

Franklin County Legal Journal

Volume 43, No. 43

April 24, 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.

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 Marsha Ann Hawbaker, late of Blue Ridge Summit, Franklin County, Pennsylvania.

Personal Representative:

Stacey Ridge
15 Liberty Hall Road
Fairfield, PA 17320

4/24, 5/1, 5/8/2026

Estate of Elva P. Judy, late of Brush Creek Township, Fulton County, Pennsylvania.

Personal Representative:

Kevin D. Spade
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

4/24, 5/1, 5/8/2026

Estate of Shirley M. Koontz, a/k/a Shirley May Koontz, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Peter A. Harrison
1201 Boyer Mill Road
Chambersburg, PA 17202

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/24, 5/1, 5/8/2026

Estate of Donald W. McIntire, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

R. Thomas Murphy
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

4/24, 5/1, 5/8/2026

Estate of John M. Ommert, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Deborah A. Smith
1666 Thomas Lane
Hanover, PA 17331

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/24, 5/1, 5/8/2026

Estate of Larry W. Palmer, late of the Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Valerie A. Palmer
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

4/24, 5/1, 5/8/2026

Estate of Eunice Mae Storey, late of the Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Thomas George Storey Jr.
324 Briar Lane
Chambersburg, PA 17202

4/24, 5/1, 5/8/2026

Estate of Doris A. Yoder, a/k/a Doris Anne Yoder, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Cynthia R. Frysinger
311 Templar Drive
Elizabethtown, PA 17022

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/24, 5/1, 5/8/2026

Second Publication

Estate of Catherine R. Bigler, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Karen L. Fleming
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

4/17, 4/24, 5/1/2026

PUBLIC NOTICES

The Jessie E. Carmack Living Trust dated May 27, 2008. Jessie E. Carmack, Dec'd. Late of Peters Twp., Franklin County, PA. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to John E. Carmack, Jr.

Trustee:

John E. Carmack, Jr.
13128 Buchanan Trail West
Mercersburg, PA 17236

Attorney:

Aaron C. Jackson
Jackson Law Firm, PLLC
1215 Manor Drive, Suite 202
Mechanicsburg, PA 17055

4/17, 4/24, 5/1/2026

Estate of John H. Carpenter, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Candy J. Foreman
Randy L. Foreman
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

4/17, 4/24, 5/1/2026

Estate of Violet M. David, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Michelle E. Dziadyk
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

4/17, 4/24, 5/1/2026

Estate of Vera Jane Fahnestock, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Randal P. Hammond
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

4/17, 4/24, 5/1/2026

Estate of George Oliver Grooms, a/k/a George O. Grooms, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Dan L. Swartzentruber
135 West Main Street
Fayetteville, PA 17222

Attorney:

Joseph A. Macaluso
Post Office Box 83
Orrstown, PA 17244

4/17, 4/24, 5/1/2026

Estate of John G. Lightner, Jr., late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Tonya S. Walton
150 Frysville Road
York, PA 17406

Attorney:

Timothy S. Sponseller
Attorney at Law
223 Lincoln Way East
Chambersburg, PA 17201

4/17, 4/24, 5/1/2026

Estate of Mildred R. Mellott, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Donald G. Witmer, Jr.
329 Carolle Street
Greencastle, PA 17225

Attorney:

Steiger & Steiger
Attorneys-at-Law
56 South Main Street
Mercersburg, PA 17236

4/17, 4/24, 5/1/2026

Estate of Barbara Jean Revelle, a/k/a Barbara J. Revelle, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Brenda L. Fetni
1245 Progress Road
Chambersburg, PA 17201

Attorney:

Aaron C. Jackson
Jackson Law Firm, PLLC
1215 Manor Drive, Suite 202
Mechanicsburg, PA 17055

4/17, 4/24, 5/1/2026

Estate of Robert G. Reynolds, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Tamra Kuykendall
R. Thomas Murphy
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

