

Franklin County Legal Journal

Volume 43, No. 17

October 24, 2025

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

THE FRANKLIN COUNTY BAR ASSOCIATION

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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 Frances K. Fitz-Kennedy, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Deborah L. Maguire

John L. Fitz

c/o Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/24, 10/31, 11/7/2025

Estate of Jeanne E. Monn, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Gerald E. Monn

Timothy L. Monn

Elizabeth A. Thorpe

c/o Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/24, 10/31, 11/7/2025

Estate of Deborah K. Whitsel, a/k/a Deborah Kaye Whitsel, late of Shirley Township, Huntingdon County, Pennsylvania.

Personal Representative:

Daniel C. Whitsel

c/o Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/24, 10/31, 11/7/2025

Second Publication

Estate of William E. Black, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

William H. Black

1309 Mallard Road

Camp Hill, PA 17011

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

10/17, 10/24, 10/31/2025

Estate of Nancy L. Gelsinger, a/k/a Nancy Lee Gelsinger, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Diana L. Beers

c/o Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/17, 10/24, 10/31/2025

Estate of Charles Louis Griffin a/k/a C. Louis Griffin, a/k/a Charles L. Griffin, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Marilyn E. Griffin

25 Acorn Circle

Chambersburg, PA 17202

Attorney:

William C. Cramer

220 Lincoln Way East

Chambersburg, PA 17201

10/17, 10/24, 10/31/2025

Estate of Richard E. Leeper, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Connie S. Adams

588 Anthony Highway

Fayetteville, PA 17222

Carla F. Paul

1341 Alexander Avenue

Chambersburg, PA 17201

Attorney:

Clayton A. Lingg

Mooney Law

230 York Street

Hanover, PA 17331

10/17, 10/24, 10/31/2025

PUBLIC NOTICES

Estate of Samuel Mark Stoltzfus, late of Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Rachel F. Stoltzfus
c/o of Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

Attorney:

Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

10/17, 10/24, 10/31/2025

Estate of Thomas Jon Tuinstra, a/k/a Thomas J. Tuinstra, a/k/a T. J. Tuinstra, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Jessica R. Frieze
3586 Gregway Drive
Chambersburg, PA 17202

Attorney:

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

10/17, 10/24, 10/31/2025

Estate of Faye M. Ulrich, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Dale L. Carbaugh
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/17, 10/24, 10/31/2025

Third Publication

Estate of Doris H. Diller, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Kimberly D. Frazer
2053 Guilford Station Road
Chambersburg, PA 17202
Jeffrey R. Diller
3710 Eucalyptus Court
Chambersburg, PA 17202

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

10/10, 10/17, 10/24/2025

Estate of Sharon P. Dinterman, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of Chambersburg
P.O. Box 6010
Chambersburg, PA 17201

Attorney:

Glen and Glen, LLC
237 East Queen Street
Chambersburg, PA 17201

10/10, 10/17, 10/24/2025

Estate of Adam Christian Emerick, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Cristy Tittle
9895 McClanahan Road
Greencastle, PA 17225

Attorney:

Jeanne F. Singer
864 Jefferson Boulevard
Hagerstown, MD 21740

10/10, 10/17, 10/24/2025

Estate of Mary Jane Fogelsonger, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Robert D. Diehl
1129 Three Square Hollow Road
Newburg, PA 17240

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

10/10, 10/17, 10/24/2025

Estate of Betty R. Geist, a/k/a Betty Ruth Geist, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Lori A. Hammond
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/10, 10/17, 10/24/2025

Estate of Sharon A. Gregorio, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Devin W. Shenberger
303 Lindman Drive
Chambersburg, PA 17202

Attorney:

Aaron C. Jackson
Jackson Law Firm, PLLC
1215 Manor Drive, Suite 202
Mechanicsburg, PA 17055

10/10, 10/17, 10/24/2025

PUBLIC NOTICES

Estate of Charles Albert Landis Grunden, a/k/a Charles A. L. Grunden, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Kyle Grunden
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/10, 10/17, 10/24/2025

Estate of Robert E. Lewis, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Thomas C. Smith
925 Dewberry Court
Chambersburg, PA 17201
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

10/10, 10/17, 10/24/2025

Estate of Gregory T. Moser, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Shirley A. Moser
Mandy L. Moser
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/10, 10/17, 10/24/2025

Estate of Edgar S. MacFarlan, Jr., a/k/a Edgar Stanley MacFarlan, Jr., late of Pinellas, Florida.

