

# Franklin County Legal Journal

Vol. 41, No. 8

August 25, 2023

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

## THE FRANKLIN COUNTY BAR ASSOCIATION

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### **Franklin County Legal Journal**

The Franklin County Legal Journal is published by the Franklin County Bar Association, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201–2291. Subscriptions for the weekly advance sheets are \$35 per year.

Legal notices and all other materials must be received by noon on Monday of the week of publication. Send all materials to Executive Director, editor, at [legaljournal@franklinbar.org](mailto: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 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. Snoko  
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

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

### Second 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

## **PUBLIC NOTICES**

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. Selsler  
c/o Kelso Law, LLC  
396 Alexander Spring Road, Suite 1  
Carlisle, PA 17015  
Attorney:  
Melissa L. Kelso  
Kelso Law, LLC  
396 Alexander Spring Road, Suite 1  
Carlisle, PA 17015

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

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

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

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

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

Personal Representatives:  
Dennis T. Harshman  
Scott A. Harshman  
Alvin Clay Harshman  
c/o R. Thomas Murphy & Associates, P. C.  
237 East Queen Street  
Chambersburg, PA 17201  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

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

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

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

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

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

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

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

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

Personal Representative:  
Steven L. Kopp  
c/o The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268  
Attorney:  
Samantha K. Wolfe  
The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268

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

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

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

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

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

## PUBLIC NOTICES

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

### **Third Publication**

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

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

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

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

Personal Representative:  
William C. Cramer  
220 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Tyrone G. Johnson  
220 Lincoln Way East  
Chambersburg, PA 17201

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

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

Personal Representative:  
Jacqueline Ricker  
5579 Grindstone Hill Road  
Chambersburg, PA 17202  
Attorney:  
Tracy J. Ross  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

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

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

Personal Representative:  
Genevieve L. Kidd  
817 Woodlawn Circle  
Chambersburg, PA 17201  
Attorney:  
Timothy W. Misner, of Counsel  
The Law Offices of Samantha K. Wolfe, LLC  
39 South Broad Street  
Waynesboro, PA 17268

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

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

Personal Representative:  
D. Laura Wright  
c/o R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

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

## PUBLIC NOTICES

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

Personal Representative:

Vickie L. Wingert

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

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

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

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

Personal Representative:

Julie Y. Carbaugh

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

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

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

### **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Pennsylvania Department of State at Harrisburg, Pennsylvania, on July 26, 2023 for the purpose of incorporating a domestic nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the Nonprofit Corporation is **FRIENDS OF SIDPPENSBURG COMMUNITY PARKS**, and its registered office is located at 677 Orrstown Road, Shippensburg, PA 17257.

TYLER R. BEASTON, ESQUIRE

SALZMANN HUGHES, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

8/25/2023

### **FICTITIOUS NAME NOTICE**

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of Maginnim Ministries, with its principal office or place of business at 1386 Summerswood Drive, Saint Thomas, PA 17252. The names and addresses of all persons who are parties to the registration are: Charles J Shields, 1386 Summerswood Drive, Saint Thomas, PA 17252, and Anita B Shields, 1386 Summerswood Drive, Saint Thomas, PA 17252.

8/25/2023

### **LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF THE 39TH  
JUDICIAL DISTRICT PENNSYLVANIA - FRANKLIN  
COUNTY BRANCH

Orphans' Court Division 6-ADOPT-2023

**IN RE: ADOPTION OF D.A.D.,** Born January 20, 2023

To: Jordan Burke:

#### **NOTICE**

23.Pa C.S.A. § 2504(b) and 2513(b)

A petition has been filed asking the Court to put an end to all rights you have to your child, D.A.D. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in the Franklin County Judicial Center, 14 North Main Street, Chambersburg, Franklin County, Pennsylvania on October 9, 2023 at 2:00 p.m. Your presence is required at this hearing. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child, and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and the Court may end your rights to your child without you being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

Franklin County Court Administrator

Franklin County Judicial Center

14 West Main Street

Chambersburg, PA 17201

(717) 261-3848

The Court of Common Pleas of Franklin County is required by law to comply with the Americans With Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact the Office of the Court Administrator. All arrangements must be made at least 72 hours prior to a hearing or business before the Court. You must attend the scheduled hearing.

