

# Franklin County Legal Journal

Volume 42, No. 44

May 2, 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](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 Rita Barger, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Debra Harker  
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

5/2, 5/9, 5/16/2025

Estate of Gerald P. Bonner, a/k/a Gerald Park Bonner, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Shawn M. 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

5/2, 5/9, 5/16/2025

Estate of Anthony J. Bottini, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Ray L. Everngam  
102 E. Magnolia Avenue  
Hagerstown, MD 21742  
Attorney:  
Suzanne M. Trinh  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

5/2, 5/9, 5/16/2025

Estate of Allen B. Carlson, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Margaret E. Carlson  
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

5/2, 5/9, 5/16/2025

Estate of Margaret Piskorik, late of the Borough of Pringle, Luzerne County, Pennsylvania.

Personal Representative:  
David Piskorik  
13429 Williamsport Pike  
Greencastle, PA 17225

5/2, 5/9, 5/16/2025

Estate of Joyce Elaine Reynolds, a/k/a Joyce E. Reynolds, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Jeremy L. Yost  
12517 Garrow Drive  
Clear Spring, MD 21722  
Attorney:  
Elizabeth A. Clark  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

5/2, 5/9, 5/16/2025

Estate of Dorothy L. Stine, a/k/a Dorothy Louise Stine, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Linda M. Cook  
653 Osborne Avenue  
Greencastle, PA 17225  
Attorney:  
John W. Frey  
DSS Law  
119 East Baltimore Street  
Greencastle, PA 17225

5/2, 5/9, 5/16/2025

Estate of Harry E. Way, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
James D. Way  
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

5/2, 5/9, 5/16/2025

## PUBLIC NOTICES

### **Second Publication**

Estate of Doris I. Bartholomew, a/k/a Doris Irene Bartholomew, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Debra Johnson  
321 Feaster Road  
Chambersburg, PA 17202  
Attorney:  
Tracy J. Ross  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Estate of Kathleen Jo Benner, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:  
Natalie A. Benner  
c/o Salzmman Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201  
Attorney:  
Nancy H. Meyers  
Salzmman Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Estate of Mary Lou Bruso, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:  
Darlene G. Bruso-Bleigh  
April L. Coldsmith  
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

4/25, 5/2, 5/9/2025

Estate of Lynn C. Damasco, a/k/a Lynn Coble Damasco, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Erik A. Peirson  
137 Mt. Pleasant Road  
Fayetteville, PA 17222  
Attorney:  
Mark T. Orndorf  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Estate of Robert F. Eslinger, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert A. Eslinger  
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

4/25, 5/2, 5/9/2025

Estate of Phyllis T. Helman, a/k/a Phyllis Lou Helman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Lloyd D. Helman  
4480 McKenzie Road  
Chambersburg, PA 17202  
Attorney:  
Tracy J. Ross  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Estate of Elizabeth Diane McCoy, a/k/a Elizabeth D. McCoy, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Amy Diane Heckman  
5360 Mountain Road  
Chambersburg, PA 17202  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

Estate of Michael Eugene Mills, a/k/a Michael E. Mills, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:  
Michael E. Mills, II  
c/o Jeffrey S. Evans  
2021 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jeffrey S. Evans  
2021 East Main Street  
Waynesboro, PA 17268

4/25, 5/2, 5/9/2025

Estate of Evelyn F. Oliver, a/k/a Evelyn Fry Oliver, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Jared S. Childers  
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

4/25, 5/2, 5/9/2025

## **PUBLIC NOTICES**

Estate of Marilyn L. Spielman, a/k/a Marilyn Louise Spielman, a/k/a Marilyn Spielman, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Christy J. Brown  
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

4/25, 5/2, 5/9/2025

Estate of Leroy T. Welsh, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:  
Crystal A. Wardlaw  
933 Jacobs crossing Court  
Burleson, TX 76028  
Jeremiah T. Welsh  
24 Lebo Road  
Carlisle, PA 17015  
Attorney:  
Suzanne M. Trinh  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

4/25, 5/2, 5/9/2025

### **Third Publication**

Estate of John D. Bussard, Sr., a/k/a John Daniel Bussard, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Loretta Rae Brewer  
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

4/18, 4/25, 5/2/2025

Estate of Barry E. Cramer, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:  
Sherry L. Cramer  
1545 Scotland Avenue  
Chambersburg, PA 17201  
Attorney:  
Suzanne M. Trinh  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of John D. Dortch, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Katherine M. McCorry  
43610 Dunhill Cup Square  
Ashburn, VA 20147  
Attorney:  
Jerrold A. Sulcove  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of Linda Jeanne Farner, a/k/a Linda J. Farner, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Holly R. Kern  
270 Misty Ridge Road  
Gettysburg, PA 17325