Personal Representative:
Christa M. Harrell
13235 84th Terrace North
Seminole, FL 33776
Attorney:
Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

10/10, 10/17, 10/24/2025

Estate of Emory L. Shatzer, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
J. McDowell Sharpe
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
J. McDowell Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

10/10, 10/17, 10/24/2025

Estate of Garry W. Shatzer, a/k/a Garry William Shatzer, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Kimberly A. Trace
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/10, 10/17, 10/24/2025

Estate of Fred A. Stem, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Fred A. Stem, Jr.
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

10/10, 10/17, 10/24/2025

Estate of Marian Weaver, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Sharon Narcavage
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/10, 10/17, 10/24/2025

Estate of Donna F. Wishard, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:
Robert John Corley
6129 Vevey Lane
Fort Mill, SC 29707
Attorney:
Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

10/10, 10/17, 10/24/2025

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: **November 6, 2025.**

FUNK: First and Final Account of proposed distributions and notice to creditors of Robert D. Martin and Tessa S. Martin, Executors of the Estate of M. Joan Funk, a/k/a Margaret Joan Funk, a/k/a Margaret J. Funk, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

RICE: First and Final Account of proposed distributions and notice to creditors of Darlene Gloeckler and Norman Gloeckler, Executors of the Estate of Naomi I. Rice, late of the Borough of Waynesboro, Franklin County, Pennsylvania, deceased.

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

10/24, 10/31/ 2025

**SHERIFF'S SALE
NOVEMBER 14TH, 2025**

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by BID4ASSETS.COM promptly at 1 :00 P.M. on the above date, the hereinafter mentioned Real Estate. For more information, please visit www.bid4assets.com/franklincountypasherriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than December 12th , 2025 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sheriff Benjamin H. Sites.

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to B1D4ASSETS, 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
JAN 3, 2025	MARCH 14, 2025
FEB 28, 2025	MAY 9, 2025
MAY 2, 2025	JULY 11, 2025
JULY 7, 2025	SEPT 12, 2025
SEPT 5, 2025	NOV 14, 2025
OCT 31, 2025	JAN 9, 2026

No. 2025-1583

**WELLS FARGO BANK, NATIONAL ASSOCIATION
AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2007-4, ASSET-BACKED
CERTIFICATES, SERIES 2007-4, BY ITS SERVICER
SHELLPOINT MORTGAGE SERVICING**

vs

**BRENDAL. STATLER A/KIA BRENDAL. WOODRING
AND JAMES E. WOODRING A/KIA JAMES
WOODRING, BRENDAL. WOODRING, JAMES E.
WOODRING**

PROPERTY ADDRESS: 1200 East Avenue, State Line,
PA 17263

UPI/ TAX PARCEL NUMBER: 01-0A32.-129B-000000

All that certain lot or piece of ground situate in the Township of Antrim, Franklin County and State of Pennsylvania, bounded and limited as follows:

Judgment in the amount of: \$184,405.49

Writ filed by: Stern & Eisenberg, PC
1581 Main Street, Suite 200
The shops at Valley Square
Warrington, PA 18976

PUBLIC NOTICES

No. 2022-2761

ALLIED FIRST BANK, SB DBASERVANK

VS

SIDNEY A. BUMBAUGH, JR

PROPERTY ADDRESS: 9745 Cumberland Hwy,
Pleasant Hall, PA 17246

UPI /TAX PARCEL NUMBER: 12-0F14N-005-.000000

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
SITUATE IN THE TOWNSHIP OF LETTERKENNY
FRANKLIN COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 9745 CUMBERLAND HWY
PLEASANT HALL, PA 17246

