

Franklin County Legal Journal

Volume 42, No. 36

March 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

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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 Paul Joseph Alexander, Sr., a/k/a Paul J. Alexander, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Paul Joseph Alexander, Jr.
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

3/7, 3/14, 3/21/2025

Estate of Marie Kathleen Byrne, a/k/a Marie K. Byrne, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Monica B. Byrne
c/o Bradley L. Griffie
Griffie & Associates
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015
Attorney:
Bradley L. Griffie
Griffie & Associates
396 Alexander Spring Road, Suite 1
Carlisle, PA 17015

3/7, 3/14, 3/21/2025

Estate of John H. Cooper, II, a/k/a John H. Cooper, Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Orrstown Bank
c/o Elder Law Firm of Robert Clofine
340 Pine Grove Commons
York, PA 17403
Attorney:
Robert Clofine
Elder Law Firm of Robert Clofine
340 Pine Grove Commons
York, PA 17403

3/7, 3/14, 3/21/2025

Estate of Bruce Allan Jones, late of Franklin County, Pennsylvania.

Personal Representative:
Erin Diann Jett
c/o Andrew J. Franklin
825 West King Street, Suite E
Shippensburg, PA 17257
Attorney:
Andrew J. Franklin
825 West King Street, Suite E
Shippensburg, PA 17257

3/7, 3/14, 3/21/2025

Estate of Randall S. Kepner, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:
Jamie E. Walton
Dodi L. Barkdoll
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

3/7, 3/14, 3/21/2025

Estate of Fay J. Kimball, a/k/a Fay Judith Kimball, late of the Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Susan F. Ellis
418 Starr Avenue
Chambersburg, PA 17202
Attorney:
Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

3/7, 3/14, 3/21/2025

Estate of Jeanne N. Leister, a/k/a Jeanne Nadean Leister, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Virginia Ferris
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

3/7, 3/14, 3/21/2025

Estate of Marie Lovett, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Sean P. Lovett
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

3/7, 3/14, 3/21/2025

Estate of William C. Porter, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:
Kristine Y. Nichols
110 Stewart Place
Shippensburg, PA 17257
Attorney:
Joel R. Zullinger
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

3/7, 3/14, 3/21/2025

PUBLIC NOTICES

Estate of Dorothy Marie Reed, a/k/a Dorothy M. Reed,
late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Susan M. Stevens

R. Scott Reed

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

3/7, 3/14, 3/21/2025

Estate of Philomena F. Reed, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Kirk Reed

102 Grand Avenue

Chambersburg, PA 17201

Attorney:

Suzanne M. Trinh

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

3/7, 3/14, 3/21/2025

Estate of Nettie J. Rockwell, a/k/a Nettie Rockwell, late of
Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Perry E. Rockwell

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

3/7, 3/14, 3/21/2025

Estate of Kenneth R. Short, a/k/a Kenneth Richard Short,
late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Christopher A. Short

172 Granny Smith Lane

Fayetteville, PA 17222

Harry M. Short

2027 Hafer Road

Fayetteville, PA 17222

Attorney:

Tracy J. Ross

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

3/7, 3/14, 3/21/2025

Estate of James F. Storey, Jr., late of Greencastle,
Franklin County, Pennsylvania.

Personal Representative:

Susan Tegethoff

7 Morgan Drive

Carlisle, PA 17015

Attorney:

Paul J. Rubino

123 East Gay Street

West Chester, PA 19380

3/7, 3/14, 3/21/2025

Second Publication

Estate of Joel James Black, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Danielle Troutman Black

117 North 6th Street

Chambersburg, PA 17201

Attorney:

Lauren E. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

2/28, 3/7, 3/14/2025

Estate of Jacqueline A. Donnelly, late of Montgomery
Township, Franklin County, Pennsylvania.

Personal Representative:

Tracy R. Fredrickson

14615 Berringer Lane

Jacksonville, FL 32250

Attorney:

Steiger & Steiger

Attorneys-at-Law

56 South Main Street

Mercersburg, PA 17236

2/28, 3/7, 3/14/2025

Estate of Leroy W. Doyle, Jr., a/k/a Leroy W. Doyle, late of
Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Angela R. Shatzer

475 Strite Road

Chambersburg, PA 17202

Attorney:

Tracy J. Ross

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

2/28, 3/7, 3/14/2025

Estate of Linda M. Gettys, a/k/a Linda K. Gettys, a/k/a
Linda Kay Good Gettys, a/k/a Linda Kay Good Miller,
a/k/a Linda Kay Good Miller Gettys, late of Hamilton
Township, Franklin County, Pennsylvania.