4/18, 4/25, 5/2/2025

Estate of Robert W. Fleagle, a/k/a Robert Wayne Fleagle, a/k/a Robert Fleagle, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Vinson D. Calimer  
212 North Potomac Street  
Waynesboro, PA 17268  
Attorney:

Timothy W. Misner, of Counsel  
The Law Offices of Samantha K. Wolfe LLC  
39 South Broad Street  
Waynesboro, PA 17268-1610

4/18, 4/25, 5/2/2025

Estate of Violet A. Kiser, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:  
Phillip O. Kiser  
PO Box 701  
Greencastle, PA 17225  
Ricky L. Kiser  
12150 North Welty Road  
Waynesboro, PA 17268

Attorney:  
Paul T. Schemel  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

4/18, 4/25, 5/2/2025

Estate of Nancy Rebecca Levick, a/k/a Nancy R. Levick, a/k/a Nancy Levick, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
George Michael Levick  
1516 6th Street, North West  
Washington, D.C. 20001  
Attorney:  
Timothy W. Misner, of Counsel  
The Law Offices of Samantha K. Wolfe LLC  
39 South Broad Street  
Waynesboro, PA 17268-1610

4/18, 4/25, 5/2/2025

## **PUBLIC NOTICES**

Estate of Rita C. Lewis, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Joan M. Powell-Vega  
182 Cambridge Avenue  
Englewood, NJ 07631  
Carol J. Leo  
118 Bergen Trail  
Hopatcong, NJ 07843  
Attorney:  
Paul T. Schemel  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

4/18, 4/25, 5/2/2025

Estate of Michael W. Lloyd, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Erich Lloyd  
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

4/18, 4/25, 5/2/2025

Estate of Daryl E. Parson, a/k/a Daryl Elder Parson, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Tangela M. Gibbons  
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

4/18, 4/25, 5/2/2025

Estate of Martin Eugene Parson, Sr., late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Martin E. Parson, Jr.  
18678 Swailes Road  
Willow Hill, PA 17271  
Attorney:  
Suzanne M. Trinh  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

Estate of Ernest L. Reeder, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representatives:

Karen L. Ulrich  
Larry Stenger  
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

4/18, 4/25, 5/2/2025

Estate of Carolyn A. Rogers, a/k/a Carolyn Audrey Rogers, late of the St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Richard D. Rogers, III  
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

4/18, 4/25, 5/2/2025

Estate of Dina Starliper, late of the Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Stanley Elmer Starliper  
16608 Conovale Drive  
Greencastle, PA 17225  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

4/18, 4/25, 5/2/2025

## PUBLIC NOTICES

### **CORPORATION NOTICE**

Blackskye Community Radio has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988. Derek Noll, Director, 115 Garfield St, Waynesboro, PA 17268

5/2/2025

### **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that INIT HELLO, Inc., a Pennsylvania nonprofit entity incorporated under the Pennsylvania Nonprofit Corporation Act of 1988, has filed its Articles of Incorporation with the Department of State for the Commonwealth of Pennsylvania as of March 26, 2025. The address of the entity is: 439 Frick Avenue, Waynesboro, PA 17268. The organization was formed for charitable purposes to provide preservation, study, and appreciation of classic Apple computers and related devices.

Clinton Barkdoll, Esquire  
9 East Main Street  
Waynesboro, PA 17268

5/2/2025

### **LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA

Arthur Billings v. Kayla Billings Case:2024-4464  
ACTION IN DIVORCE NOTICE OF INTENTION TO FILE PRAECIPE TO TRANSMIT RECORD

TO: Kayla Billings

You have been sued in an action for divorce. You have failed to answer the complaint or file a counter-affidavit to the the Affidavit under Section 3301 (d) of the Divorce Code. Therefore, on or after May 23, 2025, the other party can request the court to enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce as indicated on the proposed Praecipe to Transmit Record, which is filed at 2024-4464. If you do not file an answer with your signature notarized or verified by the above date, the court can enter a final decree in divorce or, if there are unresolved ancillary claims, an order approving grounds for divorce. Unless you have already filed with the court a written claim for economic relief, you must do so by the above date, or the court may grant the divorce or an order approving grounds for divorce and you may lose forever the right to ask for economic relief. The filing of the form counter-affidavit alone does not protect your economic claims.

