Book 1273, Page 0514 in the Franklin County Recorder of Deeds Office.

10/27/2023

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF BUTLER
COUNTY, PA

CIVIL ACTION – LAW No. 2023-40263

IN RE: Title Transfer to Robert N. Polas Jr., Petitioner

In the Case of **IN RE: Title Transfer to Robert N. Polas Jr:** Taylor James Thompson, James Clark or Any and all persons having claims or demands against such action NOTICE is hereby given that the hearing on the Petitioner's Petition for Involuntary Transfer of Ownership of Vehicle, relative to a certain 2013 Honda CBR 250 Repsol Edition, Vehicle Identification Number MLHMC4109D5302651; will be held on January 9th, 2024 at 10:00 am, in Courtroom 3 of the Butler County Government Center, 124 W Diamond Street, Butler, PA 16001. Please appear if you wish to contest.

10/27/2023

ORPHANS' COURT NOTICE

IN THE COURT OF COMMON PLEAS OF THE
39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY,
PENNSYLVANIA – ORPHANS' COURT DIVISION

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for CONFIRMATION: November 2, 2023.

There are **NO ACCOUNTS FOR CONFIRMATION** for November 2, 2023

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

10/20, 10/27/2023

SHERIFF'S SALE NOVEMBER 9, 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/franklincountypasheriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than December 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. 2023-1494

MCLP ASSET COMPANY, INC.

VS

DANNY A. ARNOLD

PROPERTY ADDRESS: 3815 Crottlestown Road,
Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 11-0E12-.014A-000000

ALL the following described real estate situate in the Township of Hamilton, County of Franklin, and Commonwealth of Pennsylvania.

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

Judgment amount: \$131,672.68

No. 2023-216

LOAN FUNDER LLC SERIES 18187

VS

CAVE DWELLINGS INC

PROPERTY ADDRESS: 7185 Lincoln Way West, Saint
Thomas, PA 17252

UPI /TAX PARCEL NUMBER: 20-0M13R-033.-000000

ALL the following described real estate lying and being situate in the Village of St. Thomas, St. Thomas Township, Franklin County, Commonwealth of Pennsylvania:

7185 LINCOLN WAY WEST, SAINT THOMAS, PA 17252

Judgment amount: \$96,139.54

Filed by WEBER GALLAGHER SIMPSON STAPLETON
FIRES & NEWBY, LLP

2000 MARKET STREET
13TH FLOOR
PHILADELPHIA PA 19103

PUBLIC NOTICES

No. 2015-3347

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE LOAN
TRUST M**

vs

STEPHANIE N. CROUSE

PROPERTY ADDRESS: 33 Geiser Avenue, Waynesboro,
PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q12L-030.-000000

By virtue of a Writ of Execution No. 2015-3347

Wilmington Savings Fund Society, FSB, as Trustee of
Stanwich Mortgage Loan Trust M

v

Stephanie N. Crouse

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$94,390.76

Attorneys for Plaintiff: BROCK & SCOTT, PLLC

2011 RENAISSANCE BOULEVARD, SUITE

100

KING OF PRUSSIA, PA 19406

No. 2023-1621

LOANCARE, LLC

vs

**CRYSTAL HAMILTON, ET AL, CRYSTAL HAMILTON,
EDWARD D. HAMILTON, OCCUPANTS**

PROPERTY ADDRESS: 7413 LINCOLN WAY WEST,
SAINT THOMAS, PA 17252

UPI /TAX PARCEL NUMBER: 20-0M13R-016.-000000

ALL the following described real estate, together with
the improvements thereon erected, lying and being
situate in the

Township of St. Thomas, Franklin County, Pennsylvania:

Writ of Execution filed by: Brock & Scott PLLC

2011 Renaissance Boulevard

Suite 100

King of Prussia, PA 19406

JudgmentAmount: \$16,887.14

No. 2018-3199

**1900 CAPITAL TRUST II, BY U.S. BANK TRUST,
NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY
AS CERTIFICATE TRUSTEE**

VS

**JAMIE C. DALEY ET AL, BEVERLY A. DALEY,
TOMMY L. DALEY**

PROPERTY ADDRESS: 4117 West Weaver Road, PO
Box 670, Greencastle, PA 17225

UPI !TAX PARCEL NUMBER: 01-0A21.-0018-000000

ALL THE FOLLOWING described real estate, lying
and being situate in Antrim Township, Franklin County,
Pennsylvania.

Writ of Execution filed by: HILL WALLACK LLP

1000 FLORAL VALE BOULEVARD

SUITE 300

YARDLEY, PA 19067

Judgement amount: \$ 221,336.31

No. 2018-4932

**BANK OF AMERICA NA
VS**

ERNEST J. GARLAND

PROPERTY ADDRESS: 6011 Charlestown Road,
Mercersburg, PA 17236

UPI /TAX PARCEL NUMBER: 17-0J02.-093C-000000

IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of ERNEST J. GARLAND and
BETTY M. GARLAND

Deed Book: 3589

Deed Page: 264

Judgment amount: \$ 149,838.55

WRIT OF EXECUTION FILED BY: KMLLAW GROUP PC

SUITE5000

701 MARKET STREET

PHILADELPHIA, PA 19106

PUBLIC NOTICES

No. 2019-2659

**BANK OF NEW YORK MELLON TRUST COMPANY,
N.A. AS TRUSTEE FOR MORTGAGE ASSETS
MANAGEMENT SERIES I
TRUST**

vs

FRED H. GUYER JR.