Jeffrey S. Evans, Esquire

Attorney for Petitioners

8/25/2023

## 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/franklirtcountysheriffsales](http://www.bid4assets.com/franklirtcountysheriffsales). 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  
TREVOSÉ, PA 19053

Judgment amount: \$152,294.45

## PUBLIC NOTICES

**No. 2023-903**  
**PENNYMAC LOAN SERVICES LLC**  
**VS**

**BRANDON DAVIS**

PROPERTY ADDRESS: 3530 CEDARBROOK COURT,  
FAYETTEVILLE, PA 17222

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

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

Judgment Amount: \$196,599.29

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**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

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**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

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

**ANNETTE L. GAMBLE**

PROPERTY ADDRESS: 4937 Steele Avenue,  
Lemasters, PA 17231

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

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

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

**TROY JOHNS**

PROPERTY ADDRESS: 8380 Harper Drive,  
Waynesboro, PA 17268

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

SOLD as the property of TROY JOHNS

---

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

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

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

GROUP  
700 DARBY ROAD  
SUITE 100  
HAVERTOWN, PA 19083

JUDGMENT AMOUNT: \$127,253.46

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

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**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

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**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

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## PUBLIC NOTICES

No. 2023-1115

**FIRST HOME MORTGAGE CORPORATION**

vs

**DAVID J OLSZEWSKI**

PROPERTY ADDRESS: 551 Stanley Avenue,  
Chambersburg, PA 17201

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

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

Writ of Execution filed by MANLEY DEAS KOCHALSKI

P. O. BOX 165028

COLUMBUS, OH 43216

Judgment amount: \$113,171.77

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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

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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

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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

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## PUBLIC NOTICES

**No. 2023-772**

**LAKEVIEW LOAN SERVICING, LLC**

**VS**

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

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

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

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

Judgment amount: \$236,967.73

**No. 2023-247**

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

**VS**

**KEVIN D. YOST**

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

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

SOLD as the property of KEVIN D. YOST

DEED BOOK: 1722

DEED PAGE: 9

WRIT OF EXECUTION FILED BY:

KML LAW GROUP, P.C.

SUITE 5000

701 MARKET STREET

PHILADELPHIA, PA 19106

Judgment amount: \$96,202.77

**No. 2023-859**

**NATIONSTAR MORTGAGE LLC**

**VS**

**PHYLLIS DIANE YOUNKER**

PROPERTY ADDRESS: 11471 Monn Drive, Greencastle,  
PA 17225

UPI /TAX PARCEL NUMBER: 17-0J19.-071.-000000  
ALL that certain tract or parcel of land lying and being  
situate in Montgomery Township, Franklin County,  
Pennsylvania

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

Judgment amount: \$161205.27

**TERMS**

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

### **SHERIFF SALE DATES**

#### **CUT OFF DATES**

JULY 7, 2023

SEPT 1, 2023

NOV 3, 2023

JAN 5, 2024

MAR 1, 2024

MAY 3, 2024

JUL 5, 2024

SEP 6, 2024

NOV 1, 2024

#### **SALE DATES**

SEPT 8, 2023

NOV 10, 2023

JAN 12, 2024

MAR 8, 2024

MAY 10, 2024

JUL 12, 2024

SEP 13, 2024

NOV 8, 2024

JAN 10, 2024

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

## PUBLIC NOTICES



### PROTHONOTARY'S OFFICE

Court of Common Pleas, 39th Judicial District  
Of Pennsylvania - Franklin County Branch

Timothy S. Sponseller Prothonotary

Court House, Chambersburg, PA 17201  
717-261-3861

August 2023

To whom it may concern:

Your case has been terminated. However, based upon return mail indicating an inaccurate address, you are now advised that you may appear before President Judge Shawn D. Meyers in the assigned Courtroom of the Franklin County Courthouse, 14 North Main Street., Chambersburg, Pennsylvania on November 3, 2023 at 9:00 a.m. to explain to that Court why your case should be ordered by the Court to remain active on the Prothonotary's docket.

Failure to appear will result in your case remaining terminated and discontinued from the Prothonotary's docket.

Thank you,

Timothy S Sponseller  
Prothonotary

## PUBLIC NOTICES

<u>PLAINTIFF VS. DEFENDANT</u>	<u>CASE TYPE</u>	<u>CASE NUMBER</u>
Pennsylvania National Mutual vs Steven Syverud et al	Miscellaneous-Declaratory Judge	2006-121
Susan Brechbill vs Kathy Whitman et al	Civils Appeals-Judicial	2011-5196
Karen Fleharty vs Robert Blair et al	Tort-Premises Liability	2012-1895
William Hoch et al vs Robin Perkins et al	Tort-Motor Vehicle	2014-89
Keisha Yazmere Prowell vs Shanice Nicole Prowell	Complaint in Divorce	2016-2862
Ray L Nicarry vs Blaine Brodka et al	Real Property Landlord Tenant	2017-3129
Derrick Lamar vs Margaret Sabine E Lamar	Complaint in Divorce	2017-3704
Borough of Waynesboro vs Donna G Resh	Real Property Other	2018-449
Craig L Carbaugh vs Richard Ridgway Shoemaker et al	Real Property Ejectment	2018-2580
Synchrony Bank vs Derrick Lamar	Civil Appeals Judicial MDJ money judge	2019-578
Jessica M Schmidt vs David J Miller II	Complaint in Divorce	2019-2700

