

Franklin County Legal Journal

Volume 43, No. 35

February 27, 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 Lorne H. Bevis, Jr., late of Fayetteville, Franklin County, Pennsylvania.

Personal Representative:

Nancy Sue Phillips
4496 Pinewood Trail
Middletown, MD 21769

2/27, 3/6, 3/13/2026

Estate of Sarah Ruth Diehl, a/k/a Sarah R. Clark, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Susan Carol Camberlin
c/o Andrew Franklin
825 West King Street, Suite E
Shippensburg, PA 17257

Attorney:

Andrew Franklin
825 West King Street, Suite E
Shippensburg, PA 17257

2/27, 3/6, 3/13/2026

Estate of Marlene S. Fisher, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Lynn A. Fisher
Lynette S. Fisher
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

2/27, 3/6, 3/13/2026

Estate of Patsy A. Foreman, a/k/a Patsy Anne Foreman, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Karen S. Robison
11336 Lakeside Drive
Hagerstown, MD 21740

Attorney:

Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

2/27, 3/6, 3/13/2026

Estate of Ralph Joseph Miller, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Douglas John Miller
1501 Henrietta Lane, Apartment 1005
Waynesboro, PA 17268

2/27, 3/6, 3/13/2026

Estate of Joel L. Wenger, late of Franklin County, Pennsylvania.

Personal Representatives:

Jody A. Hartman
Marlin L. Wenger
Larson D. Wenger
c/o The Law Offices of Samantha K. Wolfe, LLC
20 East Sixth Street, Suite 206
Waynesboro, PA 17268

Attorney:

Samantha K. Wolfe
The Law Offices of Samantha K. Wolfe, LLC
20 East Sixth Street, Suite 206
Waynesboro, PA 17268

2/27, 3/6, 3/13/2026

Second Publication

Estate of Paul R. Ciprich, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Gail L. Weaver
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

Attorney:

Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

2/20, 2/27, 3/6/2026

Estate of Vesta M. Davidson, late of the Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:

Deamer D. Davidson
Debra K. Booz
Donna R. Friese
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

2/20, 2/27, 3/6/2026

PUBLIC NOTICES

Estate of Barbara Bricker Dolly, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:

Kermit Elliott
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

2/20, 2/27, 3/6/2026

Estate of Walter R. Hann, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Timothy W. Hann
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

2/20, 2/27, 3/6/2026

Estate of Kathryn L. Hartley, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of
Chambersburg
P.O. Box 6010
Chambersburg, PA 17201
Attorney:
Glen and Glen LLC
237 East Queen Street
Chambersburg, PA 17201-2205

2/20, 2/27, 3/6/2026

Estate of Richard G. Hoover, late of the Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Brenton A. Hoover
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

2/20, 2/27, 3/6/2026

Estate of Marie E. Knepper, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Kevin Knepper
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

2/20, 2/27, 3/6/2026

Estate of Larry A. Reasner, a/k/a Larry Anthony
Reasner, late of Greene Township, Franklin County,
Pennsylvania.

Personal Representative:

Tony R. Reasner
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

2/20, 2/27, 3/6/2026

Estate of Janet R. Shaffer, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representative:

Stewart K. Fraser
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

2/20, 2/27, 3/6/2026

Estate of Douglas E. Shepley, a/k/a Douglas Edward
Shepley, late of the Borough of Waynesboro, Franklin
County, Pennsylvania.

Personal Representative:

Susan E. Orner
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

2/20, 2/27, 3/6/2026

Third Publication

Estate of Charles Alfred Bender Jr., a/k/a Charles A.
Bender, late of Letterkenny Township, Franklin County,
Pennsylvania.