PROPERTY ADDRESS: 424 Highland Avenue,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 06-1E42-.087A-000000

ALL the following 2 parcels of land, lying and being situate
in the Borough of Chambersburg, County of Franklin,
Commonwealth of Pennsylvania

WRIT OF EXECUTION FILED BY: LOGS LEGAL
GROUP LLP

3600 HORIZON DRIVE
SUITE 150

KING OF PRUSSIA, PENNSYLVANIA 19406

JUDGMENT AMOUNT: \$257,866.85

No. 2023-1240

EMBRACE HOME LOANS INC.

vs

**KATIE E. HOUSEHOLDER ET AL, MATTHEW D.
HOUSEHOLDER**

PROPERTY ADDRESS: 405 South Broad Street,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 24-5C40-.037-.000000

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

Writ of Execution filed by: RICHARD M. SQUIRE &
ASSOCIATES LLC

ONE JENKINTOWN STATION
115 WEST AVENUE, SUITE 104
JENKINTOWN PA 19046

JUDGMENT AMOUNT: \$ 226,698.82

No. 2017 -3092

**THE BANK OF NEW YORK MELLON F/K/A THE
BANK OF NEW YORK, SUCCESSOR IN INTEREST
TO JPMORGAN CHASE
BANK, N.A., F/K/A JPMORGAN CHASE BANK, AS
TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST
2003-2 MORTGAGE**

**PASS-THROUGH CERTIFICATES, SERIES 2003-2
VS**

RONNIE R. JOHNS, JUDITH JOHNS

PROPERTY ADDRESS: 3646 West Avenue,
Greencastle, PA 17225

By virtue of a Writ of Execution No. 2017-3092

The Bank of New York Mellon fka The Bank of New York
Successor in Interest to JPMorgan Chase Bank, N.A.,
FKA JPMorgan Chase Bank, as Trustee for GSMPS
Mortgage Loan Trust 2003- Mortgage Pass-through
Certificates, Series 2003-2

V

Ronnie R. Johns

Judith Johns a/k/a Judith M. Johns

Owner(s) of property situate in Antrim Township, Franklin
County, Pennsylvania, being 3436 West Avenue,
Greencastle PA 17225

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$126,665.11

Attorney for the Plaintiff

PARKER MCCAY, PA

No. 2023-1327

CARRINGTON MORTGAGE SERVICES LLC

vs

MARK D. MILLER

PROPERTY ADDRESS: 680 Redwood Drive,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 01-0A32Q-045-.000000

ALL the following described real estate, locally known
as 680 Redwood Drive, lying and being situate in Antrim
Township, Franklin County, Pennsylvania

Writ of Execution filed by: LOGS LEGAL GROUP LLP
ATTORNEYS AT LAW

3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406

JUDGMENT AMOUNT: \$109,113.10

PUBLIC NOTICES

No. 2023-457

**US BANK TRUST NATIONAL ASSOCIATION, NOT
IN IT'S INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF LSF10
MASTER PARTICIPATION TRUST**

vs

PAMELA S. NELSON

PROPERTY ADDRESS: 9578 Forest Ridge Road,
Shippensburg, PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N13 -069 -000000

Instrument granted and conveyed unto Pamela S.
Nelson, single

Judgment amount: \$250,230.59

Premises being: 9578 Forest Ridge Road, Shippensburg,
PA 17257

Seized and sold as the property of Pamela S. Nelson
Judgment Number 2023-00457 (U.S. Bank Trust National
Association, not in its individual capacity, but solely as
Trustee of LSF10 Master Participation Trust v Pamela
S. Nelson), with a judgment amount of \$250,230.59

Filed by: FRIEDMAN VARTOLO LLP
1325 FRANKLIN AVENUE
SUITE 160
GARDEN CITY, NY 11530

No. 2022-2511

**US BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
OWNER TRUSTEE FOR
CITIGROUP MORTGAGE LOAN TRUST 2021-A**

vs

LARRY SAMPSON ET AL, TAMMY J. SAMPSON

PROPERTY ADDRESS: 9635 Upper Strasburg Road,
Upper Strasburg, PA 17265

UPI /TAX PARCEL NUMBER: 12-0F12M-011 -000000

ALL that certain piece of parcel of land lying and being
situate in the village of Upper Strasburg, Franklin County,
Pennsylvania

Writ of Execution filed by: ROMANO GARUBO &
ARGENTIERI

52 Newton Avenue, PO Box 456
Woodbury, NJ 08096

Judgement amount: \$ 144,192.30

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 BID4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES

CUT OFF DATES

SALE DATES

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

10/20, 10/27, 11/3/2023