## PUBLIC NOTICES

PLAINTIFF VS. DEFENDANT	CASE TYPE	CASE NUMBER
Allman B Charrington vs Augusta A Brookens	Complaint in Divorce	2019-3658
Amber Nikole Chaney vs Jessica Carrie Chaney	Complaint in Divorce	2019-4336
Kelli N Runshaw vs Adam J Runshaw	Complaint in Divorce	2019-4516
Austin T Kreider vs Hope V Lewis	Miscellaneous other	2020-757
Susanna C Sheaffer vs Krissy L Sheaffer	Complaint in Divorce	2020-903
BMO Harris Bank NA vs Phillip Reihl et al	Contract Other	2020-1160
Nana's Wash House Samms LLC vs Jose Del Valle	Tort-Other	2020-1278
Quicken Loans Inc vs Gary P Regels et al	Real Property Ejectment	2020-1604
Del's Truck and Auto Repair vs D&S Buses Inc et al	Contract-Debt Collection other	2020-1696
Angela E White-Summers vs Gary S Summers	Complaint in Divorce	2020-1841
James Andrew Olds vs Thuy Thi Vo	Complaint in Divorce	2020-1897
LVNV Funding LLC vs Susan Hernandez	Contract Debt Collection Credit Card	2020-1952
Philistin Decimus vs Rachelle Maxi	Complaint in Divorce	2020-2032
In re Certificate of Title vs David W Lange	Miscellaneous Other	2020-2171
In re Certificate of Title vs David W Lange	Miscellaneous Other	2020-2173
Richard W Perkins vs Liann M Perkins	Complaint in Divorce	2020-2573
Alex Simpson vs Amanda Simpson	Complaint in Divorce	2020-2719
Erie Insurance Company et al vs Positec Tool Corporation et al	Tort-Other	2020-2722
Curtis E Carbaugh vs Nickole L Carbaugh	Complaint in Divorce	2020-2743
Sierra Marie Speight Orkney vs Joseph Alexander Orkney	Complaint in Divorce	2020-2959
Robert L Brooks Jr vs Prime Care Medical Inc et al	Miscellaneous Other	2020-2989
Brenda Fourcade vs Michael Reynolds Jr	Tort Motor Vehicle	2020-3063
Jaime Fourcade vs Michael Reynolds Jr et al	Tort Motor Vehicle	2020-3064
K F (minor) vs Michael Reynolds Jr et al	Tort Motor Vehicle	2020-3065
Robert L Brooks Jr vs Franklin County Jail et al	Miscellaneous Other	2020-3093
Seth Moore vs Divinity Homes	Contract Buyer Plaintiff	2020-3109
Rex Allen Stoops vs Selective Way Insurance Co	Notice of Appeal	2020-3140
Midland Credit Management Inc vs Angela Royer	Civil Appeals Judicial other	2020-3351
Adam L Cijka vs Matthew D Fogal	Miscellaneous other	2020-3541
Bryan Hurley vs Kimberly Hurley	Complaint in Divorce	2020-3625
Leonardos J Maroulakis vs Stephen B Honodel et al	Real Property landlord tenant	2021-424
Orrstown Bank vs Kristen M Wingert admin	Real Property Mortgage Foreclosure	2021-563
Maria Ledesma vs Ronald Felipe Cuello	Civil Appeals Judicial MDJ	2021-1246
Leon P Haller HUD foreclosure vs James S High	Misc Other	2021-1326
Keisha Tasker vs Latasha Davis	Miscellaneous Other	2021-1664
Cavalry Portfolio Services vs Barbara Heil	Contract-Debt Collection	2007-2224
Peter Adels vs Mariea Darlene Elders et al	Real Property Other	2008-1216
HSBC Bank USA vs David E Poper Esther Poper	Real Property Quiet Title	2011-1792
Highland Property Management vs Destiny Church	Real Property Ejectment	2016-3913
TJ Cover vs Cheryl Gibbs and Larry Gibbs	Real Property Other	2019-3269