Personal Representative:

Evelyn M. Bender
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

2/13, 2/20, 2/27/2026

PUBLIC NOTICES

Estate of David Andrew Churchman, a/k/a David A. Churchman, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Amy S. Churchman
12124 Forest Hill Road
Waynesboro, PA 17268

Attorney:

James M. Stein
DSS Law
10440 Buchanan Trail East
Waynesboro, PA 17268

2/13, 2/20, 2/27/2026

Estate of Joseph R. Eckenrode, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Suzanne E. Crider
Mary Catherine Shaak
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

2/13, 2/20, 2/27/2026

Estate of Elizabeth S. Fitzgerald, a/k/a Elizabeth Sheller Fitzgerald, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Victoria L. Coble
4573 Heckman Drive
Saint Thomas, PA 17252
Deborah K. Miller
894 Path Valley Road
Fort Loudon, PA 17224

Attorney:

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

2/13, 2/20, 2/27/2026

Estate of John Peter Hazlinsky, a/k/a John P. Hazlinsky, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Peter M. Hazlinsky
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

2/13, 2/20, 2/27/2026

Estate of Betty Jane Kissner, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Steven G.K. Kissner
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

Attorney:

Suzanne M. Trinh
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

Estate of Hazel E. Letchworth, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Elaine Holodynsky
26 South Penn Hall Drive
Chambersburg, PA 17201

Attorney:

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

2/13, 2/20, 2/27/2026

Estate of Mary Ann Lowans, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Jennifer J. Lowans
c/o Salzmans Hughes, P.C.
79 Saint Paul Drive
Chambersburg, PA 17201

Attorney:

Nancy H. Meyers
Salzmans Hughes, P.C.
79 Saint Paul Drive
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

Estate of Eunice L. Martin, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Eldon R. Martin
788 Mill Road
Spring Grove, PA 17362
Arlin Eby

7902 Hege Road
Greencastle PA, 17225

Attorney:

G. Steven McKonly
Barley Snyder
14 Center Square
Hanover, PA 17331

2/13, 2/20, 2/27/2026

PUBLIC NOTICES

Estate of Alfred James Moyer, a/k/a Alfred J. Moyer, late of the Borough of Saltillo, Huntingdon County, Pennsylvania.

Personal Representative:
Amy J. Moyer
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

2/13, 2/20, 2/27/2026

Estate of Robin Lynn Noel, a/k/a Robin L. Noel, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Amber Smith
David A. Noel
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Kimberly M. Jackson
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

Estate of Bryan H. Rabbett, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Kami Rabbett
c/o Law Office of Tullio Deluca
4113 Birney Avenue, Suite 2
Moosic, PA 18507
Attorney:
Tullio Deluca
Law Office of Tullio Deluca
4113 Birney Avenue, Suite 2
Moosic, PA 18507

2/13, 2/20, 2/27/2026

Estate of Victoria Fries Rhodes, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Erin Rhodes
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

2/13, 2/20, 2/27/2026

Estate of Judy R. Ryder, a/k/a Judy Ryder late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Diana L. Blair
310 East McKinley Street
Chambersburg, PA 17201
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

Estate of Patricia L. Sellers, a/k/a Patricia Lee Sellers, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Troy T. Sellers
Beth A. Coleman
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

2/13, 2/20, 2/27/2026

Estate of Donna M. Shank, a/k/a Donna Mae Shank, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Sharon Samuels
795 Joy Drive
Greencastle, PA 17225

2/13, 2/20, 2/27/2026

Estate of Richard B. Sheffler, a/k/a Richard Blubaugh Sheffler, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Terry Jay Sheffler
12189 Old Route 16
Waynesboro, PA 17268
Thomas Lee Sheffler
10844 Downsville Pike, Apartment 33
Hagerstown, MD 21740
Richard Alan Sheffler
15342 Orchard Avenue
Blue Ridge Summit, PA 17214
Attorney:
Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

2/13, 2/20, 2/27/2026

PUBLIC NOTICES

Estate of Tony Allen Stoops, a/k/a Tony A. Stoops, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Gary Lee Keller
1725 Falcon Lane
Chambersburg, PA 17202

Attorney:

George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

2/13, 2/20, 2/27/2026

LEGAL NOTICE

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

Civil Action — Law No. 2025-2842

Action in Custody

Abigail Etter vs. James Daley vs. Catherine Thomas
vs. Noah Julius vs. Jason Clayborne

Noah Julius is notified that a complaint has been filed in the Court of Franklin County concerning custody of the following child: D.R.J., female, age 13.