4/17, 4/24, 5/1/2026

PUBLIC NOTICES

Estate of Michael Glenn Small, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:
Shane M. Small
Amber N. Peck
878 Woodland Parkway
Waynesboro, PA 17268

4/17, 4/24, 5/1/2026

Third Publication

Estate of Nancy Bussard, late of Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:
Terry Lee Bussard
1645 Shields Road
Saint Thomas, PA 17252
Randy Scott Bussard
1615 Shields Road
Saint Thomas, PA 17252
Attorney:
Tracy J. Ross
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

4/10, 4/17, 4/24/2026

Estate of Loretta Louise Cornelius, a/k/a Loretta H. Cornelius, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Blair H. Cornelius
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

4/10, 4/17, 4/24/2026

Estate of Rosalie Ellen DeGregorio, a/k/a Rosalie E. DeGregorio, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Steve A. Moffat, Jr.
5221 Roxbury Road
Shippensburg, PA 17257
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

4/10, 4/17, 4/24/2026

Estate of Betty Lou Fogelsanger, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Loretta Ann Clugh
143 Pennsylvania Avenue
Carlisle, PA 17013
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201-2536

4/10, 4/17, 4/24/2026

Estate of Robert K. Hess, a/k/a Robert Kenneth Hess, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Karl D. Hess
3315 Stone Quarry Road
Chambersburg, PA 17202
Timothy J. Hess
1626 New Franklin Road
Chambersburg, PA 17202
Randolph J. Hess
3317 Stone Quarry Road
Chambersburg, PA 17202
Darrell Y. Hess
3287 Stone Quarry Road
Chambersburg, PA 17202
Clinton L. Hess
3864 Guilford Spring Road
Chambersburg, PA 17202
John R. Hess
1847 New Franklin Road
Chambersburg, PA 17202
Attorney:
William S. Dick
Dick, Stein, Schemel, Wine & Frey, LLP
10440 Buchanan Trail East
Waynesboro, PA 17268

4/10, 4/17, 4/24/2026

Estate of Mary Esta Scruggs, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Sandra L. Bowling
Jerry R. Scruggs, II
Denise S. Clark
Cheryl E. Carty
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

4/10, 4/17, 4/24/2026

PUBLIC NOTICES

Estate of Janet Rae Swain, a/k/a Janet R. Swain, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Karen S. Pechart
c/o Bradley L. Griffie
Kelso Law
1 Tyler Court, Suite 1
Carlisle, PA 17015
Attorney:
Bradley L. Griffie
Kelso Law
1 Tyler Court, Suite 1
Carlisle, PA 17015

4/10, 4/17, 4/24/2026

Estate of Madge D. Willis, a/k/a Madge Diana Willis, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Susan D. Koogle
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

4/10, 4/17, 4/24/2026

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Fayetteville Elementary PTO, Inc., a Pennsylvania nonprofit entity incorporated under the Pennsylvania Nonprofit Corporation Act of 1988, has filed its Articles of Incorporation with the Department of State for the Commonwealth of Pennsylvania as of March 9, 2026. The address of the entity is: 8 East Main Street, Fayetteville, PA 17222. The organization will provide support services to activities/programs at Fayetteville Elementary School.

Clinton Barkdoll, Esquire
9 East Main Street
Waynesboro, PA 17268

4/24/2026

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of the fictitious name act act 1982-295, of the filing with the department of state of the commonwealth of Pennsylvania on or about April 20 2026 an application for a certificate for the conducting of a business under the fictitious name of All in one storage. this is filed in compliance with 54 pacs 311

4/24/2026

NAME CHANGE NOTICE

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

Civil Action — Law, Case No. 2026-1322

Judge Assigned: Krom

In Re: Petition for Name Change of Hannah Jean Myers

NOTICE IS HEREBY GIVEN that Petitioner, Hannah Jean Myers, filed a Petition for Name Change on April 8, 2026 in the above Court, requesting a decree to change their name to Elissaveta Jean Myers. The Court has ordered a hearing on the Petition on June 25, 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.

