

Franklin County Legal Journal

Volume 43, No. 8

August 22, 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.

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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.

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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 Douglas A. Albert, a/k/a Douglas Albert, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Shana Albert
201 South 15th Street
Emmaus, PA 18049
Attorney:
Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

8/22, 8/29, 9/5/2025

Estate of George P. Buckey, late of Franklin County, Pennsylvania.

Personal Representative:
Mary Marshall Buckey
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

8/22, 8/29, 9/5/2025

Estate of Dorothy Jean Chamberlain, a/k/a Jean Chamberlain, a/k/a Dorothy Jean Hoffman, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Bobbi Ann Hoffman
4512 Grandin Road
Roanoke, VA 24018
Mickie Diane Bolduc
12828 Rose Grove Drive
Oak Hill, VA 20171
Attorney:
James M. Stein
DSS Law
10440 Buchanan Trail East
Waynesboro, PA 17268

8/22, 8/29, 9/5/2025

Estate of Ralph Jackson Clayton, a/k/a Ralph J. Clayton, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Lynda J. Clayton
1222 Preston Lane
Greencastle, PA 17225
Attorney:
John W. Frey
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

8/22, 8/29, 9/5/2025

Estate of Bryan K. Dickinson, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
James Dickinson
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

8/22, 8/29, 9/5/2025

Estate of Vicki Anne Edwards, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Heather Forberger
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

8/22, 8/29, 9/5/2025

Estate of Marian D. Gable, a/k/a Marian Gable, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Lee Ann Gable
35247 Round Knoll Court
Round Hill, VA 20141
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

8/22, 8/29, 9/5/2025

Estate of Nancy Sue Glenn, a/k/a Nancy S. Glenn, a/k/a Nancy Eakin Glenn, late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:
Michael E. Glenn
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

8/22, 8/29, 9/5/2025

PUBLIC NOTICES

Estate of Nancy J. Henry, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:

Kristen Uccellini

1601 Paulmark Avenue
Greencastle, PA 17225

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

8/22, 8/29, 9/5/2025

Estate of Nancy J. Leab, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representative:

Tina M. Hoch Shauf

127 Dymond Avenue
Fayetteville, PA 17222

Attorney:

Steiger & Steiger

Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

8/22, 8/29, 9/5/2025

Estate of Scott D. Meyers, late of Franklin County,
Pennsylvania.

Personal Representative:

Helen Meyers

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

8/22, 8/29, 9/5/2025

Estate of John L. Offner, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Vera Blinn Reber

1500 Northfield Drive, Apartment 2101
Chambersburg, PA 17201

Attorney:

Joel R. Zullinger

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

8/22, 8/29, 9/5/2025

Second Publication

Estate of George P. Buckey, late of Franklin County,
Pennsylvania.

Personal Representative:

Mary Marshall Buckey

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

8/15, 8/22, 8/29/2025

Estate of Agnes A. Burgner, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Robert Werner, II

118 Park Avenue
Chambersburg, PA 17201

Attorney:

Steiger & Steiger

Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

8/15, 8/22, 8/29/2025

Estate of Sarah B. Dallago, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Martin A. Dallago

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

8/15, 8/22, 8/29/2025

Estate of Jeffrey R. Guenther, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Courtney G. Burgan

c/o Salzmann Hughes, P.C.
79 St. Paul Drive

Chambersburg, PA 17201

Attorney:

Nancy H. Meyers

Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

8/15, 8/22, 8/29/2025

PUBLIC NOTICES

Estate of Dwight J. Johnson, late of Fannett Township,
Franklin County, Pennsylvania.

Personal Representative:

Dan E. Johnson
21163 Back Road
Doylestown, PA 17219

Attorney:

Donis H. Zagurskie
Johnston & Zagurskie, PC
117 Main Street
P.O. Box O
Mifflin, PA 17058

8/15, 8/22, 8/29/2025

Estate of Dollie G. Keith, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Tammy R. O'Donnell
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

8/15, 8/22, 8/29/2025

Notice is hereby given of the administration of THE
JULEE C. PENSINGER SUPPLEMENTAL NEEDS
TRUST DATED July 9, 2020. Carroll E. Pensinger,
Grantor of the trust, late of Howard County, Maryland,
died on July 9, 2020. Marcia P. Summers and Andrea J.
Summers, Trustees, request all persons having claims
or demands against said trust of the decedent to make
known the same to the undersigned or the attorney, and
all persons indebted to said decedent are requested to
make payment without delay to the Trustees or their
attorney named below:

Trust of:

The Julie C. Pensinger Supplemental Needs Trust
dated July 9, 2020

Trustees:

Marcia P. Summers and Andrea J. Summers
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

8/15, 8/22, 8/29/2025

Estate of June D. Rhone, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Phillip V. Rhone
6533 Mountain Drive
Chambersburg, PA 17202

Attorney:

Robert C. Schollaert
Black and Davison, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201

8/15, 8/22, 8/29/2025

Estate of William Gerald Ritchey, late of Greene
Township, Franklin County, Pennsylvania.

Personal Representative:

Robin J. Marzella
3513 North Front Street
Harrisburg, PA 17110
Attorney:
Robin J. Marzella
R.J. Marzella & Associates
3513 North Front Street
Harrisburg, PA 17110

8/15, 8/22, 8/29/2025

Estate of Jay R. Slaybaugh, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representatives:

Lisa A. Beltz
Jennifer L. Schwartz
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

8/15, 8/22, 8/29/2025

Estate of William H. Spriggs, Sr., late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

William H. Spriggs, Jr.
c/o Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

Attorney:

David F. Spang
Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

8/15, 8/22, 8/29/2025

Estate of Marie E. Starr, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Terry L. Starr
c/o Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

Attorney:

David F. Spang
Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

8/15, 8/22, 8/29/2025

PUBLIC NOTICES

Estate of Julia A. Thompson, a/k/a Julia Ann Reeder, a/k/a Julia Ann Thompson, a/k/a Julia R. Thompson, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Lee Anne Downey
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

8/15, 8/22, 8/29/2025

Estate of Carol A. Wallace, a/k/a Carol Ann Wallace, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Danielle J. Runyon
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

8/15, 8/22, 8/29/2025

Third Publication

Estate of Douglas Allen Bachtell, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Teresa J. Bachtell
c/o Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

Attorney:

Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

8/8, 8/15, 8/22/2025

Estate of Marguerite B. Bonesteel, late of Franklin County, Pennsylvania.

Personal Representatives:

Stephen R. Bonesteel
James P. Bonesteel
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

8/8, 8/15, 8/22/2025

Notice is hereby given of the administration of THE OLIVER P. BONESTEEL AND MARGUERITE B. BONESTEEL REVOCABLE LIVING TRUST DATED FEBRUARY 12, 2004. Marguerite B. Bonesteel, Grantor of the trust, late of Franklin County, PA, died on April 27, 2025. Stephen R. Bonesteel and James P. Bonesteel, Trustees, request all persons having claims or demands against said trust of the decedent to make known the same to the undersigned or the attorney, and all persons indebted to said decedent are requested to make payment without delay to the Trustees or their attorney named below:

Trust of:

The Oliver P. Bonesteel and Marguerite B. Bonesteel Revocable Living Trust dated February 12, 2004
Trustees:

Stephen R. Bonesteel and James P. Bonesteel
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

8/8, 8/15, 8/22/2025

Estate of Richard Buchter, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Misty S. Suders
12477 Wolfsville Road
Myersville, MD 21773

Attorney:

James A. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
10440 Buchanan Trail East
Waynesboro, PA 17268

8/8, 8/15, 8/22/2025

Estate of Robert C. Conner, a/k/a Robert Charles Conner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Beth Ann Fierstien
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

8/8, 8/15, 8/22/2025

Estate of Lillie M. Cordell, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representatives:

Debra A. Cordell
Teresa K. Welsh
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

8/8, 8/15, 8/22/2025

PUBLIC NOTICES

Estate of Rose Marie DeCarlo, a/k/a Rose Marie Ann DeCarlo, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Patricia E. Laughlin
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

8/8, 8/15, 8/22/2025

Estate of Kay F. Foreman, a/k/a Kay Frances Foreman, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Kimberly K. Cornell
P.O. Box 53
Lemasters, PA 17231
Attorney:
Lawrence R. Rife IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/8, 8/15, 8/22/2025

Estate of Marion E. Fritz, a/k/a Marion Elnora Fritz, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Jimmy M. Fritz
Leslie A. Miller
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