Personal Representative:

Douglas E. Stepler

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

2/28, 3/7, 3/14/2025

PUBLIC NOTICES

Estate of Delores Jane Hardy, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Paula Ocker

c/o L. Rebecca Ables

Kelso Law, LLC

9974 Molly Pitcher Highway, Suite 3

Shippensburg, PA 17257

Attorney:

L. Rebecca Ables

Kelso Law, LLC

9974 Molly Pitcher Highway, Suite 3

Shippensburg, PA 17257

2/28, 3/7, 3/14/2025

Estate of V. Darlene Kelso, a/k/a Vonda Darlene Kelso, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

John A. Scott, III

473 E. Liberty Street

Chambersburg, PA 17201

Attorney:

Tracy J. Ross

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

2/28, 3/7, 3/14/2025

Estate of Patrick Thomas Kress, a/k/a Patrick Kress, a/k/a Patrick T. Kress, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Jason Kress

2056 Cobblestone Lane

Reston, VA 20191

Attorney:

Tracy J. Ross

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

2/28, 3/7, 3/14/2025

Estate of Marlin E. McBeth, a/k/a Marlin Eugene McBeth, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Orrstown Bank

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

2/28, 3/7, 3/14/2025

Estate of Jeffrey D. Pound, Sr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Pamela Pound

c/o Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Alexander C. Sharpe

Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

2/28, 3/7, 3/14/2025

Estate of Myrtle Geraldine Schaefer, a/k/a Gerry Schaefer, a/k/a Myrtle G. Schaefer, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Richard M. Schaefer Sr.

16841 Shinham Road

Hagerstown, MD 21740

Debra G. Schaefer

1512 Pleasant View Drive

Chambersburg, PA 17202

2/28, 3/7, 3/14/2025

Estate of Timothy M. Scott, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Timothy Scott Barr, a/k/a Scott Barr

12886 Gearhart Road

Greencastle, PA 17225

William C. Lloyd

12836 Gearhart Road

Greencastle, PA 17225

Jeffrey J. Scott

201 N. Walbridge Avenue, Apt. 116

Madison, WI 53714

Attorney:

Tracy J. Ross

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

2/28, 3/7, 3/14/2025

Estate of Louetta L. Varner, a/k/a Louetta J. Varner, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Gary E. Varner

c/o Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

Attorney:

Adam H. Fennen

Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

2/28, 3/7, 3/14/2025

PUBLIC NOTICES

Third Publication

Estate of Donalee R. Bear, a/k/a Donna R. Bear, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Rebecca Fisher
2990 Agner Road
Salisbury, NC 28146

Attorney:

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

2/21, 2/28, 3/7/2025

Estate of Katharine M. Biesecker, a/k/a Katharine Miller Biesecker, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Jean M. Biesecker
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

2/21, 2/28, 3/7/2025

Estate of Ruth E. Burall, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Terry L. Lake Jr.
5827 Charlestown Road
Mercersburg, PA 17236

Attorney:

Erich E. Hawbaker
11-A West Seminary Street
Mercersburg, PA 17236

2/21, 2/28, 3/7/2025

Estate of Peggy Ann Clark, a/k/a Peggy Ann Henderson, a/k/a Peggy Clark Henderson, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Martin D. Clark II
c/o Janice M. Hawbaker
Kaminski, Hawbaker & Salawage, P.C.
221 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Janice M. Hawbaker
Kaminski, Hawbaker & Salawage, P.C.
221 Lincoln Way East
Chambersburg, PA 17201

2/21, 2/28, 3/7/2025

Estate of Patricia S. Devlin, a/k/a Pat Devlin, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Mary D. Sobel
Paul B. Devlin
James C. Devlin
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

2/21, 2/28, 3/7/2025

Estate of William K. Garling, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Ruby E. Ocker
453 Stuffer Avenue
Chambersburg, PA 17201

Attorney:

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

2/21, 2/28, 3/7/2025

Estate of Patricia A. Kahn, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Nathan Kahn
c/o Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

2/21, 2/28, 3/7/2025

Estate of William J. Lennartz, Sr., late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Deborah J. Kissel
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

2/21, 2/28, 3/7/2025

Estate of Debra M. Mackling, a/k/a Debra Mae Mackling, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

David J. Mackling
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

Attorney:

Adam H. Fennen
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

2/21, 2/28, 3/7/2025

PUBLIC NOTICES

Estate of Elva L. Nehf, a/k/a Elva Louise Nehf, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:
Debbie L. Miller
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Joel R. Zullinger
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

