

# Franklin County Legal Journal

Volume 43, No. 34

February 20, 2026

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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- 39th Judicial District Court Calendar

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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 Paul R. Ciprich, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Gail L. Weaver  
c/o 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

2/20, 2/27, 3/6/2026

Estate of Vesta M. Davidson, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:

Deamer D. Davidson  
Debra K. Booz  
Donna R. Frieze  
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

2/20, 2/27, 3/6/2026

Estate of Barbara Bricker Dolly, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Kermit Elliott  
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

2/20, 2/27, 3/6/2026

Estate of Walter R. Hann, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Timothy W. Hann  
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

2/20, 2/27, 3/6/2026

Estate of Kathryn L. Hartley, 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 17201-2205

2/20, 2/27, 3/6/2026

Estate of Richard G. Hoover, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Brenton A. Hoover  
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

2/20, 2/27, 3/6/2026

Estate of Marie E. Knepper, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Kevin Knepper  
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

2/20, 2/27, 3/6/2026

Estate of Larry A. Reasner, a/k/a Larry Anthony Reasner, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Tony R. Reasner  
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

2/20, 2/27, 3/6/2026

Estate of Janet R. Shaffer, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Stewart K. Fraser  
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

2/20, 2/27, 3/6/2026

## PUBLIC NOTICES

Estate of Douglas E. Shepley, a/k/a Douglas Edward Shepley, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

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

2/20, 2/27, 3/6/2026

### **Second Publication**

Estate of Charles Alfred Bender Jr., a/k/a Charles A. Bender, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:  
Evelyn M. Bender  
c/o Nicklas Law Office  
183 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Kristin D. Nicklas  
Nicklas Law Office  
183 Lincoln Way East  
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

Estate of David Andrew Churchman, a/k/a David A. Churchman, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Amy S. Churchman  
12124 Forest Hill Road  
Waynesboro, PA 17268  
Attorney:  
James M. Stein  
DSS Law  
10440 Buchanan Trail East  
Waynesboro, PA 17268

2/13, 2/20, 2/27/2026

Estate of Joseph R. Eckenrode, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:  
Suzanne E. Crider  
Mary Catherine Shaak  
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

2/13, 2/20, 2/27/2026

Estate of Elizabeth S. Fitzgerald, a/k/a Elizabeth Sheller Fitzgerald, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:  
Victoria L. Coble  
4573 Heckman Drive  
Saint Thomas, PA 17252  
Deborah K. Miller  
894 Path Valley Road  
Fort Loudon, PA 17224  
Attorney:  
Aaron C. Jackson  
Jackson Law Firm, PLLC  
1215 Manor Drive, Suite 202  
Mechanicsburg, PA 17055

2/13, 2/20, 2/27/2026

Estate of John Peter Hazlinsky, a/k/a John P. Hazlinsky, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Peter M. Hazlinsky  
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

2/13, 2/20, 2/27/2026

Estate of Betty Jane Kissner, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Steven G.K. Kissner  
c/o Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201  
Attorney:  
Suzanne M. Trinh  
c/o Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

Estate of Hazel E. Letchworth, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Elaine Holodynsky  
26 South Penn Hall Drive  
Chambersburg, PA 17201  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

## PUBLIC NOTICES

Estate of Mary Ann Lowans, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Jennifer J. Lowans  
c/o Salzmann Hughes, P.C.  
79 Saint Paul Drive  
Chambersburg, PA 17201  
Attorney:  
Nancy H. Meyers  
Salzmann Hughes, P.C.  
79 Saint Paul Drive  
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

Estate of Eunice L. Martin, late of Montgomery  
Township, Franklin County, Pennsylvania.

Personal Representatives:  
Eldon R. Martin  
788 Mill Road  
Spring Grove, PA 17362  
Arlin Eby  
7902 Hege Road  
Greencastle PA, 17225  
Attorney:  
G. Steven McKonly  
Barley Snyder  
14 Center Square  
Hanover, PA 17331

2/13, 2/20, 2/27/2026

Estate of Alfred James Moyer, a/k/a Alfred J. Moyer, late  
of the Borough of Sallillo, Huntingdon County,  
Pennsylvania.