The Court has learned that you can claim custodial rights with respect to the child named. A hearing on Plaintiff Abigail Etter's *Complaint for Custody and Petition for Special Relief* will be held on **March 20, 2026, at 1:30 PM**, at the Franklin County Courthouse at **14 N. Main St, Chambersburg, PA 17201**. If you wish to assert your claim to custodial rights with respect to the child or wish to present evidence to the Court on these matters, you must enter a written appearance personally or via attorney and file your defense or objections in writing with the Court within 20 days from publication of this Notice

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 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
Telephone: 717-660-2118
717-762-3374

2/27/2026

NAME CHANGE

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

IN RE: Jack Jadin Hann

No. 2026 - 570 Judge Angela R. Krom

Notice is hereby given that Jack Jadin Hann, of Waynesboro, Franklin County, Pennsylvania, filed a Petition for Name Change in the above Court, requesting a decree to change his name to Jason Jadin Kiel. The Court has ordered a hearing on the Petition on May 14, 2026 at 10:30 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

2/27/2026

PUBLIC NOTICES

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: **March 5, 2026.**

CAMPBELL: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company, Trustee of the Martha E. Campbell TUW FBO J. Richard Campbell, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

PARKLAWNS INC: First and Partial Account of proposed distributions and notice to creditors of Trust Bank, formerly SunTrust Bank prior to December 6, 2019, Trustee for "Parklawns, Inc." Cemetery Permanent Lot Care Trust and Ameriserv Trust and Financial Services Company, formerly USBancorp Trust Company, Co-Trustee with SunTrust Bank, now Trust, until August 1, 2019, Franklin County, Pennsylvania.

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

2/20, 2/27/2026

SHERIFF'S SALE MARCH 13TH, 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/franklincountypasherrifsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than April 10th, 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. 2025-2434

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

vs

DENNIS R. CRAMER, GWENDOLYNA A. CRAMER, DENNIS R. CRAMER, GWENDOLYN A. CRAMER

PROPERTY ADDRESS: 333 West 2nd Street, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5A63-.031.-000000

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

Judgment in the amount of: \$152,594.00

Writ filed by: Padgett Law Group

700 Darby Road, Suite 100
Havertown, PA 19083

No. 2025-1713

VILLAGE CAPITAL & INVESTMENT LLC

vs

DEREK M. BRADLEY A/K/A DEREK BRADLEY AND LAUREN N. BRADLEY, DEREK M BRADLEY, LAUREN N. BRADLEY

PROPERTY ADDRESS: 11217 Ridge Crest Drive, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q07-.329.-000000

The land referred to herein below is situated in the County of Franklin, State of Pennsylvania, and is described as follows:

Judgment in the amount of: \$407,940.08

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

PUBLIC NOTICES

No. 2025-4193

GUILD MORTGAGE COMPANY LLC

vs

KATHLEEN M. DIEUGENIO

PROPERTY ADDRESS: 441 E Washington Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E03.-111.-000000

All that certain lot or piece of ground situate in
Chambersburg Borough, County of Franklin,
Commonwealth of Pennsylvania, bounded and limited
as follows:

Judgment in the amount of: \$131,812.98

Writ filed by: MDK Legal

P.O. Box 165028

Columbus, OH 43216-5028

No. 2025-1995

LAKEVIEW LOAN SERVICING, LLC

vs

**JENNIFER SENSION, ADMINISTRATRIX OF THE
ESTATE OF PAUL D. SENSION A/K/A PAUL
SENSION A/K/A PAUL DANIEL SENSION,
DECEASED**

PROPERTY ADDRESS: 11715 Woodlea Drive,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q13.-162.-000000

