

Franklin County Legal Journal

Volume 43, No. 19

November 7, 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

VISIT US AT **WWW.FRANKLINBAR.ORG**

Our website includes:

- Calendar of Events
- Find a Lawyer Search
- FCL Journal Public Notices
- FCBA Members' Section
- 39th Judicial District Court Calendar

FOLLOW US ON FACEBOOK at
www.facebook.com/FranklinCountyBarAssociation

Franklin County Legal Journal

The Franklin County Legal Journal is published by the Franklin County Bar Association, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291. Subscriptions for the weekly advance sheets are \$35 per year.

Legal notices and all other materials must be received by noon on Monday of the week of publication. Send all materials to Executive Director, editor, at legaljournal@franklinbar.org or by mail to the above address.

POSTMASTER: Send address changes to the Franklin County Legal Journal, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291.

PUBLIC NOTICES

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against any of said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the respective personal representatives thereof or their attorneys named below.

First Publication

Estate of Karen F. Alsedek, a/k/a Karen Alsedek, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Steven M. Alsedek
Susan A. 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

11/7, 11/14, 11/21/2025

Estate of Charles O. Beck, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Charles A. Beck
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

11/7, 11/14, 11/21/2025

Estate of Gerald L. Bradner, a/k/a Gerald Lawrence Bradner, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Raymond M. Bradner
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

11/7, 11/14, 11/21/2025

Estate of Alan David East, a/k/a Alan D. East, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

Cynthia D. Kramer
423 Engle Molers Road
Harpers Ferry, WV 25425
Roxanne C. Palmer
9919 Arapahoe Road
New Market, MD 21774

Attorney:

Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

11/7, 11/14, 11/21/2025

Estate of Louis Matthew Gable, late of Guilford 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

11/7, 11/14, 11/21/2025

Estate of Peggy L. Helfrick, a/k/a Peggy Louise Helfrick, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Rodney L. Helfrick
8851 Oeling Road
Mercersburg, PA 17236
Attorney:
Paul T. Schemel
DSS Law
119 East Baltimore Street
Greencastle, PA 17225

11/7, 11/14, 11/21/2025

Estate of Dorothy J. Leckron, a/k/a Dorothy Jean Leckron, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Nelson R. Leckron
995 Reid Road, P.O. Box 104
State Line, PA 17263
Cheryl J. Moon
14972 Molly Pitcher Highway
Greencastle, PA 17225
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

11/7, 11/14, 11/21/2025

PUBLIC NOTICES

Estate of Richard L. North, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Darren North

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

11/7, 11/14, 11/21/2025

Estate of Patsy M. Rhine, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Michael A. Rhine

4865 Philadelphia Avenue

Chambersburg, PA 17202

Attorney:

Robert C. Schollaert

Black and Davison, P.C.

1110 Kennebec Drive

Chambersburg, PA 17201

11/7, 11/14, 11/21/2025

Estate of Suzanna M. Spurrier, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Markwood F. Spurrier

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

11/7, 11/14, 11/21/2025

Second Publication

Estate of Gertrude Bonita Bair, a/k/a Bonita G. Bair, a/k/a G. Bonita Bair, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Tamara J. Adams

Shawn E. Yohn

Julie E. Fleagle

c/o Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

Murphy & Childers, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/31, 11/7, 11/14/2025

Estate of Jeffrey Barnhart, a/k/a Jeffrey L. Barnhart, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

David W. Rahauer

157 East Washington Street

Chambersburg, PA 17201

Attorney:

David W. Rahauer

157 East Washington Street

Chambersburg, PA 17201

10/31, 11/7, 11/14/2025

Estate of Mary B. Carpenter, a/k/a Mary Wagner Carpenter, a/k/a Mary W. Carpenter, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Eric L. Brammer

301 Mingo Drive

Loudon, TN 37774

Attorney:

James M. Stein

DSS Law

10440 Buchanan Trail East

Waynesboro, PA 17268

10/31, 11/7, 11/14/2025

Estate of Roberta D. Howell, a/k/a Roberta D. Shearer, a/k/a Bobbi Howell, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Shellene S. Swamy, aka Shellene S. Wywick