Janice M. Hawbaker, Esquire
KAMINSKI, HAWBAKER & SALAWAGE, P.C.
221 Lincoln Way East
Chambersburg, PA 17201

4/24/2026

ORPHANS' COURT NOTICE

IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY, PENNSYLVANIA - ORPHANS' COURT DIVISION

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for **CONFIRMATION: May 7, 2026.**

There are **NO ACCOUNTS FOR CONFIRMATION** for May 7, 2026.

CONTINUED FOR CONFIRMATION on May 7, 2026

The Estate of Matie L. Layman — Already advertised March 19th & 26th, 2026

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

4/17, 4/24/2026

PUBLIC NOTICES

SHERIFF'S SALE

May 8TH, 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 June 5th, 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. 2025-4982

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

**AMY B. SOCKS AND THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT, AMY B.
SOCKS**

PROPERTY ADDRESS: 702 Maple Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C39-.056-.000000

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

Judgment in the amount of: \$41,744.04

Writ filed by: Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17102

No. 2025-4823

CROSSCOUNTRY MORTGAGE, LLC

vs

MEGAN L. BROWN

PROPERTY ADDRESS: 241 N Franklin Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 05-1B48-.039-.000000

By virtue of a Writ of Execution No. 2025-4823

CROSSCOUNTRY MORTGAGE, LLC

v.

MEGAN L. BROWN

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

241 N FRANKLIN STREET, CHAMBERSBURG, PA
17201

Tax ID No. 05-1B48-.039-.000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$175,992.17

Attorneys for Plaintiff

Brock and Scott, PLLC

No. 2023-2887

NATIONSTAR MORTGAGE LLC

vs

SHANNON R. CROWDER

PROPERTY ADDRESS: 445 S Broad Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5C40-.033-.000000

By Virtue of a Writ of Execution No. 2023-02887

NATIONSTAR MORTGAGE LLC

v.

SHANNON R. CROWDER

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

455 S BROAD ST, WAYNESBORO, PA 17268

Tax ID No. 24-5C40-.033-.000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$186,288.88

Attorneys for Plaintiff

Brock & Scott, PLLC

PUBLIC NOTICES

No. 2024-3507

M&T BANK

vs

COREY L. HALDEMAN

PROPERTY ADDRESS: 6205 Rock Hill Road,
Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 19-0L01-.006B-000000
IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 6205 Rock Hill Road,
Chambersburg, PA 17202

SOLD as the property of COREY L HALDEMAN
CONTROL NUMBER: 00041412

TAX PARCEL PID/UIP: #19-0L01-.006B-000000

DEED BOOK: INSTRUMENT NO.:201719687

DEED PAGE:INSTRUMENT NO..201719687

No. 2025-635

TRUIST BANK

vs

**JACINTA SHAW, KNOWN SURVIVING HEIR OF
JUSTINA M. SHAW AND UNKNOWN SURVIVING
HEIRS OF JUSTINA M. SHAW**

PROPERTY ADDRESS: 755 Golden Spring Drive,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5A62-.090-.000000

All that certain piece or parcel or Tract of land situate the
Borough of Waynesboro, Franklin County,
Pennsylvania, bounded and described as follows: 755
Golden Spring Drive, Waynesboro, PA 17268

Parcel ID: 26-5A62-.090-.000000

THE IMPROVEMENTS THEREON ARE: Residential
Dwelling

REAL DEBT: \$277,147.65

SEIZED AND TAKEN IN EXECUTION AS THE
PROPERTY OF: Jacinta Shaw, Known Surviving Heir of
Justina M. Shaw and Unknown Surviving Heirs of
Justina M. Shaw

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

No. 2025-4774

FREEDOM MORTGAGE CORPORATION

vs

**JAMES DICKINSON, IN HIS CAPACITY AS
ADMINISTRATOR OF THE ESTATE OF BRYAN K.
DICKINSON**

PROPERTY ADDRESS: 200 Trifle Ave, Waynesboro,
PA 17268

UPI /TAX PARCEL NUMBER: 25-5A47-.013.-EX0000

By virtue of a Writ of Execution No. 2025-4774

FREEDOM MORTGAGE CORPORATION
v.