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

Judgment in the amount of: \$405,539.38

Writ filed by: Brook & Scott PLLC

2011 Renaissance Blvd

Suite 100

King of Prussia, PA 19406

No. 2018-4709

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

vs

**JODY D. GOSHORN; SHERRY N. GOSHORN,
JODY D. GOSHORN, SHERRY N. GOSHORN**

PROPERTY ADDRESS: 16760 Timmons Road, Spring
Run, PA 17262

UPI / TAX PARCEL NUMBER: 07-0B32.-053.-000000

By virtue of Writ of Execution No. 2018-4700

U.S. Bank Trust National Association, not in its
individual capacity but solely as Owner Trustee for
RCAF Acquisition Trust vs. Jody D. Goshorn and Sherry
N. Goshorn

Docket Number: 2018-4709

Property to be sold is situated in Spring Run, in the
Township of Fannett, County of Franklin and
Commonwealth of Pennsylvania.

Commonly known as: 16760 Timmons Road, Spring
Run, PA 17262.

Parcel Number: 07-0B32.-053.-000000

Improvements thereon of the residential dwelling or lot
(if applicable): Residential Dwelling

Judgment Amount: \$123,502.23

Attorneys for the Plaintiff:

Friedman Vartolo LLP

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212)471-5011

No. 2025-3739

LAKEVIEW LOAN SERVICING, LLC

vs

JOHN GALLUP AKA JOHN R. GALLUP

PROPERTY ADDRESS: 12601 Old Germantown Road,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q19G-004.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISIES: 12601 Old Germantown Road
Waynesboro, PA 17268

SOLD as the property of JOHN GALLUP AKA JOHN R.
GALLUP

TAX PARCEL #23-0Q19G-004.-000000

DEED BOOK: 1055

DEED PAGE: 0598

PUBLIC NOTICES

No. 2025-2312

**WILMINGTON SAVINGS FUNDS SOCIETY, FSB,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY
AS OWNER TRUSTEE FOR CSMC 2018-RPL6
TRUST**

vs

**JUAN A. MONTANO, AKA JUAN MONTANO;
MARITZA E. MONTANO, AKA MARITZA MONTANO**

PROPERTY ADDRESS: 11489 Anthony Highway,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q07-.028-.000000

ALL that real estate situate in Washington Township,
Franklin County, Pennsylvania, improved by a dwelling
house known as 11489 Anthony Highway, and bounded
and described as follows, to wit:

Judgment in the amount of: \$170,484.13

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

No. 2025-2155

PENNYMAC LOAN SERVICES, LLC

vs

**KEVIN J. BRANT A/K/A KEVIN BRANT, SOLELY IN
CAPACITY AS HEIR OF DAVID BRANT A/K/A DAVID
M. BRANT, DECEASED, JOHN A. BRANT A/K/A
JOHN BRANT, SOLELY IN CAPACITY AS HEIR OF
DAVID BRANT A/K/A DAVID M. BRANT,
DECEASED, UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER DAVID BRANT A/K/A
DAVID M. BRANT, DECEASED**

PROPERTY ADDRESS: 7255 Slabtown Road,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 19-0L08-.179-.000000

ALL THAT CERTAIN lot of piece of ground situate in
Quincy Township, County of Franklin, Commonwealth of
Pennsylvania,

bounded and described as follows:

Judgment in the amount of: \$135,388.49

Writ filed by: Powers Kirns, LLC
8 Neshaminy Interplex
Suite 215
Trevose, PA 19053

No. 2025-1696

FREEDOM MORTGAGE CORPORATION

vs

**MELANIE M. KANATUS, IN HER CAPACITY AS
EXEDUTRIX AND DEVISEE OF THE ESTATE OF
KELLY WAYNE KANATUS AKA KELLY W. KANATUS**

PROPERTY ADDRESS: 131 Lincoln Road,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 04-1G01-.076-.000000

All the following described real estate lying and being
situate in the Borough of Chambersburg (formerly
Guilford Township), Franklin County, Pennsylvania,
bounded and limited as follows:

Judgment in the amount of: \$176,476.77

Writ filed by: Brock & Scott
2011 Renaissance Blvd, Suite 100
King of Prussia, Pa 19406