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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Lawyer Referral Service of the Franklin County Bar Association, Mid Penn Legal Services, 230 Lincoln Way East, Suite A, Chambersburg, PA 17201. Telephone 717-264-5354

5/02/2025

### **SHERIFF'S SALE MAY 9TH, 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/franklincountypasheriffsales](http://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 June 6th, 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

No. 2021-3547

J.P. MORGAN MORTGAGE ACQUISITION CORP.

vs

CHRISTOPHER BAILEY

PROPERTY ADDRESS: 18 North Franklin Street, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A64-.095-.000000

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

Judgment in the amount of: \$ 121,712.23

Write filed by: LOGS Legal Group LLP  
985 Old Eagle School Road  
Suite 514  
Wayne, PA 19087

## PUBLIC NOTICES

**No. 2024-3301**  
**ORRSTOWN BANK**

**vs**

**CHAD R. CADIEUX**

PROPERTY ADDRESS: 2897 Guilford Springs Road,  
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 10-0D13D-003.-000000

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

Judgment in the amount of: \$221,897.90

Writ filed by: JSDC Law Offices

11 E. Chocolate Avenue, Suite 300  
Hershey, PA 17033

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**No. 2024-4224**

**FIRST HOME MORTGAGE CORPORATION**

**vs**

**CAROLYN THOMPSON AND THE UNITED STATES  
OF AMERICA, CAROLYN THOMPSON, THE UNITED  
STATES OF AMERICA**

PROPERTY ADDRESS: 381 East King Street,  
Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 02-1C50.-013.-000000

By virtue of a Writ of Execution No. 2024-4224

First Home Mortgage Corporation

V.

Carolyn Thompson and The United States of America  
Owner(s) of property situate in the City of Chambersburg,  
Franklin County, Pennsylvania, being

381 East King Street, Chambersburg, PA 17201

Parcel No. 02-1 C50.-013.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$64,750.96

Attorneys for Plaintiff

Orlans Law Group PLLC

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**No. 2023-424**

**ALLIED FIRST BANK, SB DBA SERVBANK**

**vs**

**CHRIS E. BARTHLOW, JR. AND TAZMINE R.  
BARTHLOW**

PROPERTY ADDRESS: 210 University Drive, Mont  
Alto, PA 17237

UPI/ TAX PARCEL NUMBER: 16-4A00.-053.-000000

ALL the following described real estate, lying and being  
situate in the Borough of Mont Alto, Franklin County,  
Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$162,894.64

Writ filed by: LOGS Legal Group LLP

985 Old Eagle School Road  
Suite 514  
Wayne, Pennsylvania 19087

---

**No. 2024-4295**

**VILLAGE CAPITAL & INVESTMENT LLC**

**VS**

**ERIN N. WARNER; TRAVIS C. CHAPMAN**

PROPERTY ADDRESS: 14041 Mercersburg Road,  
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 17-0J30.-049.-000000

By virtue of a Writ of Execution No. 2024-4295

VILLAGE CAPITAL & INVESTMENT LLC

V.

ERIN N WARNER; TRAVIS C CHAPMAN

owner(s) of property situate in the MONTGOMERY  
TOWNSHIP, FRANKLIN County, Pennsylvania, being  
14041 MERCERSBURG RD, GREENCASTLE, PA  
17225

Tax ID No. 17-0J30.-049.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$214,683.09

Attorneys for Plaintiff

Brock & Scott, PLLC

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## PUBLIC NOTICES

No. 2023-1081

**LAKEVIEW LOAN SERVICING, LLC C/O  
NATIONSTAR MORTGAGE LLC**

**VS**

**ROGER L. GEESAMAN, JR.**

PROPERTY ADDRESS: 610 Ronggold Street,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5C39-.045-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 610 Ringgold Street  
Waynesboro, PA 17268

SOLD as property of ROGER L. GEESAMAN JR.

TAX PARCEL #24-5C39-.045-.000000

DEED BOOK: INSTRUMENT NO.: 201903807

DEED PAGE: INSTRUMENT NO.: 201903807

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No. 2023-993

**NATIONSTAR MORTGAGE LLC**

**VS**

**JAMES A. MURPHY AND ELENA A. MURPHY**

PROPERTY ADDRESS: 9271 Mercersburg Road,  
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J07-.042-.000000

The land referred to herein below is situated in the County  
of Franklin, State of Pennsylvania, and is Described  
as follows:

Judgment in the amount of: \$107,426.22

Writ filed by: LOGS Legal Group LLP  
985 Old Eagle School Road  
Suite 514  
Wayne, Pennsylvania 19087

No. 2024-4152

**UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL  
TITLE TRUSTEE FOR PRL TITLE TRUST II**

**VS**

**JOSEPH STULL, SOLELY IN THEIR CAPACITY AS  
HEIR OF REYNOLDS F. STULL, JR, DECEASED  
AND SCOTT STULL SOLELY IN THEIR CAPACITY  
AS HEIR OF REYNOLDS F. STULL, JR, DECEASED,  
SCOTT STULL SOLELY IN THEIR CAPACITY AS  
HEIR OF REYNOLDS F. STULL, JR., DECEASED,  
JOSEPH STULL, SOLELY IN THEIR CAPACITY AS  
HEIR OF REYNOLDS F. STULL, JR., DECEASED**

