

Franklin County Legal Journal

Volume 43, No. 27

January 2, 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.

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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 Sally A. Bishop, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Dana E. Szafarski
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

1/2, 1/9, 1/16/2026

Estate of Robert F. Bumbaugh, a/k/a Robert Franklin Bumbaugh, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Steven Lynn Bumbaugh
Barry Arthur Bumbaugh
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

1/2, 1/9, 1/16/2026

Estate of Linda L. Cole, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Faith Ann Small
Robert L. Cole
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

1/2, 1/9, 1/16/2026

Estate of Eugene Ray Crone, late of the Borough of Chambersburg and Guildford Township, Franklin County, Pennsylvania.

Personal Representative:

Heather Lynn Cardeiro
502 Bismark Way
King of Prussia, PA 19406
Attorney:
Edward A. Stern
McBrien, Montalto & Stern
3770 Ridge Pike
Collegeville, PA 19426

1/2, 1/9, 1/16/2026

Estate of Clair R. Wilson, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Annalisa Ambrisco
Robert L. Monninger
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

1/2, 1/9, 1/16/2026

Estate of Deloris J. Wilson, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Annalisa Ambrisco
Robert L. Monninger
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

1/2, 1/9, 1/16/2026

Second Publication

Estate of John T. Angle, late of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Edward L. Stanley
142 Maple Avenue
Greencastle, PA 17225
Attorney:
Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

12/26/2025, 1/2, 1/9/2026

PUBLIC NOTICES

Estate of Terry K. Auvil, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

James M. Knotts

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

12/26/2025, 1/2, 1/9/2026

Estate of James Lee Campbell, a/k/a James L. Campbell, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representatives:

Patricia A. Allison

Donald F. Allison

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

12/26/2025, 1/2, 1/9/2026

Estate of Teresa K. Hemler, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Allen V. Hemler

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

12/26/2025, 1/2, 1/9/2026

Estate of Hilda G. Hill, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Diana L. Meyers

Dennis C. Hill

c/o The Law Offices of Samantha K. Wolfe, LLC

20 East Sixth Street, Suite 206

Waynesboro, PA 17268

Attorney:

Jonathan M. Biedler

The Law Offices of Samantha K. Wolfe, LLC

20 East Sixth Street, Suite 206

Waynesboro, PA 17268

12/26/2025, 1/2, 1/9/2026

Estate of Gary R. Holder, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Jodi A. Holder

c/o L. Rebecca Able

Kelso Law, LLC

9974 Molly Pitcher Highway, Suite 3

Shippensburg, PA 17257

Attorney:

L. Rebecca Able

Kelso Law, LLC

9974 Molly Pitcher Highway, Suite 3

Shippensburg, PA 17257

12/26/2025, 1/2, 1/9/2026

Estate of Eveyln M. Keller, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Haven Lynn Keller

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

12/26/2025, 1/2, 1/9/2026

Estate of Harry C. Rock, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Laura A. Betts

12237 Red Hawk Drive

Waynesboro, PA 17268

Deborah L. Black

11887 Worleytown Road

Greencastle, PA 17225

Brenda Huffman

12012 Country Club Road

Waynesboro, PA 17268

Attorney:

Andrew J. Benchoff

Kornfield and Benchoff, LLP

100 Walnut Street

Waynesboro, PA 17268

12/26/2025, 1/2, 1/9/2026

Third Publication

Estate of Reginald H. Diller, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Saundra L. Barnett

Brian K. Diller

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

12/19, 12/26/2025, 1/2/2026

PUBLIC NOTICES

Estate of Neil I. Hollinger, a/k/a Neil Ira Hollinger, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Rashelle L. Matheis

1001 Rainbow Drive

Glasgow, KY 42141

Attorney:

Timothy W. Misner

39 South Broad Street

Waynesboro, PA 17268-1610

12/19, 12/26/2025, 1/2/2026

Estate of Ronald L. McKendrick, a/k/a Ronald Lee McKendrick, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Sheila J. Frankenfield

Mark D. McKendrick

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

12/19, 12/26/2025, 1/2/2026

Estate of Dorcas J. Souders, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:

Donette M. Strait

123 Faust Street

Mercersburg, PA 17236

Attorney:

Steiger & Steiger

Attorneys at Law

56 South Main Street

Mercersburg, PA 17236

12/19, 12/26/2025, 1/2/2026

Estate of Sonja A. Stine, a/k/a Sonja Ann Stine, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Scott A. Stine

10837 Wharf Road

Waynesboro, PA 17268

Stacy A. Stine

10850 Wharf Road

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

12/19, 12/26/2025, 1/2/2026

PUBLIC NOTICES

SHERIFF'S SALE JANUARY 9TH, 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/franklincountypasherriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than February 6th, 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

CUT OFF DATES	SALE DATES
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. 2023-3198