Personal Representative:  
Amy J. Moyer  
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

2/13, 2/20, 2/27/2026

Estate of Robin Lynn Noel, a/k/a Robin L. Noel, late of  
Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:  
Amber Smith  
David A. Noel  
c/o Murphy & Childers, P.C.  
237 East Queen Street  
Chambersburg, PA 17201  
Attorney:  
Kimberly M. Jackson  
Murphy & Childers, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

Estate of Bryan H. Rabbett, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Kami Rabbett  
c/o Law Office of Tullio Deluca  
4113 Birney Avenue, Suite 2  
Moosic, PA 18507  
Attorney:  
Tullio Deluca  
Law Office of Tullio Deluca  
4113 Birney Avenue, Suite 2  
Moosic, PA 18507

2/13, 2/20, 2/27/2026

Estate of Victoria Fries Rhodes, late of Montgomery  
Township, Franklin County, Pennsylvania.

Personal Representative:  
Erin Rhodes  
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

2/13, 2/20, 2/27/2026

Estate of Judy R. Ryder, a/k/a Judy Ryder late of the  
Borough of Chambersburg, Franklin County,  
Pennsylvania.

Personal Representative:  
Diana L. Blair  
310 East McKinley Street  
Chambersburg, PA 17201  
Attorney:  
George E. Wenger, Jr.  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

Estate of Patricia L. Sellers, a/k/a Patricia Lee Sellers,  
late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:  
Troy T. Sellers  
Beth A. Coleman  
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

2/13, 2/20, 2/27/2026

Estate of Donna M. Shank, a/k/a Donna Mae Shank,  
late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Sharon Samuels  
795 Joy Drive  
Greencastle, PA 17225

2/13, 2/20, 2/27/2026

## PUBLIC NOTICES

Estate of Richard B. Sheffler, a/k/a Richard Blubaugh Sheffler, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Terry Jay Sheffler  
12189 Old Route 16  
Waynesboro, PA 17268  
Thomas Lee Sheffler  
10844 Downsview Pike, Apartment 33  
Hagerstown, MD 21740  
Richard Alan Sheffler  
15342 Orchard Avenue  
Blue Ridge Summit, PA 17214

Attorney:

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

2/13, 2/20, 2/27/2026

Estate of Tony Allen Stoops, a/k/a Tony A. Stoops, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Gary Lee Keller  
1725 Falcon Lane  
Chambersburg, PA 17202

Attorney:

George E. Wenger, Jr.  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

### **Third Publication**

Estate of Wanda K. Eberly, a/k/a Wanda Kay Eberly, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Kristen D. Swope  
Todd A. Eberly  
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

2/6, 2/13, 2/20/2026

Estate of Charles Michael Gerhold, a/k/a Charles M. Gerhold, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Sandra S. Gerhold  
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

2/6, 2/13, 2/20/2026

Estate of Tony A. McLaughlin, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Patty Layton  
5457 Race Track Road  
Saint Thomas, PA 17252  
Attorney:  
Jerrold A. Sulcove  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

2/6, 2/13, 2/20/2026

Estate of Linda L. Mills, a/k/a Linda Lee Mills, late of Dublin Township, Huntingdon County, Pennsylvania.

Personal Representative:

Lori A. Shoop  
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

2/6, 2/13, 2/20/2026

Estate of Mary Elizabeth Parson, late of Loyalsock Township, Lycoming County, Pennsylvania.

Personal Representative:

Sharon P. Atherholt  
37 Rolling Hill Lane  
Montoursville, PA 17754  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/6, 2/13, 2/20/2026

Estate of of Jesse W. Small, late of Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Jason S. Small  
468 Franklin Square Drive  
Chambersburg, PA 17201  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/6, 2/13, 2/20/2026

Estate of of John Todd Streett, a/k/a J. Todd Streett, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Michael D. Koontz  
10733 Knob Road  
Mercersburg, PA 17236  
Attorney:  
Elizabeth A. Clark  
DSS Law  
119 East Baltimore Street  
Greencastle, PA 17225

2/6, 2/13, 2/20/2026

## **PUBLIC NOTICES**

### **CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a nonprofit corporation organized under the provisions of the Nonprofit Corporation Law of 1988. The name of the corporation is The Harvest Ministry.

2/20/2026

### **FICTITIOUS NAME NOTICE**

Notice is hereby given that Concordia of Central Pennsylvania, 134 Marwood Road, Cabot, PA 16023, has filed on February 4, 2026 in the Department of State of the Commonwealth of Pennsylvania, Harrisburg, an application under the Fictitious Names Act in accordance with 54 Pa. C.S. 311, to conduct business under the name of Concordia at Spirit Trust Luther Ridge, the business to be carried on at 2998 Luther Drive, Chambersburg, PA 17202.