8/8, 8/15, 8/22/2025

Estate of Donald L. Hess, a/k/a Donald Leshar Hess, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:
Edward D. Hess
5241 Molly Pitcher Highway
Chambersburg, PA 17202
Lowell D. Hess
5407 Hess-Benedict Road
Waynesboro, PA 17268
Laura F. Hess
6490 Rock Hill Road
Chambersburg, PA 17202
Attorney:
James M. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
10440 Buchanan Trail East
Waynesboro, PA 17268

8/8, 8/15, 8/22/2025

Estate of Gary L. Mayhugh, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Kenneth E. Mayhugh
9460 Willowdale Road
Greencastle, PA 17225
Attorney:
Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

8/8, 8/15, 8/22/2025

Estate of David W. Neill, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Susan L. Neill
c/o David W. Crosson
Crosson & Richetti LLC
609 West Hamilton Street, Suite 301
Allentown, PA 18101
Attorney:
David W. Crosson
Crosson & Richetti LLC
609 West Hamilton Street, Suite 301
Allentown, PA 18101

8/8, 8/15, 8/22/2025

Estate of Elsie Darline Spidle, a/k/a E. Darlene Spidle, late of Todd Township, Fulton County, Pennsylvania.

Personal Representative:
Katherine Louise Gracey
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

8/8, 8/15, 8/22/2025

Estate of Cynthia S. Walker, a/k/a Cynthia Susan Walker, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Jefferson Blaine Walker
716 East Broad Street
Falls Church, VA 22046
Constance Suzanne Walker
453 Estate Avenue
Warrenton, VA 20186
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/8, 8/15, 8/22/2025

PUBLIC NOTICES

Estate of Marie S. Wolson, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:
F&M Trust
1500 Nitterhouse Drive
Chambersburg, PA 17201-6010
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/8, 8/15, 8/22/2025

Estate of Margaretta L. Young, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representative:
Mark E. Young
4973 Fort McCord Road
Chambersburg, PA 17202
Attorney:
Lawrence R. Rife IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/8, 8/15, 8/22/2025

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS
OF FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO.: CV-2025-1192

ACTION TO QUIET TITLE

TO: William J. Laubs, the Unknown Heirs of Barbara J. Naugle, and all persons having or claiming to have any right, lien, title, interest in or claim against 1340 Edenville Road, Township of Hamilton, County of Franklin, Commonwealth of Pennsylvania.

TAKE NOTICE THAT PA National Mortgage Holdings, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by 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 AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

LAWYER REFERRAL SERVICE

717-660-2118

CLYMER MUSSER & SARNO PC
Christopher A. Sarno, Esq.
408 W. Chestnut Street
Lancaster, PA 17603
(717) 299-7101

8/22/2025

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: **September 4, 2025**.

BARNES: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Trustee of the Betty I. Barnes Irrevocable Trust Under Agreement of Betty I. Barnes, late of Guilford Township, Franklin County, Pennsylvania, deceased.

FREY: First and Final Account of proposed distributions and notice to creditors of Troy Lynn Shields, Administrator of the Estate of Dorothy Hazel Frey, a/k/a Dorothy H. Frey, late of Greene Township, Franklin County, Pennsylvania, deceased.

GRIMES: First and Final Account of proposed distributions and notice to creditors of Kevin Baer, Executor of the Estate of Wayne Edward Grimes, late of Guilford Township, Franklin County, Pennsylvania, deceased.

HOROSCHAK: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company, Personal Representative of the Estate of John J. Horoschak, late of Guilford Township, Franklin County, Pennsylvania, deceased.

KEEBAUGH: First and Final Account of proposed distributions and notice to creditors of Carrie Lynn Keebaugh, Administratrix of the Estate of Sam Edward Keebaugh, late of Fannett Township, Franklin County, Pennsylvania, deceased.

McCLOUD: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Executor of the Estate of Thomas C. McCloud, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

TAPPEN: First and Final Account of proposed distributions and notice to creditors of Amy E. Sollars, Administratrix C.T.A. of the Estate of Bruce E. Tappen, late of Southampton Township, Franklin County, Pennsylvania, deceased.