BEING PARCEL NUMBER: 12-0F14N-005-.000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2025-2152

WRIGHT-PATT CREDIT, INC DBA CU-SELECT

VS

CHIRSTOPHER E. COX; BARBARA E. COX

PROPERTY ADDRESS: 314 North Grant Street,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 25-5B41.-007-.000000

All the following real estate lying and being situate
along the northwesterly side of North Grant Street
in the Borough of Waynesboro, County of Franklin,
Commonwealth of Pennsylvania, in the plan of lots known
Grandview, improved by dwelling known as 314 North
Grant Street, bounded and limited as follows:

Judgment in the amount of: \$80,554.14

Writ filed by: Manley Deas Kochalski

PO Box 165028

Columbus OH 43272-7101

No. 2025-1373

PENNYMAC LOAN SERVICES, LLC

VS

MICHAEL A. DOAKS

PROPERTY ADDRESS: 6116 Lincoln Way West, Saint
Thomas, PA 17252

UPI / TAX PARCEL NUMBER: 20-0M14.-034-.000000

ALL the following described tract of real estate lying and
being situate on the west side and south end of the lot
in St. Thomas Township, Franklin County, Pennsylvania,
bounded and limited as follows:

Judgment in the amount of: \$ 176,686.55

Writ filed by: Powers Kirn, LLC

Eight Neshaminy Interplex, Suite 215

Trevoese, PA 19053

No. 2025-1821

PENNSYLVANIA HOUSING FINANCE AGENCY

VS

**JASON A. KENDALL AND HOLLY R. KENDALL,
JASON A. KENDALL, HOLLY R. KENDALL**

PROPERTY ADDRESS: 9258 Tomstown Road,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 19-0L 188-013-.000000

BY VIRTUE OF A WRIT OF EXECUTION NO. 2025-1821

PENNSYLVANIA HOUSING FINANCE AGENCY
PLAINITFF

vs

JASON A. KENDALL AND HOLLY R. KENDALL
DEFENDANTS

REAL ESTATE: 9258 TOMSTOWN ROAD
WAYNESBORO, PA 17268

MUNICIPALITY: Quincy Township

DIMENSIONS: 121.4 X 72.7 X 146.2 X 38.35

CONTAINING .24 acres, more or less, as per

SEE INSTRUMENT#: 2023-12165

TAX PARCEL#: 19-0L 188-013-.000000

IMPROVEMENTS THEREON: A RESIDENTIAL
DWELLING HOUSE AS IDENTIFIED

TO BE SOLD AS THE PROPERTY OF JASON
A. KENDALL AND HOLLY R. KENDALL UNDER
FRANKLIN COUNTY JUDGMENT NO.202-1821

No. 2024-3303

MEMBERS 1ST FEDERAL CREDIT UNION

VS

**JASON M. STATLER AND MARTHA J. STATLER,
JASON M. STATLER, MARTHA J. STATLER**

PROPERTY ADDRESS: 965 Warm Spring Road,
Chambersburg, PA 17202

UPI /TAX. PARCEL NUMBER: 11-0E17.-135-.000000

ALL following described tract of real estate, together
with house and garage thereon erected, lying and
being situate in Hamilton Township, Franklin County,
Pennsylvania, bounded and limited in accordance with
an approved subdivision plan prepared by Dougal &
McCanns, Inc. dated February 2, 1987, recorded in
Franklin County Deed Book Volume 982, Page 342,
as follows:

Judgment in the amount of: \$30,522.53

Writ filed by: JSDC Law Offices

11 E. Chocolate Ave, Suite 300

Hershey, PA 17033

PUBLIC NOTICES

No. 2025-2249

**PENNYMAC LOAN SERVICES, LLC
VS**

**JORAM RHYS CULBERTSON A/KIA JORAM R.
CULBERTSON**

PROPERTY ADDRESS: 1140 Black Gap Road,
Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C24-.001A-000000

ALL the following described real estate lying and
being situate in Greene Township, Franklin County,
Pennsylvania, known and numbered as 1140 Black Gap
Road, bounded and limited as follows:

Judgment in the amount of: \$188,969.60

Writ filed by: Powers Kirn, LLC
Eight Neshaminy Interplex
Suite 215
Trevose, PA 19053

No. 2025-1729

**U.S. BANK TRUST NATIONAL ASSOCIATION
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2 ACQUISITION
TRUST
VS**

**JOYCE M. HARNISH AND STEVEN C. HARNISH,
JOYCE M. HARNISH, STEVEN C. HARNISH, JOYCE
M. HARNISH**

PROPERTY-ADDRESS: 11352 Forge Hill Road,
Orrstown, PA 17244

UPI / TAX. PARCEL NUMBER: 13-0G13D-012-.000000

ALL THE FOLLOWING described real estate together
with improvements erected thereon known as 11352
Forge Hill Road lying and being situate in Lurgan
Township, Franklin County, Pennsylvania, bounded and
limited as follows:

Judgment in the amount of: \$149,681.45

Writ filed by: Stern & Eisenberg, PC
1581 Main Street, Suite 200
The shops at Valley Square
Warrington, PA 18976

No. 2024-3337

**CARRINGTON MORTGAGE SERVICES LLC
VS**

**KYLE L. DAVIS AND TANYA M. DAVIS, KYLE L.
DAVIS, TANYA M. DAVIS**

PROPERTY ADDRESS: 11757 Pen Mar Road,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q19B-064-.000000

ALL that tract of real estate lying and being situate in the
Village of Rouzerville, Washington Township, Franklin
County, Pennsylvania, improved by a dwelling known as
11757 Pen Mar Road, bounded and described as follows:

Judgment in the amount of: \$146,301.54

Writ filed by: The Office of Gregory Javardian, LLC
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

No. 2024-4486

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS INDENTURE TRUSTEE OF CIM
TRUST 2023-R2**

**VS
MIRIAM LUNDE**

PROPERTY ADDRESS: 13243 Pennersville Road, Blue
Ridge Summit, PA 17214

UPI / TAX PARCEL NUMBER: 23-0Q20F-019A-000000

13243 Pennersville Road, Blue Ridge Summit, PA 17214

Tax Parcel Numbers: 23-0Q20F-019A-000000

Robert Fiacco, ESQ., Friedman Vartolo LLP, attorney
for Plaintiff

Judgment amount: \$132,614.65

Premise Being: 13243 Pennersville Road, Blue Ridge
Summit, PA 17214

Seized and sold as the property of Miriam Lundé,
Judgment Number 2024-4486 (U.S. Bank Trust
Company, National Association, not in its individual
capacity but solely as Indenture Trustee of CIM Trust
2023-R2 v Miriam Lundé), with a judgment amount of
\$132,614.65.

Dated: June 11, 2025

No. 2024-4429

**SELECT PORTFOLIO SERVICING INC.
VS**

DENISE MARTIN

PROPERTY ADDRESS: 2728 Johnson Drive,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C07-.070-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2728 Johnson Drive
Chambersburg, PA 17201

SOLD as the property of DENISE MARTIN

TAX PARCEL #09-0C07-.070-.000000

DEED BOOK: INSTRUMENT NUMBER: 201714452

DEED PAGE: INSTRUMENT NUMBER: 201714452

No. 2024-3771

**SERVBANK,SB
VS**

MARGARET E REPETTI

PROPERTY ADDRESS: 290 Mill Road, Chambersburg,
PA 17201

UPI / TAX PARCEL NUMBER: 04-1G02-.074-.000000

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

Judgment in the amount of: \$111,785.21

Writ filed by: Padgett Law Group
700 Darby Road
Suite 100
Havertown, PA 19083

PUBLIC NOTICES

No. 2023-411

LAKEVIEW LOAN SERVICING, LLC

VS

DUSTY RHODES

PROPERTY ADDRESS: 38 Cottage Street, Waynesboro, PA 17268

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

ALL that following described real estate, lying and being situate in Waynesboro, Franklin County, Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$154,950.32