2/20/2026

### **NAME CHANGE NOTICE**

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

Civil Action - Law, Case No. 2026-122

Judge Assigned: Krom

In Re: Petition for Name Change of Sarah Renee Bragunier

NOTICE IS HEREBY GIVEN that Petitioner, Sarah Renee Bragunier, filed a Petition for Name Change on February 2nd, 2026 in the above Court, requesting a decree to change their name to Roxanne Sue Grimm. The Court has ordered a hearing on the Petition on April 7th, 2026 at 9:30 a.m., in Courtroom assigned, Chambersburg, Pa. All persons interested may appear and show cause, if they have any, why the requested relief should not be granted.

2/20/2026

### **NAME CHANGE NOTICE**

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

Civil Action - Law, Case No. 2026-30

Judge Assigned: Honorable Angela R. Krom

In Re: Petition for Name Change of Belinda Lee Goff

NOTICE IS HEREBY GIVEN that Petitioner, Belinda Lee Goff, filed a Petition for Name Change on January 12th, 2026 in the above Court, requesting a decree to change their name to Belinda Lee Eshelman. The Court has ordered a hearing on the Petition on March 17th, 2026 at 9:30 a.m., in Courtroom , Chambersburg, Pa. All persons interested may appear and show cause, if they have any, why the requested relief should not be granted.

2/20/2026

### **NAME CHANGE NOTICE**

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

Civil Action - Law, Case No. 2026-408

Judge Assigned: Honorable Angela R. Krom

NOTICE IS HEREBY GIVEN the petition of Kristen Alyce Leonard was filed in the Court of Common Pleas of Franklin County, Pennsylvania, for a decree to change her name from Kristen Alyce Leonard to Logan Leonard Tzedakah Luria. The court has scheduled a hearing on this matter on April 27th, 2026 at 2:00 p.m. at Franklin County Courthouse at 14 N Main St. Chambersburg, PA, in Courtroom No. TBD, when and where all persons may appear at that time and show cause, should they have any, why the petition should not be granted.

2/20/2026

### **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: **March 5, 2026.**

**CAMPBELL:** First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company, Trustee of the Martha E. Campbell TUW FBO J. Richard Campbell, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

**PARKLAWNS INC:** First and Partial Account of proposed distributions and notice to creditors of Truist Bank, formerly SunTrust Bank prior to December 6, 2019, Trustee for "Parklawns, Inc." Cemetery Permanent Lot Care Trust and Ameriserv Trust and Financial Services Company, formerly USBancorp Trust Company, Co-Trustee with SunTrust Bank, now Truist, until August 1, 2019, Franklin County, Pennsylvania.

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

2/20, 2/27/2026

# PUBLIC NOTICES

## **SHERIFF'S SALE MARCH 13TH, 2026**

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/franklincountypashersiffsales](http://www.bid4assets.com/franklincountypashersiffsales). All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than April 10th, 2026 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**

<b>CUT OFF DATES</b>	<b>SALE DATES</b>
OCT 31, 2025	JAN 9, 2026
JAN 2, 2026	MARCH 13, 2026
FEB 27, 2026	MAY 8, 2026
MAY 1, 2026	JULY 10, 2026
JULY 6, 2026	SEPT 11, 2026
SEPT 4, 2026	NOV 13, 2026
OCT 30, 2026	JAN 8, 2027

### **No. 2025-2434**

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

vs

**DENNIS R. CRAMER, GWENDOLYNA A. CRAMER,  
DENNIS R. CRAMER, GWENDOLYN A. CRAMER**

PROPERTY ADDRESS: 333 West 2nd Street,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5A63-.031-.000000

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

Judgment in the amount of: \$152,594.00

Writ filed by: Padgett Law Group

700 Darby Road, Suite 100  
Havertown, PA 19083

### **No. 2025-1713**

#### **VILLAGE CAPITAL & INVESTMENT LLC**

vs

**DEREK M. BRADLEY A/K/A DEREK BRADLEY AND  
LAUREN N. BRADLEY, DEREK M BRADLEY,  
LAUREN N. BRADLEY**

PROPERTY ADDRESS: 11217 Ridge Crest Drive,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q07-.329-.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: \$407,940.08

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

### **No. 2025-4193**

#### **GUILD MORTGAGE COMPANY LLC**

vs

**KATHLEEN M. DIEUGENIO**

PROPERTY ADDRESS: 441 E Washington Street,  
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E03-.111-.000000

All that certain lot or piece of ground situate in Chambersburg Borough, County of Franklin, Commonwealth of Pennsylvania, bounded and limited as follows:

Judgment in the amount of: \$131,812.98

Writ filed by: MDK Legal  
P.O. Box 165028  
Columbus, OH 43216-5028

### **No. 2025-1995**

#### **LAKEVIEW LOAN SERVICING, LLC**

vs

**JENNIFER SENSION, ADMINISTRATRIX OF THE  
ESTATE OF PAUL D. SENSION A/K/A PAUL  
SENSION A/K/A PAUL DANIEL SENSION,  
DECEASED**

PROPERTY ADDRESS: 11715 Woodlea Drive,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q13-.162-.000000

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

Judgment in the amount of: \$405,539.38

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

## PUBLIC NOTICES

No. 2018-4709

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

vs

**JODY D. GOSHORN; SHERRY N. GOSHORN,  
JODY D. GOSHORN, SHERRY N. GOSHORN**

PROPERTY ADDRESS: 16760 Timmons Road, Spring  
Run, PA 17262

UPI / TAX PARCEL NUMBER: 07-0B32.-053.-000000

By virtue of Writ of Execution No. 2018-4700

U.S. Bank Trust National Association, not in its  
individual capacity but solely as Owner Trustee for  
RCAF Acquisition Trust vs. Jody D. Goshorn and Sherry  
N. Goshorn

Docket Number: 2018-4709

Property to be sold is situated in Spring Run, in the  
Township of Fannett, County of Franklin and  
Commonwealth of Pennsylvania.

Commonly known as: 16760 Timmons Road, Spring  
Run, PA 17262.

Parcel Number: 07-0B32.-053.-000000

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

Judgment Amount: \$123,502.23

Attorneys for the Plaintiff:

Friedman Vartolo LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212)471-5011

---

No. 2025-3739

**LAKEVIEW LOAN SERVICING, LLC**

vs

**JOHN GALLUP AKA JOHN R. GALLUP**

PROPERTY ADDRESS: 12601 Old Germantown Road,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q19G-004.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISIES: 12601 Old Germantown Road  
Waynesboro, PA 17268

SOLD as the property of JOHN GALLUP AKA JOHN R.  
GALLUP

TAX PARCEL #23-0Q19G-004.-000000

DEED BOOK: 1055

DEED PAGE: 0598

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No. 2025-2312

**WILMINGTON SAVINGS FUNDS SOCIETY, FSB,  
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY  
AS OWNER TRUSTEE FOR CSMC 2018-RPL6  
TRUST**

vs

**JUAN A. MONTANO, AKA JUAN MONTANO;  
MARITZA E. MONTANO, AKA MARITZA MONTANO**

PROPERTY ADDRESS: 11489 Anthony Highway,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q07.-028.-000000

ALL that real estate situate in Washington Township,  
Franklin County, Pennsylvania, improved by a dwelling  
house known as 11489 Anthony Highway, and bounded  
and described as follows, to wit:

Judgment in the amount of: \$170,484.13

Writ filed by: Manley Deas Kockalski

PO Box 165028  
Columbus OH 43272-7101

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No. 2025-2155

**PENNYMAC LOAN SERVICES, LLC**

vs

**KEVIN J. BRANT A/K/A KEVIN BRANT, SOLELY IN  
CAPACITY AS HEIR OF DAVID BRANT A/K/A DAVID  
M. BRANT, DECEASED, JOHN A. BRANT A/K/A  
JOHN BRANT, SOLELY IN CAPACITY AS HEIR OF  
DAVID BRANT A/K/A DAVID M. BRANT,  
DECEASED, UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER DAVID BRANT A/K/A  
DAVID M. BRANT, DECEASED**

PROPERTY ADDRESS: 7255 Slabtown Road,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 19-0L08.-179.-000000

ALL THAT CERTAIN lot of piece of ground situate in  
Quincy Township, County of Franklin, Commonwealth of  
Pennsylvania,

bounded and described as follows:

Judgment in the amount of: \$135,388.49

Writ filed by: Powers Kirns, LLC

8 Neshaminy Interplex  
Suite 215  
Trevose, PA 19053

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## PUBLIC NOTICES

No. 2025-1696

**FREEDOM MORTGAGE CORPORATION**

vs

**MELANIE M. KANATUS, IN HER CAPACITY AS  
EXEDUTRIX AND DEVISEE OF THE ESTATE OF  
KELLY WAYNE KANATUS AKA KELLY W. KANATUS**

PROPERTY ADDRESS: 131 Lincoln Road,  
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 04-1G01-.076-.000000