2/21, 2/28, 3/7/2025

Estate of Ronald E. Wagaman, a/k/a Ronald Eugene Wagaman, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:
Ronald B. Wagaman
Kim I. Wagaman
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

2/21, 2/28, 3/7/2025

Estate of Gregory Eugene Wilhide, a/k/a Gregory E. Wilhide, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Laura A. Lauricella
1125 Tilghman Road
Dunn, NC 28334
Attorney:
Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

2/21, 2/28, 3/7/2025

NAME CHANGE NOTICE

Notice is hereby given that on February 10, 2025, a petition for change of name was filed in the Franklin County Court of Common Pleas, requesting a decree to change the name of Phoenix Dennis to Phoenix Joshua Dennis.

The Court has fixed April 28, 2025, at 1:00 p.m. in Courtroom No. 2 of the Franklin County Judicial Center as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any, they have, why the name should not be changed.

By: Merideth Law, LLC
Hunter J. Merideth, Esquire
14 West King Street
Shippensburg, PA 17257
(717)-220-5351

3/7/2025

NAME CHANGE NOTICE

Notice is hereby given that Erin Elizabeth Fitzgerald, of Chambersburg, Franklin County, Pennsylvania, has filed a Petition in the Court of Common Pleas of the 39th Judicial District of Pennsylvania, Franklin County Branch, requesting a decree to change their name from Erin Elizabeth Fitzgerald to Aron Emrys Fitzgerald, and that a hearing on said Petition will be held on the 18th of March, 2025, at 9:00 A.M. in Courtroom No. 4 at the Franklin County Courthouse, at which time and place you may attend if you have any objections.

3/7/2025

PUBLIC NOTICES

SHERIFF'S SALE MARCH 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. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than April 11th, 2025 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sheriff Benjamin H. Sites.

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to BID4ASSETS, per their instruction. The purchaser shall pay the balance of 90% of the purchase price for each property purchased by 4:30 pm EST on the 10th calendar day, following the auction. If the 10% payment is not made the following day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be offered to the next highest bidder by BID4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES

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

No. 2024-2518

PENNYMAC LOAN SERVICES LLC

VS

NICOLE M. BENITEZ-ROSADO, LESLIE F. ROJAS-CARTAGENA

PROPERTY ADDRESS: 876 Geyer Drive, Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 06-1 E60-.339-.000000

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania

Judgment in the amount of: \$235,479.46

Writ filed by: Powers Kirn, LLC
8 Neshaminy Interplex, Suite 215
Treove, Pa 19053

No. 2024-831

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

RCAF ACQUISITION TRUST

VS

GEOFFREY CHISHOLM, CHRISTA CHISHOLM

PROPERTY ADDRESS: 513 Vinell Lane, Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 11-0E15-.231-.000000

ALL THAT CERTAIN lot or piece of ground situate in Hamilton Township, County of Franklin, Commonwealth of Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$227,469.14

Writ filed by: Padgett Law Group
700 Darby Rd, Ste 100
Havertown, Pa 19083

No. 2024-3633

GUILD MORTGAGE COMPANY LLC

VS

DAVID L COOLEY, SR, KAREN A COOLEY

PROPERTY ADDRESS: 546 East King Street, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 03-1C59-.081-.000000

All the following real estate, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania.

With all improvements erected thereon.

Judgment in the amount of: \$262,701.63

Writ filed by: Manley Deas Kochalski LLC
PO Box 165028
Columbus, OH 43272

No. 2024-2367

**NEWREZ LLC (FKA SPECIALIZED LOAN
SERVICING LLC)**

VS

KAITLIN M. GILES

PROPERTY ADDRESS: 537 Mount Pleasant Road, Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C23-.028-.000000

All the described following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania

Judgment in the amount of: \$144,753.76

Writ filed by: Padgett Law Group
700 Darby Rd, Ste 100
Havertown, Pa 19083

PUBLIC NOTICES

No. 2022-2504

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE OF LSRMF MH MASTER PARTICIPATION
TRUST II

VS

JEFFREY ALAN HOFFMAN, SOLELY IN HIS
CAPACITY AS HEIR OF DONALD HOFFMAN
AKA DONALD L. HOFFMAN, DECEASED ET
AL., DONALD KEITH HOFFMAN, SOLELY IN HIS
CAPACITY AS HEIR OF DONALD HOFFMAN AKA
DONALD L. HOFFMAN, DECEASED, TIMOTHY
SHAWN HOFFMAN, SOLELY IN HIS CAPACITY
AS HEIR OF DONALD HOFFMAN AKA DONALD L.
HOFFMAN, DECEASED