JAMES DICKINSON, IN HIS CAPACITY AS
ADMINISTRATOR OF THE ESTATE OF BRYAN K.
DICKINSON

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

200 TRITLE AVE, WAYNESBORO, PA 17268

Tax ID No. 25-5A47-.013.-EX0000 aka 25-5A47-13
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$124,292.65

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2025-4114

PENNYMAC LOAN SERVICES, LLC

vs

**JESSE KYLE BUTCHER A/K/A JESSE BUTCHERN
& KIAYL BUTCHER**

PROPERTY ADDRESS: 516 Hamilton Ave,
Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 11-0E13H-054-.000000

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

Judgment in the amount of: \$241,012.18

Writ tiled by: Powers Kim, LLC
PO Box 848
Moorestown, NJ 08057

PUBLIC NOTICES

No. 2025-839

FREEDOM MORTGAGE CORPORATION

vs

JESSE RYAN ALLAMONG; SHERRIE M. POOLE

PROPERTY ADDRESS: 213 S. Allison Street,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 08-2B37-.032-.000000

By virtue of a Writ of Execution No. 2025-00839

FREEDOM MORTGAGE COPORATION

v.

JESSE RYAN ALLAMONG; SHERRIE M. POOLE

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

213 S ALLISON ST, GREENCASTLE, PA 17225

Tax ID No. 08-2B37-.032-.000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$299,301.33

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2025-920

**ROCKET MORTGAGE, LLC F/K/A QUICKEN
LOANS, LLC F/K/A QUICKEN LOANS INC.**

vs

**JOSEPH R. SUTHERLAND A/K/A JOSEPH ROBERT
SUTHERLAND; BATHSHEBA R. SUTHERLAND
A/K/A BATHSHEBA ROXANN SUTHERLAND A/K/A
BATHSHEBA ROXANNE SUTHERLAND**

PROPERTY ADDRESS: 75 Ritchey Road, Fayetteville,
PA 17222

UPI /TAX PARCEL NUMBER: 09-0C26B-083-.000000

By virtue of a Writ of Execution No 2025-920

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS,
LLC F/K/A QUICKEN LOANS INC.

v.

**JOSEPH R. SUTHERLAND A/K/A JOSEPH ROBERT
SUTHERLAND; BATHSHEBA R. SUTHERLAND A/K/A
BATHSHEBA ROXANN SUTHERLAND A/K/A
BATHSHEBA ROXANNE SUTHERLAND**
owner(s) of property situate in the GREENE
TOWNSHIP< FRANKLIN County, Pennsylvania, being

75 Ritchey Road, Fayetteville, PA 17222

Tax ID No. 09-0C26B-083-.000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$103,576.38

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2025-4739

MUTUAL OF OMAHA MORTGAGE, INC.

vs

GENEVIEVE L. KIDD

PROPERTYADDRESS: 817 Woodlawn Cir,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 06-1E50-.120-.000000

By virtue of a Writ of Execution No. 2025-4739

MUTUAL OF OMAHA MORTGAGE, INC

v.

GENEVIEVE L. KIDD

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

817 WOODLAWN CIR, CHAMBERSBURG, PA 17201

Tax ID No. 06-1E50-.120-.000000 AKA 06-1E50-120

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$98,108.19

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2025-3971

**LAKEVIEW LOAN SERVICING, LLC 'ENOTE
VESTING-- NATIONSTAR MORTGAGE LLC**

vs

DUSTIN M. KLINE

PROPERTY ADDRESS: 1191 Candice Lane,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C12-.362-.000000

By virtue of a Writ of Execution No. 2025-3971

LAKEVIEW LOAN SERVICING, LLC **ENOTE
VESTING-- NATIONSTAR MORTGAGE LLC

v.