All the following described real estate lying and being  
situate in the Borough of Chambersburg (formerly  
Guilford Township), Franklin County, Pennsylvania,  
bounded and limited as follows:

Judgment in the amount of: \$176,476.77

Writ filed by: Brock & Scott

2011 Renaissance Blvd, Suite 100  
King of Prussia, Pa 19406

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No. 2025-1819

**PENNSYLVANIA HOUSING FINANCE AGENCY**

vs

**MEGAN M. SCHRACH**

PROPERTY ADDRESS: 6245 Jack Road, Saint  
Thomas, PA 17252

UPI / TAX PARCEL NUMBER: 20-0M18-.019D-000000

ALL that certain lot or piece of ground situate in St.  
Thomas Township, County of Franklin, Commonwealth  
of Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$142,993.48

Writ filed by: Purcell, Krug & Haller

1719 N. Front Street  
Harrisburg, PA 17102

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No. 2025-4185

**PENNYMAC LOAN SERVICES, LLC**

vs

**SHARON E. PEPPERICK SOLELY IN HER  
CAPACITY AS SOLE HEIR OF MICHAEL W.  
PETERSON, DECEASED**

PROPERTY ADDRESS: 44 Glen Street,  
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 05-1B55-.024-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 44 Glen Street  
Chambersburg, PA 17201

SOLD as the property of SHARON E. PEPPERICK  
Solely in Her Capacity as Sole Heir of MICHAEL W.  
PETERSON, Deceased

TAX PARCEL: 05-1B55-.024-.000000

DEED BOOK: Instrument No: 201403464

DEED PAGE: Instrument No: 201403464

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No. 2024-1081

**LAKEVIEW LOAN SERVICING, LLC**

vs

**TERRY H. HERRICK AKA TERRY HERRICK**

PROPERTY ADDRESS: 6596 Lincoln Way West, Saint  
Thomas, PA 17252

UPI / TAX PARCEL NUMBER: 20-0M14N-065-.000000

IMPROVEMENTS consist of a residential dwelling

BEING PREMISES: 6596 Lincoln Way West  
Saint Thomas, PA 17252

SOLD as the property of TERRY H. HERRICK AKA  
TERRY HERRICK

TAX PARCEL #20-0M14N-065-.000000

DEED BOOK: INSTRUMENT NUMBER: 201523678

DEED PAGE: INSTRUMENT NUMBER: 201523678

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No. 2025-2807

**NATIONSTAR MORTGAGE, LLC**

vs

**TORI J. GILBERT; THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT**

PROPERTY ADDRESS: 243 Grandview Avenue,  
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 05-1647-.008-.000000

By virtue of a Writ of Execution No. 2025-02807

NATIONSTAR MORTGAGE LLC

v.

TORI J. GILBERT; THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT

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

243 GRANDVIEW AVENUE, CHAMBERSBURG, PA  
17201

Tax ID No. 05-1B47-.008-.000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$173,523.21

Attorneys for plaintiff

Brock & Scott, PLLC

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## PUBLIC NOTICES

No. 2025-4082

**"SELECT PORTFOLIO SERVICING, INC." UNLESS  
THIS WOULD CREATE A TRANSFER TAX  
OBLIGATION AT TRANSFER OF TITLE, IN WHICH  
CASE, USE "FEDERAL HOME LOAN MORTGAGE  
CORPORATION" (PURSUANT TO THE FREDDIE MAC  
SERVICING GUIDE)**

vs

**JEFFREY L. WELLER**

PROPERTY ADDRESS: 14306 Mercersburg Road,  
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 17-0J30.-047.-000000

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

BEING KNOWN AS: 14306 MERCERSBURG RD  
GREENCASTLE, PA 17225

BEING PARCEL NUMBER: 17-0J30.-047.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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No. 2025-2864

**FEDERAL HOME LOAN MORTGAGE  
CORPORATION AS TRUSTEE FOR THE BENEFIT  
OF THE FREDDIE MAC SEASONED LOANS  
STRUCTURED TRANSACTION TRUST SERIES  
2020-3**

vs

**ELIZABETH A WILSON**

PROPERTY ADDRESS: 900 Joy Drive, Greencastle,  
PA 17225

UPI / TAX PARCEL NUMBER: 01-0A22A-002.-000000

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

Judgment in the amount of: \$169,392.04

Writ Filed By: Stem & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops At Valley Square  
Warrington, PA 18976

2/20, 2/27, 3/6/2026