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

10/31, 11/7, 11/14/2025

Estate of Marcia Dianne Mackley, a/k/a Marcia D. Mackley, late of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Meghann Karasic

239 Potomac Road

Wilmington, DE 19803

10/31, 11/7, 11/14/2025

Estate of Brenda J. Rowland-Nenninger, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Heidi Williams

c/o Kristen L. Behrens

1650 Market Street, #1200

Philadelphia, PA 19103

Attorney:

Kristen L. Behrens

Dilworth Paxson LLP

1650 Market Street, #1200

Philadelphia, PA 19103

10/31, 11/7, 11/14/2025

PUBLIC NOTICES

Estate of Donald B. Smith, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Garrett Smith
c/o Michael Cherewka
624 North Front Street
Wormleysburg, PA 17043
Attorney:
Michael Cherewka
Cherewka Law P.C.
624 North Front Street
Wormleysburg, PA 17043

10/31, 11/7, 11/14/2025

Estate of Jay K. Smith, Sr., a/k/a Jay Keagle Smith, Sr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Jay K. Smith, Jr.
Robert L. Smith
Jeffrey E. Eckenrode
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

10/31, 11/7, 11/14/2025

Estate of Carol Lynne Wine, late of Atlanta, Fulton County, Georgia, and Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Paul H. Wine
2165 Virginia Place Northeast
Atlanta, GA 30305
Attorney:
Aaron C. Jackson
Jackson Law Firm, PLLC
1215 Manor Drive, #202
Mechanicsburg, PA 17055

10/31, 11/7, 11/14/2025

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

Personal Representatives:

Gerald E. Monn
Timothy L. Monn
Elizabeth A. Thorpe
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

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

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

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

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

Third Publication

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

Personal Representatives:

Deborah L. Maguire
John L. Fitz
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

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

PUBLIC NOTICES

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name was filed in the Department of State of the Commonwealth of Pennsylvania on behalf of **Thorsen Logistics Group LLC**, for the purpose of conducting business under the assumed name of **Thorsen Advisory Group (TAG)**.

The principal place of business is located at **290 Cresthaven Drive, Fayetteville, Pennsylvania 17222**.

The name and address of the entity interested in said business is **Thorsen Logistics Group LLC, 290 Cresthaven Drive, Fayetteville, Pennsylvania 17222**.

11/7/2025

LEGAL NOTICE

NOTICE OF SHERIFF SALE OF REAL ESTATE PURSUANT TO Pa.R.C.P. No. 3129 IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY; NO. 2025-01105

Vanderbilt Mortgage and Finance, Inc., Plaintiff vs. Carol Kortisses, solely in her capacity as possible Heir of Gerald J. Horvath, deceased and All unknown heirs, successors and assigns and all persons, firms or associations claiming right, title or interest from or under Gerald J. Horvath, deceased, Defendants.

TO: All unknown heirs, successors and assigns and all persons, firms or associations claiming right, title or interest from or under Gerald J. Horvath, deceased: Your real estate at 13340 Mentzer Gap Road, Waynesboro, PA 17268, upon which a residential dwelling is erected, is scheduled to be sold at Sheriff's Sale on January 9, 2026 at 1:00 p.m., at <https://www.bid4assets.com/franklincountypasheriffsales> to enforce the court judgment of \$158,984.66 obtained by Plaintiff against you. A complete copy of the Notice of Sheriff's Sale will be sent to you upon request to Plaintiff's counsel, Sarah A. Elia, Esq., Weber Gallagher, 2000 Market Street, 13th Floor, Philadelphia, PA 19103, ph. (267) 295-3364. A schedule of distribution of the money bid for the real estate be filed by the Sheriff approximately 30 days after the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions are filed with the Sheriff within 10 days. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LA WYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Franklin County Bar Association Find A Lawyer Service, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201 (717) 660-2118

11/7/2025

NAME CHANGE NOTICE

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

IN RE: Lorraine Candace Burker
No. 2025 - 4150 Judge Angela R. Krom

Notice is hereby given that Lorraine Candace Burker, of Greencastle, Franklin County, Pennsylvania, filed a Petition for Name Change on October 28, 2025 in the above Court, requesting a decree to change her name, in order to confirm her correct middle name, to Lorraine Candace Burker. The Court has ordered a hearing on the Petition on January 13, 2026 at 10:00 a.m., in the assigned Courtroom, Chambersburg, PA. All persons interested may appear and show cause, if they have any, why the requested relief should not be granted.