DUSTIN M. LAKE

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

Parcel ID: 09-0C12-.362-.000000

Property Address: 1191 Candice Lane, Chambersburg,
PA 17201

Improvements thereon: Residential Dwelling

Judgment Amount: \$254,711.24

Attorney for Plaintiff:
McCalla Raymer Leibert Pierce, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

PUBLIC NOTICES

No. 2026-164

ACNB BANK

vs

**LOTUS MOON, LLC, MICHAEL CARTY, LAUREN
CARTY**

PROPERTY ADDRESS: 1055 Lincoln Way East,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E12S-012.-000000
AND 03-1E12S-013.-000000

By virtue of a Writ of Execution filed to case number
2026-164

Plaintiffs, ACNB Bank

vs. Defendant, LOTUS MOON, LLC

Property situate in the Borough of Chambersburg,
County of Franklin, Pennsylvania, being known as
1055-1057 Lincoln Way East, Chambersburg, Franklin
County, Pennsylvania.

Being Parcel and PIN 03-1E12S-012.-000000 AND 03-
1E12S-013.-000000

Improvements thereon: residential and commercial
building and garage

Judgment amount \$335,659.31, plus accruing interest
and cost.

Attorneys: Cipriani & Werner, P.C.
John Murphy, Esquire

No. 2025-3916

PHH MORTGAGE CORPORATION

vs

GLENN E. MARTIN, JR

PROPERTY ADDRESS: 5826 Buchanan Trail East,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q06K-038.-000000

ALL THE FOLLOWING DESCRIBED TWO TRACT OF
REAL ESTATE, SITUATE IN WASHINGTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA,
BOUNDED AND DESCRIBED AS FOLLOWS:

Judgment in the amount of: \$137,745.05

Writ filed by: Stem & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, PA 18976

No. 2025-4310

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

vs

KRISTY D. QUEEN

PROPERTY ADDRESS: 8699 Sheffield Manor
Boulevard, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q07K-029F-000000

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

Judgment in the amount of: \$97,504.65

Writ filed by: Manley Deas Kochalski LLC
PO Box 165028
Columbus OH 43272-7101

No. 2025-1146

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

vs

OLIN C. RUSSELL

PROPERTY ADDRESS: 2027 Buchanan Trail East,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A18R-055.-000000

All the following described three parcels of real estate,
lying and being situate in Shady Grove, Antrim
Township, Franklin County, Pennsylvania, bounded and
described as follows:

Judgment in the amount of: \$127,740.55

Writ filed by: Hill Wallack LLP

1000 Floral Vale Blvd

Suite 300

Yardley, PA 19067

No. 2025-4025

PENNYMAC LOAN SERVICES LLC

vs

KRISTIN J. SHETLER

PROPERTY ADDRESS: 409 Wagners Drive,
Shippensburg, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N10B-160.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 409 Wagners Drive
Shippensburg, PA 17257

SOLD as the property of KRISTIN J. SHETLER

TAX PARCEL #21-0N10B-160.-000000

DEED BOOK: Instrument No: 201602329

DEED PAGE: Instrument No. 201602329

No. 2025-4899

SELENE FINANCE, LP

vs

CHRISTINE SWEENEY

PROPERTY ADDRESS: 366 Lortz Avenue,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 06-1E18.-061.-000000

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

BEING KNOWN AS: 366 LORTZ AVENUE,
CHAMBERSBURG, PA 17201

BEING PARCEL NUMBER: 06-1E18.-061.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PUBLIC NOTICES

No. 2025-3114

LAKEVIEW LOAN SERVICING, LLC

vs

**UNKNOWN HEIRS AND/OR ADMINISTRATORS TO
THE ESTATE OF SILAS E. HOLLAR**

PROPERTY ADDRESS: 405 West Main Street,
Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 10-0D06N-047.-000000

ALL THE FOLLOWING described real estate, lying and
being situate in Guilford Township, Franklin County,
Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$111,561.18

Writ Filed by: MDK Legal
P.O. Box 165028
Columbus, OH 43216

4/17, 4/24, 5/1/2026