US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

vs

BETTY L. SCHILDKNECHT, AS KNOWN SURVIVING HEIR OF ALLEN P. SCHILDKNECHT, DECEASED AND UNKNOWN SURVIVING HEIRS OF ALLEN P. SCHILDKNECHT, DECEASED, BETTY L. SCHILDKNECHT, UNKNOWN SURVIVING HEIRS OF ALLEN P. SCHILDKNECHT

PROPERTY ADDRESS: 14944 Sherwood Drive Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A32-168-000000

By virtue of Writ of Execution No. 2023-3198

US Bank Trust National Association et al. (Plaintiff) vs. Betty L. Schildknecht et al. (defendant)

Property Address 14944 Sherwood Drive, Greencastle, PA 17225

Parcel I.D. No. 01-0A32-168-000000

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$116,601.96

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

No. 2025-1105

VANDERBILT MORTGAGE AND FINANCE, INC

vs

CAROL KORTISSES, SOLELY IN HER CAPACITY AS POSSIBLE HEIR OF GERALD J. HORVATH, DECEASED ALL KNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD J. HORVATH, DECEASED, CAROL KORTISSES, SOLELY IN HER CAPACITY AS POSSIBLE HEIR OF GERALD J. HORVATH

PROPERTY ADDRESS: 13340 Menter Gap Road, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q14-108-000000

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: \$158,984.66

Writ filed by: Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2000 Market Street, 13th Floor
Philadelphia, PA 19103

PUBLIC NOTICES

No. 2025-3094

UNION HOME MORTGAGE CORPORATION
vs
CHASSIDY HARDY

PROPERTY ADDRESS: 257 West Queen Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 05-1B64.-085.-000000

All that certain tract of land with the dwelling house and other improvements thereon erected, situate in the Borough of Chambersburg, Franklin County, Commonwealth of Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$ 167,113.67

Writ filed by: MDK Legal
P.O. Box 165028
Columbus OH 43272

No. 2025-600

LAUREL LAKES REHABILITATION AND WELLNESS
CENTER

vs

JANET HAWBAKER AND CARL HAWBAKER,
JANET HAWBAKER, CARL HAWBAKER

PROPERTY ADDRESS: 8517 Diehls Woods Road,
Saint Thomas, PA 17252

UPI / TAX PARCEL NUMBER: 20-0M13.-197.-000000

ALL that certain piece, parcel or tract of land situate in St. Thomas Township, Franklin County, Pennsylvania, more particularly bounded and described as follows, to wit:

Judgment in the amount of: \$225,417.52

Writ filed by: Capozzi Alder, P.C.
2933 N Front Street
Harrisburg, PA 17110

No. 2025-2017

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR SHOREBREAK NPL TRUST CIO
NATIONSTAR MORTGAGE LLC

vs

ALTA JUENGER

PROPERTY ADDRESS: 356 E. Washington Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E02.-178.-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: \$105,625.02

Writ filed by: Romano Garubo & Argentieri
52 Newton Ave, P.O. Box 456
Woodbury, NJ 08096

No. 2024-3844

U.S BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR PL PREMIUM TRUST

vs
LEE KORRELL, JR.

PROPERTY ADDRESS: 157 Douglas Spring Court,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5A00.-199.-000000

ALL THE FOLLOWING DESCRIBED REAL ESTATE,
LYING AND BEING SITUATE IN THE BOROUGH OF
WAYNESBORO, FRANKLIN COUNTY,
COMMONWEALTH OF PENNSYLVANIA, BOUNDED
AND DESCRIBED AS FOLLOWS:

JUDGMENT IN THE AMOUNT OF: \$ 358,800.03

WRIT FILED BY: PAGDETT LAW GROUP
700 DARBY ROAD
SUITE 100
HAVERTOWN, PA 19083

No. 2025-2452

PENNYMAC LOAN SERVICES, LLC
vs

ROBERT D. MCPHERSON

PROPERTY ADDRESS: 449 East Washington Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E03.-108.-000000

IMPROVEMENTS consist of a residential dwelling.
BEING PREMISES: 449 East Washington Street
Chambersburg, PA 17201

SOLD as the property of ROBERT D. MCPHERSON
TAX PARCEL: 03-1E03.-108.-000000
DEED BOOK: INSTRUMENT NO: 202100381
DEED PAGE: INSTRUMENT NO: 202100381

PUBLIC NOTICES

No. 2024-02901

FOR-MED SUPPLY AND REPAIR, LLC

vs

MSHL, LLC, MSLH, LLC

PROPERTY ADDRESS: 3583 Scotland Road, Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 09-0C13.-030A.-000000

Parcel Nos.: 09-0C13.-030A-000000;

09-0C13.-030A-000000/02; 09-0C13.-030A-000000/03;

09-0C13.-030A-000000/04; 09-0C13.-030A-000000/05;

09-0C13.-030A-000000/06; 09-0C13.-030A-000000/07;

09-0C13.-030A-000000/08; 09-0C13.-030A-000000/09;

09-0C13.-030A-000000/10; 09-0C13.-030A-000000/11;