PROPERTY ADDRESS: 3886 Falling Spring Road,
Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 10-0D15.-020B-000000/02
IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of JEFFREY ALAN HOFFMAN,
Solely in His Capacity as Heir of DONALD HOFFMAN
AKA DONALD L. HOFFMAN, Deceased, DONALD
KEITH HOFFMAN, Solely in His Capacity as Heir of
DONALD HOFFMAN AKA DONALD L. HOFFMAN,
Deceased and TIMOTHY SHAWN HOFFMAN, Solely
in His Capacity as Heir of DONALD HOFFMAN AKA
DONALD L. HOFFMAN, Deceased

DEED BOOK: 733

DEED PAGE: 553

Writ filed by: KML Law
701 Market St, Ste 5000
Philadelphia, Pa 19106

No. 2023-3552

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY

VS

CHAD A LAPLANTE, DEBRA K LAPLANTE

PROPERTY ADDRESS: 139 N. 6th Street,
Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 03-1C60.-045.-000000
BY VIRTUE OF A WRIT OF EXECUTION NO. 2023-3552

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR THE

PENNSYLVANIA HOUSING AGENCY

vs

CHAD A. LAPLANTE AND DEBRA K. LAPLANTE
REAL ESTATE: 139 N 6TH STREET, CHAMBERSBURG,
PA 17201

MUNICIPALITY: BOROUGH OF CHAMBERSBURG

DIMENSIONS: 40 X 80

SEE DEED BOOK: 2414, PAGE 508

TAX PARCEL #03-1 C60.-045.-000000

IMPROVEMENT THEREON: A RESIDENTIAL
DWELLING HOUSE AS IDENTIFIED ABOVE

TO BE SOLD AS THE PROPERTY OF CHAD A.
LAPLANTE AND DEBRA K. LAPLANTE UNDER
FRANKLIN COUNTY

JUDGMENT NO. 2023-3552

LEON P. HALLER, ESQUIRE
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17104
717-234-4178

No. 2023-1663

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING

vs

THOMAS J MIEDEMA, JR

PROPERTY ADDRESS: 2368 Greene Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C12G-055.-000000

All the following described real estate lying and
being situate in Greene Township, Franklin County,
Pennsylvania.

Judgment in the amount of: \$127,946.74

Writ filed by: Hill Wallack LLP
PO Box 5226
Princeton, NJ 08543

PUBLIC NOTICES

No. 2024-1196

**DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR SECURITIZED ASSET BACKED
RECEIVABLES LLC TRUST 2007-NC1, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2007-
NC1**

VS

CECELIA ANN MORELAND

PROPERTY ADDRESS: 45 West Dahlgren Street,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 08-2B28-.063.-000000

All that certain piece or tract of land lying and being
situate in the Borough of Greencastle, Franklin County,
Pennsylvania.

Judgment in the amount of: \$99,233.09

Writ filed by: Stern & Eisenberg
1581 Main St, Ste 200
Warrington, Pa 18976

No. 2024-1806

SERVBANK, SB

vs

BRIAN JAY SWEGER

PROPERTY ADDRESS: 18883 Main Street, Dry Run,
PA 17220

UPI /TAX PARCEL NUMBER: 07-0B18R-002.-000000

All the following described real estate lying and being
situate in the village of Dry Run, Fannett Township,
Franklin County,
Pennsylvania.

Judgment in the amount of: \$141,769.78

Writ filed by: Powers Kirn, LLC
PO Box 848
Moorestown, NJ 08057

No. 2024-1782

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING**

vs

ANNA K TOPPER, ROBERT C. BODNAR

PROPERTY ADDRESS: 13332 Pennersville Road,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q20K-001.-000000

All the following described real estate lying and being
situate near Pennersville in Washington Township,
Franklin County, Pennsylvania

Judgment in the amount of: \$124,524.70

Writ filed by: Hill Wallack LLP
P.O. Box 5226
Princeton, NJ 08543

No. 2023-2743

**NEWREZ LLC DBA SHELLPOINT MORTGAGE
SERVICING**

VS

BEA ANN WILLIAMS

PROPERTY ADDRESS: 1133 Gayman Road,
Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 11-0E138-016.-000000

All those certain lots or pieces of ground situate in
Hamilton Township, Franklin County, Pennsylvania

Improvements: Residential Property

Judgment in the amount of: \$80,948.64

Writ filed by: RAS Citron
130 Clinton Rd, Ste 202
Fairfield, NJ 07004

2/21, 2/28, 3/7/2025