No. 2025-1819

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

MEGAN M. SCHRACH

PROPERTY ADDRESS: 6245 Jack Road, Saint
Thomas, PA 17252

UPI / TAX PARCEL NUMBER: 20-0M18-.019D-000000

ALL that certain lot or piece of ground situate in St.
Thomas Township, County of Franklin, Commonwealth of
Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$142,993.48

Writ filed by: Purcell, Krug & Haller
1719 N. Front Street
Harrisburg, PA 17102

No. 2025-4185

PENNYMAC LOAN SERVICES, LLC

vs

**SHARON E. PEPPERICK SOLELY IN HER
CAPACITY AS SOLE HEIR OF MICHAEL W.
PETERSON, DECEASED**

PROPERTY ADDRESS: 44 Glen Street,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 05-1B55-.024-.000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 44 Glen Street
Chambersburg, PA 17201

SOLD as the property of SHARON E. PEPPERICK
Solely in Her Capacity as Sole Heir of MICHAEL W.
PETERSON, Deceased

TAX PARCEL: 05-1B55-.024-.000000

DEED BOOK: Instrument No: 201403464

DEED PAGE: Instrument No: 201403464

PUBLIC NOTICES

No. 2024-1081

LAKEVIEW LOAN SERVICING, LLC

vs

TERRY H. HERRICK AKA TERRY HERRICK

PROPERTY ADDRESS: 6596 Lincoln Way West, Saint Thomas, PA 17252

UPI / TAX PARCEL NUMBER: 20-0M14N-065.-000000

IMPROVEMENTS consist of a residential dwelling

BEING PREMISES: 6596 Lincoln Way West
Saint Thomas, PA 17252

SOLD as the property of TERRY H. HERRICK AKA TERRY HERRICK

TAX PARCEL #20-0M14N-065.-000000

DEED BOOK: INSTRUMENT NUMBER: 201523678

DEED PAGE: INSTRUMENT NUMBER: 201523678

No. 2025-2807

NATIONSTAR MORTGAGE, LLC

vs

**TORI J. GILBERT; THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT**

PROPERTY ADDRESS: 243 Grandview Avenue,
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 05-1647.-008.-000000

By virtue of a Writ of Execution No. 2025-02807

NATIONSTAR MORTGAGE LLC

v.

**TORI J. GILBERT; THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT**

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

243 GRANDVIEW AVENUE, CHAMBERSBURG, PA
17201

Tax ID No. 05-1B47.-008.-000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$173,523.21

Attorneys for plaintiff

Brock & Scott, PLLC

No. 2025-4082

**"SELECT PORTFOLIO SERVICING, INC." UNLESS
THIS WOULD CREATE A TRANSFER TAX
OBLIGATION AT TRANSFER OF TITLE, IN WHICH
CASE, USE "FEDERAL HOME LOAN MORTGAGE
CORPORATION" (PURSUANT TO THE FREDDIE MAC
SERVICING GUIDE)**

vs

JEFFREY L. WELLER

PROPERTY ADDRESS: 14306 Mercersburg Road,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 17-0J30.-047.-000000

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

BEING KNOWN AS: 14306 MERCERSBURG RD
GREENCASTLE, PA 17225

BEING PARCEL NUMBER: 17-0J30.-047.-000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2025-2864

**FEDERAL HOME LOAN MORTGAGE
CORPORATION AS TRUSTEE FOR THE BENEFIT
OF THE FREDDIE MAC SEASONED LOANS
STRUCTURED TRANSACTION TRUST SERIES
2020-3**

vs

ELIZABETH A WILSON

PROPERTY ADDRESS: 900 Joy Drive, Greencastle,
PA 17225

UPI / TAX PARCEL NUMBER: 01-0A22A-002.-000000

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

Judgment in the amount of: \$169,392.04

Writ Filed By: Stem & Eisenberg, PC

1581 Main Street, Suite 200

The Shops At Valley Square

Warrington, PA 18976

2/20, 2/27, 3/6/2026