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

8/22, 8/29/2025

**SHERIFF'S SALE
SEPTEMBER 12TH, 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 October 10th, 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 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
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. 2021-299

**TOWD POINT MORTGAGE TRUST 2018-2; U.S.
BANK NATIONAL ASSOCIATION, AS INDENTURE
TRUSTEE**

vs

**BRIAN MORGAN (DECEASED); MARY MORGAN
(DECEASED); AND RICHARD R. GAN, AS
ADMINISTRATOR OF THE ESTATE OF MARY
MORGAN,**

PROPERTY ADDRESS: 893 Buchanan Trail East,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A18-.088-.000000

ALL the following described real estate, lying and being situate in Antrim Township, Franklin County, Commonwealth of Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$ 349,720.14

Writ filed by: Eckert Seamans Cherin & Mellott, LLC
Adam M. Shienvold
213 Market Street, 8th Floor
Harrisburg, PA 17101

PUBLIC NOTICES

No. 2025-1121

**M&T BANK
VS**

ELIZABETH J. BROWN

PROPERTY ADDRESS: 12133 Poltown Road,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0Q05.-140A-000000

By virtue of a Writ of Execution Case Number 2025-1121
M&T Bank

V.

Elizabeth J. Brown

Property Being Known As: 12133 Polktown Road,
Waynesboro, PA 17268

Tax ID/Parcel No.: 23-0Q05.-140A-000000

Improvements thereon: Single-Family Residential
Dwelling

JudgmentAmount: \$135,357.66

Attorney for Plaintiff:

McCalla Raymer Leibert Pierce, LLP

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

No. 2024-3896

PENNYMAC LOAN SERVICES LLC

VS

CAYLEE A. BLADES; MICHAEL D. HOGAN

PROPERTY ADDRESS: 121 North Broad Street,
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 24-5D02.-034.-000000

Being known and designated as Lot 2, containing 3,547
square feet, more or less, as shown on the "final Plat of
Subdivision of land for TD Homes 4 you L.L.C". recorded
in the office of the Recorder of Deed for Franklin County,
Pennsylvania in Instrument No. 202309994.

Judgment in the amount of: \$ 205,576.48

Writ Filed By: Powers Kim, LLC

Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053

No. 2023-3286

**DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR SAXON ASSET SECURITIES
TRUST 2007-3, MORTGAGE LOAN ASSET
BACKED CERTIFICATES, SERIES 2007-3**

VS

**ERIN DENNIS A/KIA ERIN L. DENNIS; HEATHER R.
SPRANKLE A/KIA HEATHER SPRANKLE, IN HER
CAPACITY AS ADMINISTRATRIX OF THE ESTATE
OF JON DENNIS, JR.; JOSHUA A. DENNIS, IN HIS
CAPACITY AS HEIR OF JON DENNIS.; JUSTIN
B. DENNIS, IN HIS CAPACITY AS HEIR OF JON
DENNIS, JR.; ELICIA DENNIS, IN HER CAPACITY
AS HEIR OF JON DENNIS, JR.; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FRIMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JON
DENNIS, JR.**

PROPERTY ADDRESS: 1095 Cider Press Road,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 1 0-0D08.-028A-0001

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

BEING KNOWN AS: 1095 CIDER PRESS ROAD
CHAMBERSBURG, PA 17202

BEING PARCEL NUMBER: 10-0D08.-028A-0001

IMPROVEMENTS: RESIDENTIAL PROPERTY

WRIT FILED BY: ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
DANIELLE R. DREIER
133 GAITHER DR, SUITE F
MT. LAUREL, NJ 08054

No. 2022-2659

FIRST HORIZON BANK

VS

LUCINDA K. FREEMAN

PROPERTY ADDRESS: 65 Greenlea Way,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 10-0D05R-087.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 65 Greenlea Way
Chambersburg, PA 17202

SOLD as the property of LUCINDA K. FREEMAN

TAX PARCEL #10-0D05R-087.-000000

DEED BOOK: 2263

DEED PAGE: 537

PUBLIC NOTICES

No. 2024-4447

**ROCKET MORTGAGE, LLC F/K/A QUICKEN
LOANS, LLC**

VS

JOHNNY R. HOLLINSHEAD

PROPERTY ADDRESS: 3589 Guilford Spring Road,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 10-0D13-.050-.000000

ALL the following described real estate lying and
being situate in Guilford Township, Franklin County,
Pennsylvania, bounded and limited as follows:

