

# Franklin County Legal Journal

Volume 43, No. 44

May 1, 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.

## 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.

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 Kay F. Cazad, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Catherine E. Cazad  
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

5/1, 5/8, 5/15/2026

Estate of Margaret C. Clarke, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Linda C. Jensen  
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

5/1, 5/8, 5/15/2026

Estate of Patsy L. Clevenger, a/k/a Patsy Lee Clevenger, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:  
Anthony S. Clevenger  
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

5/1, 5/8, 5/15/2026

Estate of Wayne Calvin Heinbaugh, a/k/a Wayne C. Heinbaugh, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Dennis R. Heinbaugh  
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

5/1, 5/8, 5/15/2026

Estate of Craig Lynn Mckinney, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:  
Wanda M. Luckenbaugh  
Kirby L. Mckinney  
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

5/1, 5/8, 5/15/2026

Estate of Emma Jane Ocker-Motter, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:  
Diane M. Musser  
Linda J. Forrester  
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

5/1, 5/8, 5/15/2026

#### **Second 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

## PUBLIC NOTICES

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

### **Third 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

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

## PUBLIC NOTICES

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 Frys ville 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

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

### **FICTITIOUS NAME NOTICE**

Notice is hereby given, pursuant to the provisions of the fictitious name act, act no 1982-295, of the filing with the department of the state of the commonwealth of Pennsylvania, an application for a certificate for the conducting of business under the fictitious name of The Collectors Dream. This is filed in compliance with 54 pacs 311.

5/1/2026

# PUBLIC NOTICES

## LEGAL NOTICE

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

COURT OF COMMON PLEAS  
FRANKLIN COUNTY, PA

CIVIL ACTION-LAW NO. 2025-04855

CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff

v.

BOBBI JO BLIZZARD, Defendants

To: BOBBI JO BLIZZARD Defendant(s),  
11176 LOOP ROAD FAYETTEVILLE, PA 17222

### COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, CARRINGTON MORTGAGE SERVICES, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of FRANKLIN County, PA docketed to No. 2025-04855, seeking to foreclose the mortgage secured on your property located, 11176 LOOP ROAD FAYETTEVILLE, PA 17222.

### NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Franklin County Bar Association  
Find A Lawyer Service  
100 Lincoln Way East  
Suite E Chambersburg PA, 17201  
717-660-2118  
Robertson, Anschutz, Schneid, Crane & Partners,  
PLLC  
A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
Troy Freedman, Esq. ID No. 85165  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

5/1/2026

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT: A Writ of Scire Facias has been issued by the Prothonotary in the Court of Common Pleas of Franklin County at the request of Plaintiff/Claimant, Hamilton Township Municipal Authority, for the recovery of sewer service fees due, attorney's fees, court costs, and interest against **Betty Maldonado** for the property located at **48 Jameslee Drive, Chambersburg, PA 17202**. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within fifteen (15) days of the last advertisement. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money, property, or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER 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  
717-660-2188  
[www.franklinbar.org/find](http://www.franklinbar.org/find)

5/1/2026

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT: A Writ of Scire Facias has been issued by the Prothonotary in the Court of Common Pleas of Franklin County at the request of Plaintiff/Claimant, Hamilton Township Municipal Authority, for the recovery of sewer service fees due, attorney's fees, court costs, and interest against **Jacqueline K. Peters** for the property located at **1819 Sollenberger Road, Chambersburg, PA 17202**. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within fifteen (15) days of the last advertisement. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money, property, or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER 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  
717-660-2188  
[www.franklinbar.org/find](http://www.franklinbar.org/find)

5/1/2026

# PUBLIC NOTICES

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT: A Writ of Scire Facias has been issued by the Prothonotary in the Court of Common Pleas of Franklin County at the request of Plaintiff/Claimant, Hamilton Township Municipal Authority, for the recovery of sewer service fees due, attorney's fees, court costs, and interest against **Issis Wright** for the property located at **2336 Adrienne Lane, Chambersburg, PA 17202**. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within fifteen (15) days of the last advertisement. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money, property, or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER 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  
717-660-2188  
[www.franklinbar.org/find](http://www.franklinbar.org/find)

5/1/2026

## NAME CHANGE NOTICE

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

Civil Action — Law, Case No. 2026-860

Judge Assigned: Angela R. Krom

In Re: Petition for Name Change of Samantha Rhinehart

NOTICE IS HEREBY GIVEN that Petitioner, Samantha Rhinehart, filed a Petition for Name Change on March 6th, 2026 in the above Court, requesting a decree to change their name to Samm Hoover. The Court has ordered a hearing on the Petition on June 1st, 2026 at 2:00 P.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.

5/1/2026

## 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/franklincountypasheriffsales](http://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 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

## PUBLIC NOTICES

**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

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**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

**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

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**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

## PUBLIC NOTICES

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 TRIFLE 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

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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

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 COPRORATION

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

## PUBLIC NOTICES

**No. 2025-4739**

**MUTUAL OF OMAHA MORTGAGE, INC.**

**vs**

**GENEVIEVE L. KIDD**

PROPERTY ADDRESS: 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

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**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

**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

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**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

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**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

## PUBLIC NOTICES

**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. 2025-3114**

**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

**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