

# 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.

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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 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 Oellig 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. Rahausser  
157 East Washington Street  
Chambersburg, PA 17201

Attorney:

David W. Rahausser  
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. Wyrick  
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

**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

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

## **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 Burcker  
No. 2025 - 4150 Judge Angela R. Krom

Notice is hereby given that Lorraine Candace Burk, 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 Burcker. 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/franklincountypasherriffsales](http://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 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/KIA BRENDAL. WOODRING  
AND JAMES E. WOODRING A/KIA JAMES  
WOODRING, BRENDAL. 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 Kirm, LLC  
Eight Neshaminy Interplex, Suite 215  
Trevoese, 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 &  
McCanns, 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/KIA 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 Kirm, 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 & CAROLYNN J. MISNER,  
ROBERT E. MISNER, CAROLYNN 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: &162;162,296.01

Writ filed by: Portnoff Law Associates, LTD  
P.O. Box 391  
Norristown, PA 19040

**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 Kirm, 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: 1 0-0D05J-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**

**UNKOWN 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