Judgment in the amount of:\$ 167,970.81

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

No. 2024-3299

FANNIE MAE

VS

**JASON T. ECKENRODE, BELIEVED HEIR/
ADMINISTRATOR TO THE ESTATE OF LISAA.
ECKENRODE, KALA ESTELLE STAKE, BELIEVED
HEIR/ADMINISTRATOR TO THE ESTATE OF LISAA.
ECKENRODE, CYNTHIA ALLEN STAKE, BELIEVED
HEIR/ADMINISTRATOR TO THE ESTATE OF LISAA.
ECKENRODE, KATELYNN M. STAKE, BELIEVED
HEIR/ADMINISTATOR TO THE ESTATE OF LISA
A. ECKENRODE, AND THE UNKNOW HEIRS/
ADMINISTRATORS OF THE ESTATE OF LISA A.
ECKENRODE,, KALA ESTELLE STAKE, BELIEVED
HEIR/ADMINISTRATOR TO THE ESTATE OF
LISA A. ECKENRODE, CYNTHIA ALLEN STAKE,
BELIEVED HEIR/ADMINISTRATOR TO THE ESTATE
OF LISAA. ECKENRODE, KATELYNN M. STAKE,
BELIEVED HEIR/ADMINISTRATOR TO THE ESTATE
OF LISA A. ECKENRODE, THE UNKNOWN HEIRS/
ADMINISTRATORS OF THE ESTATE OF LISA A.
ECKENRODE**

PROPERTY ADDRESS: 125 Anthony Highway,
Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C27K-049-.000000

ALL THAT CERTAIN lot or piece of ground situate in
Greene Township, Franklin County, Pennsylvania,
bounded and described as follows:

Judgment in the amount of: \$67,221.92

Writ Filed By: JSDC Law Office
11 E. Chocolate Ave, STE. 300
Hershey, PA 17033

No. 2025-839

FREEDOM MORTGAGE CORPORATION

VS

JESSE RYAN ALLAMONG; SHERRIE M. POOLE

**PROPERTY ADDRESS: 213 S Allison St,
Greencastle, PA 17225**

UPI/ TAX PARCEL NUMBER: 08-2837-.032-.000000

ALL the following described real estate lying and being
situate in the Borough of Greencastle, Franklin County,
Pennsylvania, known as No. 213 South Allison Street,
bounded and limited as follows:

Judgment in the amount of: \$281,497.19

Writ filed by: Brock and Scott, PLLC
2011 Renaissance Blvd, Suite 100
King of Prussia, PA 19406

No. 2025-437

**DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR NOVASTAR MORTGAGE
FUNDING TRUST, SERIES 2007-2, NOVASTAR
HOME EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-2**

VS

**JONELLE R. DELPHEY AND MICHAEL R.
DELPHEY, JONELLE R. DELPHEY, MICHAEL R.
DELPHEY**

PROPERTY ADDRESS: 15380 Jacobs Church Road,
Blue Ridge Summit, PA 17214

UPI / TAX PARCEL NUMBER: 23-0Q20L-004-.000000

ALL THE SITUATE IN BLUE RIDGE SUMMIT,
WASHINGTON TOWNSHIP, FRANKLIN COUNTY,
PENNSYLVANIA, BOUNDED AND DESCRIBED AS
FOLLOWS:

JUDGMENT IN THE AMOUNT OF: \$84,221.36

WRIT FILED BY: STERN & EISENBERG, PA
1581 MAIN STREET, SUITE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976

No. 2025-821

SELENE FINANCE, LP

VS

ALEAH M. LYNCH

PROPERTY ADDRESS: 13155 Main Street, Fort
Loudon, PA 17224

UPI/ TAX PARCEL NUMBER: 18-0K088-014-.000000

ALL THOSE CERTIAN LOTS OR PIECES OF
GROUND SITUATE IN PETERS TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 13155 MAIN ST FORT LOUDON,
PA 17224

BEING PARCEL NUMBER:18-0K08B-014-.000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