PROPERTY ADDRESS: 8724 Mormon Church Rd,  
Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L 13Q-024-.000000

ALL the following described real estate, situate in  
Quincy Township, Franklin County, Pennsylvania, more  
particularly bounded and limited as follows:

IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of JOSEPH STULL solely in their  
capacity as heir of Reynolds F. Stull, Jr., deceased and  
SCOTT STULL solely in their capacity as heir of Reynolds  
F. Stull, Jr, deceased.

DEED BOOK: 964

DEED PAGE: 170

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No. 2024-3600

**U.S. BANK TRUST NATIONAL ASSOC., NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER  
TURSTEE FOR VRMTG ASSET TRUST**

**VS**

**KATHERINE CARBAUGH; EDWARD PITZER,  
KATHERINE CARBAUGH, KATHERINE  
CARBAUGH, EDWARD PITZER, EDWARD PITZER**

PROPERTY ADDRESS: 220 Hartzell Drive, Fayetteville,  
PA 17222

UPI/ TAX PARCEL NUMBER: 10-0D10-.057-.000000

By virtue of Writ of Execution No. 2024-3600

U.S. Bank Trust National Association, not in its individual  
capacity but solely as Owner Trustee for VRMTG Asset  
Trust v

Katherine Carbaugh, Edward Pitzer

Docket Number: 2024-3600

Property to be sold is situated in the borough/township  
of Fayetteville, County of Franklin and State of  
Pennsylvania.

Commonly known as: 220 Hartzell Drive, Fayetteville,  
PA 17222

Parcel Number: 10-0D10-.057-.000000

Improvements thereon of the residential dwelling or lot  
(if applicable):

Judgment Amount: \$246,046.16

Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

## PUBLIC NOTICES

**No. 2024-4072**

**BMOBANKN.A**

**vs**

**LORIANN M. JONES; DAVID G. JONES**

PROPERTY ADDRESS: 423 Bradley Lane,  
Shippensburg, PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N17-.260.-000000

ALL that certain tract of real estate Situate in Southampton  
Township, Franklin County, Pennsylvania, bounded and  
described as follows:

Judgment in the amount of: \$ 350,785.06

Write filed by: MDK Law

P.O. Box 165028

Columbus, OH 43216-5028

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**No. 2024-4502**

**FEDERAL HOME LOAN MORTGAGE CORP AS  
TRUSTEE FOR FREDDIE MAC SEASONED  
CREDIT RISK TRANSFER TRUST, SERIES 2021-1**

**VS**

**DAVID WAYNE MANN**

PROPERTY ADDRESS: 407 West 5th StreetAKA407  
West Fifth Street, Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 26-5C14.-069.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 407 West 5th Street AKA 407 West  
Fifth Street

Waynesboro, PA 17268

SOLD as the property of DAVID WAYNE MANN

TAX PARCEL #26-5C14.-069.-000000

DEED BOOK: 2753

DEED PAGE: 544

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**No. 2024-4183**

**MIDFIRST BANK**

**VS**

**MARJORIE L. TURPIE AND STUBERT M. TURPIE  
JR**

PROPERTY ADDRESS: 586 Fort Loudon Road,  
Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 18-0K08.-132.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 586 Fort Loudon Road

Mercersburg, PA 17236

SOLD as the property of MARJORIE L. TURPIE and  
STUBERT M. TURPIE JR.

TAX PARCEL# 18-0K08.-132.-000000

DEED BOOL: 2182

DEED PAGE: 502

**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

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**No. 2024-2495**

**NATIONSTAR MORTGAGE LLC**

**VS**

**MIKKI MAY POPER AND EDWARD JAMES DOWNIN**

PROPERTY ADDRESS: 54 Reservoir Avenue,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5858.-080.-000000

ALL the following described real estate, lying and  
being situate in Waynesboro Borough, Franklin County,  
Pennsylvania, bounded and limited as follows

Judgment in the amount of: \$142,253.94

Writ filed by: Leopold & Associates, PLLC

275 Curry Hollow Rd.

Building 1, Suite 280

Pittsburgh, PA 15236

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**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, bounded and  
described as follows:

Judgment in the amount of: \$118,535.52

Writ filed by: LOGS Legal Group LLP

985 Old Eagle School Road

Suite 514

Wayne, PA 19087

4/18, 4/25, 5/2/2025