09-0C13.-030A-000000/12; 09-0C13.-030A-000000/13;

09-0C13.-030A-000000/14; 09-0C13.-030A-000000/15;

09-0C13.-030A-000000/16; 09-0C13.-030A-000000/17;

09-0C13.-030A-000000/18; 09-0C13.-030A-000000/19;

09-0C13.-030A-000000/20; 09-0C13.-030A-000000/21;

09-0C13.-030A-000000/22; 09-0C13.-030A-000000/23;

09-0C13.-030A-000000/24; 09-0C13.-030A-000000/25;

09-0C13.-030A-000000/26; 09-0C13.-030A-000000/27;

09-0C13.-030A-000000/28; 09-0C13.-030A-000000/29;

09-0C13.-030A-000000/30; 09-0C13.-030A-000000/31;

09-0C13.-030A-000000/32; 09-0C13.-030A-000000/33;

09-0C13.-030A-000000/34

addressed address is 3583 Scotland Road, Chambersburg, PA 17202.

ALL THOSE CERTAIN two (2) tracts of land, together with all buildings and improvements thereon situate in the Township of Greene, Franklin County, Pennsylvania, bounded and described as follows:

LOTNO.1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with improvements thereon, situate in the Township of Greene, Franklin County and Commonwealth of Pennsylvania being tract No. 1 as described according to the Property line and Boundary Survey for Scotland School of Veteran's Children, prepared by C.S. Davidson, Inc., dated October 3,2012 and revised December 17, 2012, a true and correct copy of said survey being attached hereto as Exhibit "B" and incorporated herein by reference, as follows, to wit:

BEGINNING at a Railroad Spike found in the centerline of Scotland Road (S.R. 1004) at a corner of lands now or formerly of William D. and Carol J. McCoy; Thence by said lands North 34 degrees 38 minutes .37 seconds West for a distance of 671.45 feet to a rebar & cap set on line of lands now or formerly of Norfolk Southern Railway Company; thence by said lands the following three (3) courses and distance:

- 1) North 53 degrees 23 minutes 39 seconds East for a distance of 3480.28 feet to a rebar & cap-set
- 2) North 57 degrees 59 minutes 39 seconds East for a distance of 550.00 feet to a rebar & cap-set
- 3) North 57 degrees 43 minutes 39 seconds East for a distance of 352.74 to a point in the centerline of the Conococheague Creek, passing through a rebar & set-cap back 55.00 feet from the end of this line; thence by the centerline of the creek the following fourteen (14) courses and distance:

- 1) South 35 degrees 29 minutes 21 seconds East for a distance of 121.40 feet
- 2) South 26 degrees 03 minutes 27 seconds East for a distance of 346.64 feet
- 3) South 17 degrees 37 minutes 42 seconds East for a distance of 117.90 feet
- 4) South 01 degrees 27 minutes 53 seconds East for a distance of 116.91 feet
- 5) South 13 degrees 25 minutes 13 seconds West for a distance of 351.20 feet
- 6) South 00 degrees 14

No. 2025-2582

UNION HOME MORTGAGE CORPORATION

vs

NICKY LEE ROTZ, DEBRA A. ROTZ

PROPERTY ADDRESS: 241 Cleveland Avenue, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C07.-119A-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: \$ 181,817.10

Writ filed by: MDK Legal

P.O. Box 165028
Columbus, OH 43272

No. 2025-2950

LAKEVIEW LOAN SERVICING, LLC

vs

BECKY L STEPLER

PROPERTY ADDRESS: 19759 Path Valley Road, Dry Run, PA 17220

UPI / TAX PARCEL NUMBER: 07-0B19.-023.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 19759 Path Valley Road, Dry Run, PA 17220

SOLD at the property of BECKY L. STEPLER

TAX PARCEL #07-0B19.-23.-000000

DEED BOOK: INSTRUMENT NO.: 201507709

DEED PAGE: INSTRUMENT NO.: 201507709

No. 2025-2760

ORRSTOWN BANK

vs

THE RIGHT INVESTMENTS LLC

PROPERTY ADDRESS: 517 Mount Pleasant Road, Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C23Q-059.-000000

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

Judgment in the amount of: \$ 122,234.49

Writ filed by: Kozloff Stoudt

2640 Westview Drive
Wyomissing, PA 19610

PUBLIC NOTICES

No. 2024-1248

**CUMBERLAND-FRANKLIN JOINT MUNICIPAL
AUTHORITY**

vs

QUINTON L. TONKIN

PROPERTY ADDRESS: 6583 Upper Strasburg Road,
Pleasant Hall, PA 17246

UPI / TAX PARCEL NUMBER: 12-0F18A-026-000000

ALL real estate situate in Village of Pleasant Hall,
Letterkenny Township, Franklin County, Pennsylvania,
bounded and described as follows:

Judgment in the amount of: \$3,084.90

Writ filed by: Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

12/19, 12/26/2025, 1/2/2026