Clinton Barkdoll, Esquire
Kulla, Barkdoll & Stewart, P.C.
9 E. Main Street
Waynesboro, PA 17268
717-762-3374

11/7/2025

NAME CHANGE NOTICE

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

Civil Action – Law, Case No. 2025 - 4021

Judge Assigned: Judge Krom
In Re: Petition for Name Change of
Sohpia Marie Layton

NOTICE IS HEREBY GIVEN that Petitioner, Sohpia Marie Layton, filed a Petition for Name Change on October 21, 2025 in the above Court, requesting a decree to change their name to Sophia Marie Layton. The Court has ordered a hearing on the Petition on November 25, 2025 at 9:00 a.m., in Courtroom 4, Chambersburg, Pa. All persons interested may appear and show cause, if they have any, why the requested relief should not be granted.

11/7/2025

PUBLIC NOTICES

SHERIFF'S SALE NOVEMBER 14TH, 2025

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

Sheriff Benjamin H. Sites.

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to B1D4ASSETS, per their instruction. The purchaser shall pay the balance of 90% of the purchase price for each property purchased by 4:30 pm EST on the 10th calendar day, following the auction. If the 10% payment is not made the following day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be offered to the next highest bidder by B1D4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES

CUT OFF DATES	SALE DATES
JAN 3, 2025	MARCH 14, 2025
FEB 28, 2025	MAY 9, 2025
MAY 2, 2025	JULY 11, 2025
JULY 7, 2025	SEPT 12, 2025
SEPT 5, 2025	NOV 14, 2025
OCT 31, 2025	JAN 9, 2026

No. 2025-1583

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

vs

BRENDAL, STATLER A/K/A BRENDAL, WOODRING
AND JAMES E. WOODRING A/K/A JAMES
WOODRING, BRENDALE, WOODRING, JAMES E.
WOODRING

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

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

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

Judgment in the amount of: \$184,405.49

Writ filed by: Stern & Eisenberg, PC

1581 Main Street, Suite 200

The shops at Valley Square

Warrington, PA 18976

No. 2022-2761

ALLIED FIRST BANK, SB DBASERVBANK

vs

SIDNEY A. BUMBAUGH, JR

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

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

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

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

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

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2025-2152

WRIGHT-PATT CREDIT, INC DBA CU-SELECT

vs

CHRISTOPHER E. COX; BARBARA E. COX

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

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

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

Judgment in the amount of: \$80,554.14

Writ filed by: Manley Deas Kochalski

PO Box 165028

Columbus OH 43272-7101

No. 2025-1373

PENNYMAC LOAN SERVICES, LLC

vs

MICHAEL A. DOAKS

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

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

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

Judgment in the amount of: \$ 176,686.55

Writ filed by: Powers Kirn, LLC

Eight Neshaminy Interplex, Suite 215

Trevose, PA 19053

PUBLIC NOTICES

No. 2025-1821

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

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

PROPERTY ADDRESS: 9258 Tomstown Road,
Waynesboro, PA 17268

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

BY VIRTUE OF A WRIT OF EXECUTION NO. 2025-1821
PENNSYLVANIA HOUSING FINANCE AGENCY
PLAINTIFF

vs

JASON A. KENDALL AND HOLLY R. KENDALL
DEFENDANTS

REAL ESTATE: 9258 TOMSTOWN ROAD
WAYNESBORO, PA 17268

MUNICIPALITY: Quincy Township

DIMENSIONS: 121.4 X 72.7 X 146.2 X 38.35
CONTAINING .24 acres, more or less, as per