BY: DANIELLE R. DREIER, ESQUIRE PA ID NO.
335063

PUBLIC NOTICES

No. 2025-1818

**PENNSYLVANIA HOUSING FINANCE AGENCY
VS**

VICKY L. MOORE

PROPERTY ADDRESS: 4554 Charlestown Road,
Mercersburg, PA 17236
UPI /TAX PARCEL NUMBER: 18-01<20.-031.-000000
BY VIRTUE OF A WRIT OF EXECUTION NO. 2025-1818
PENNSYLVANIA HOUSING FINANCE AGENCY
PLAINTIFF

vs

VICKY L. MOORE DEFENDANT
REAL ESTATE: 4554 CHARLESTOWN ROAD
MERCERSBURG, PA 17236
MUNICIPALITY: PETERS TOWNSHIP
DIMENSIONS: 140 X 267 X 140X 244
SEE INSTRUMENT #:2014-23072
TAX PARCEL#: 18-01<20.-031.-000000
IMPROVEMENT THEREON: A RESIDENTIAL
DWELLING HOUSE AS IDENTIFIED ABOVE
TO BE SOLD AS THE PROPERTY OF VICKY L. MOORE
UNDER FRANKLIN COUNTY JUDGMENT

No. 2025-117

**CROSSCOUNTRY MORTGAGE, LLC
VS**

MICHAEL L. PINE

PROPERTY ADDRESS: 3465 Terri Lane, Fort Loudon,
PA 17224
UPI/ TAX PARCEL NUMBER: 15-0H26.-030.-000000
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND
SITUATE IN METAL TOWNSHIP, COUNTY OF
FRANKLIN, COMMONWEALTH OF PENNSYLVANIA,
BOUNDED AND DESCRIBED AS FOLLOWS:

Judgment in the amount of: \$115,207.22

Writ filed by: Albertelli Law
14000 Commerce Parkway
Suite H
Mount Laurel, NJ 08054

No. 2025-661

**FREEDOM MORTGAGE CORPORATION
VS**

**STEPHANIE ANN RIGGLEMAN AKA STEPHANIE A.
RIGGLEMAN**

PROPERTY ADDRESS: 621 E Washington Street,
Chambersburg, PA 17201
UPI /TAX PARCEL NUMBER: 03-1E11.-015.-000000
By virtue of a Writ of Execution No. 2025-661
FREEDOM MORTGAGE COPORATION
V.

STEPHANIE ANN RIGGLEMAN AKA STEPHANIE A.
RIGGLEMAN

owner(s) of property situate in the BOROUGH OF
CHAMBERSBURG, FRANKLIN County, Pennsylvania,
being

621 E WASHINGTON STREET, CHAMBERSBURG,
PA 17201

Tax ID No. 03-1E11.-015.-000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$180,933.98

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2024-872

**HAMILTON TOWNSHIP MUNICIPAL AUTHORITY
VS**

THE ESTATE OF MICHELLE HUSSAIN

PROPERTY ADDRESS: 724 Warm Spring Road,
Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 11-0E16.-217.-000000

All that real estate lying and being situate in Hamilton
Township, Franklin County, Pennsylvania, bounded and
described as follows:

Judgment in the amount of: \$4,522.44

Writ filed by: Kelso Law
1 Tyler Court
Suite 1
Carlisle, PA 17013

PUBLIC NOTICES

No. 2024-1580

NATIONSTAR MORTGAGE, LLC

vs

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATION
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER JUDITH IRVING, DECEASED MORTGAGOR
AND OWNER**

PROPERTY ADDRESS: 883 Geyer Drive,
Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 06-1 E60.-293.-000000

All the following described real estate lying and being
situated in the Borough of Chambersburg, Franklin
County Pennsylvania, bounded and limited as follows:

Judgment in the amount of: \$99,637.46

Writ filed by: Albertelli Law

14000 Commerce Parkway,
Suite H
Mount Laurel, NJ 08054

No. 2023-4186

**ORRSTOWN BANK, SUCCESSOR BY MERGER TO
THE FIRST NATIONAL BANK OF MERCERSBURG**

vs

LORI L. YOUNG

PROPERTY ADDRESS: 11271 Lincoln Way West, Fort
Loudon, PA 17224

UPI/ TAX PARCEL NUMBER: 18-0K09.-054.-000000

ALL the following described real estate, together with the
improvements thereon erected, lying and being situate in
Peters Township, Franklin County, Pennsylvania, more
particularly described as follows:

Judgment in the amount of: \$18,759.91

Writ Filed By: JSDC Law Offices

Janene Rimolo
11 E. Chocolate Ave, Suite 300
Hershey, PA 17033
(717)533-3280

8/22, 8/29, 9/5/2025