Writ filed by: LOGS Legal Group LLP

985 Old Eagle School Road

Suite 514

Wayne, Pennsylvania, 19087

No. 2018-3197

QUINCY TOWNSHIP

VS

**ROBERT E. MISNER & CAROLYNN J. MISNER,
ROBERT E. MISNER, CAROLYNN J. MISNER**

PROPERTY ADDRESS: 6940 Furnace Road, Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L08-.161-.000000

ALL the following described two (2) tracts of real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, bounded and limited as follows:

Judgment in the amount of: &16,296.01

Writ filed by: Portnoff Law Associates, LTD

P.O. Box 391

Norristown, PA 19404

No. 2023-3413

LAKEVIEW LOAN SERVICING, LLC

VS

DAVID E. SHAW

PROPERTY ADDRESS: 14182 Shimpstown Road, Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J21-.002-.000000

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

Judgment in the amount of: \$104,099.70

Writ filed by: Powers Kirn, LLC

8 Neshaminy Interplex,

Suite 215

Trevose, PA 19053

No. 2025-2262

NATIONSTAR MORTGAGE, LLC

VS

TIFFANY N. MYERS A/KIA TIFFANY MYERS

PROPERTY ADDRESS: 13 Forest Avenue, Fayetteville, PA 17222

UPI/ TAX PARCEL NUMBER: 1 0-0D06N-009-.000000

ALL THAT CERTAIN real estate lying and being situate in Guilford Township , Franklin County, Pennsylvania, bounded and limited as follows:

Judgment in the amount of: \$71,701.48

Writ filed by: Hladik, Onorato & Federman, LLP

298 Wissahickon Avenue

North Wales, PA 19454

No. 2024-4180

MEMBERS 1ST FEDERAL CREDIT UNION

VS

LISA R TRIMMER

PROPERTY ADDRESS: 154 Edwards Avenue, Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 1 0-0D05J-030-.000000

ALL the following described real estate, lying and being situate on the east side of Edwards Avenue in the plan of lots laid out by Edward C. Hafer, known as the Keystone Tract, a copy of which is recorded in Franklin County, Pennsylvania Deed Book Volume 201, Page 427, said tract being situated in Guilford Township, Franklin County, Commonwealth of Pennsylvania, bounded and limited as follows:

Judgment in the amount of: \$21,083.66

Writ filed by: JSDC Law Offices

11 E Chocolate Ave, Suite 300

Hershey, PA 17033

No. 2024-3976

**US BANK TRUST NATIONAL ASSOCIATION AS
TRUSTEE FOR LB-RANCH SERIES V TRUST**

VS

**UNKOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER RENEE F. GIBSON, DECEASED; CRYSTAL
KENNEDY KNOWN HEIR OF RENEE F. GIBSON,
DECEASED,, CRYSTAL KENNEDY**

PROPERTY ADDRESS: 5566 Cedar Street, Saint Thomas, PA 17252

UPI / TAX PARCEL NUMBER: 20-0M27D-023B-000000

ALL the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, known and numbered as 5566 Cedar Street, Saint Thomas, Pennsylvania, and bounded and limited as follows:

Judgment in the amount of: \$ 89,315.16

Writ filed by: Friedman Vartolo LLP

1325 Franklin Ave. Suite 160

Garden City, NY 11530

PUBLIC NOTICES

No. 2024-4501

**CLICK N' CLOSE, INC. F/K/A MID AMERICA
MORTGAGE, INC**

vs

CORINNE WALTERS

PROPERTY ADDRESS: 67 5th Avenue, Fayetteville,
PA 17222

UPI / TAX PARCEL NUMBER: 09-0C23N-053.-000000

All that certain piece or parcel or Tract of land situate in
the Township of Greene, Franklin County, Pennsylvania,
and being known as 67 5th Avenue, Fayetteville,
Pennsylvania 17222.

TAX MAP AND PARCEL NUMBER: 09-0C23N-053.-
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THE IMPORVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$119,278.57

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Corinne Walters

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

10/24, 10/31, 11/7/2025