SEE INSTRUMENT #: 2023-12165

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

IMPROVEMENTS THEREON: A RESIDENTIAL
DWELLING HOUSE AS IDENTIFIED

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

No. 2024-3303

MEMBERS 1ST FEDERAL CREDIT UNION

vs

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

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

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

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

Judgment in the amount of: \$30,522.53

Writ filed by: JSDC Law Offices
11 E. Chocolate Ave, Suite 300
Hershey, PA 17033

No. 2025-2249

PENNYMAC LOAN SERVICES, LLC

vs

JORAM RHYS CULBERTSON A/K/A JORAM R.
CULBERTSON

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

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

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

Judgment in the amount of: \$188,969.60

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

No. 2025-1729

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

vs

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

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

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

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

Judgment in the amount of: \$149,681.45

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

No. 2024-3337

CARRINGTON MORTGAGE SERVICES LLC

vs

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

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

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

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

Judgment in the amount of: \$146,301.54

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

PUBLIC NOTICES

No. 2024-4486

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

VS

MIRIAM LUNDE

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

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

13243 Pennersville Road, Blue Ridge Summit, PA 17214

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

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

Judgment amount: \$132,614.65

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

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

Dated: June 11, 2025

No. 2024-4429

SELECT PORTFOLIO SERVICING INC.

VS

DENISE MARTIN

PROPERTY ADDRESS: 2728 Johnson Drive, Chambersburg, PA 17201

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2728 Johnson Drive
Chambersburg, PA 17201

SOLD as the property of DENISE MARTIN

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

DEED BOOK: INSTRUMENT NUMBER: 201714452

DEED PAGE: INSTRUMENT NUMBER: 201714452

No. 2024-3771

SERV BANK, SB

VS

MARGARET E REPETTI

PROPERTY ADDRESS: 290 Mill Road, Chambersburg, PA 17201

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

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

Judgment in the amount of: \$111,785.21

Writ filed by: Padgett Law Group

700 Darby Road

Suite 100

Havertown, PA 19083

No. 2023-411

LAKEVIEW LOAN SERVICING, LLC

VS

DUSTY RHODES

PROPERTY ADDRESS: 38 Cottage Street, Waynesboro, PA 17268

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

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

Judgment in the amount of: \$154,950.32

Writ filed by: LOGS Legal Group LLP

985 Old Eagle School Road

Suite 514

Wayne, Pennsylvania, 19087

No. 2018-3197

QUINCY TOWNSHIP

VS

ROBERT E. MISNER & CAROLYN J. MISNER,

ROBERT E. MISNER, CAROLYN J. MISNER

PROPERTY ADDRESS: 6940 Furnace Road, Waynesboro, PA 17268

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

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

Judgment in the amount of: &16,296.01

Writ filed by: Portnoff Law Associates, LTD

P.O. Box 391

Norristown, PA 19404

No. 2023-3413

LAKEVIEW LOAN SERVICING, LLC

VS

DAVID E. SHAW

PROPERTY ADDRESS: 14182 Shimpstown Road, Mercersburg, PA 17236

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

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

Judgment in the amount of: \$104,099.70

Writ filed by: Powers Kirn, LLC

8 Neshaminy Interplex,

Suite 215

Trevose, PA 19053

PUBLIC NOTICES

No. 2025-2262

NATIONSTAR MORTGAGE, LLC

vs

TIFFANY N. MYERS A/KIA TIFFANY MYERS

PROPERTY ADDRESS: 13 Forest Avenue, Fayetteville, PA 17222

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

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

Judgment in the amount of: \$71,701.48

Writ filed by: Hladik, Onorato & Federman, LLP

298 Wissahickon Avenue

North Wales, PA 19454

No. 2024-4180

MEMBERS 1ST FEDERAL CREDIT UNION

vs

LISA R TRIMMER

PROPERTY ADDRESS: 154 Edwards Avenue, Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 10-0D05J-030-.000000

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

Judgment in the amount of: \$21,083.66

Writ filed by: JSDC Law Offices

11 E Chocolate Ave, Suite 300

Hershey, PA 17033

No. 2024-3976

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

vs

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

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

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

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

Judgment in the amount of: \$ 89,315.16

Writ filed by: Friedman Vartolo LLP

1325 Franklin Ave. Suite 160

Garden City, NY 11530

No. 2024-4501

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

vs

CORINNE WALTERS

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

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

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

TAX MAP AND PARCEL NUMBER: 09-0C23N-053-.000000

THE IMPORVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$119,278.57

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

McCabe, Weisberg & Conway, LLC

1420 Walnut Street, Suite 1501

Philadelphia, PA 19102

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