

# Franklin County Legal Journal

Volume 43, No. 25

December 19, 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.

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 Reginald H. Diller, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Saundra L. Barnett

Brian K. Diller

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

12/19, 12/26/2025, 1/2/2026

Estate of Neil I. Hollinger, a/k/a Neil Ira Hollinger, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Rashelle L. Mathis

1001 Rainbow Drive

Glasgow, KY 42141

Attorney:

Timothy W. Misner

39 South Broad Street

Waynesboro, PA 17268-1610

12/19, 12/26/2025, 1/2/2026

Estate of Ronald L. McKendrick, a/k/a Ronald Lee McKendrick, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Sheila J. Frankenfield

Mark D. McKendrick

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

12/19, 12/26/2025, 1/2/2026

Estate of Dorcas J. Souders, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:

Donette M. Strait

123 Faust Street

Mercersburg, PA 17236

Attorney:

Steiger & Steiger

Attorneys at Law

56 South Main Street

Mercersburg, PA 17236

12/19, 12/26/2025, 1/2/2026

Estate of Sonja A. Stine, a/k/a Sonja Ann Stine, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Scott A. Stine

10837 Wharf Road

Waynesboro, PA 17268

Stacy A. Stine

10850 Wharf Road

Waynesboro, PA 17268

Attorney:

Timothy W. Misner, of Counsel

The Law Offices of Samantha K. Wolfe, LLC

39 South Broad Street

Waynesboro, PA 17268-1610

12/19, 12/26/2025, 1/2/2026

#### **Second Publication**

Estate of Albert F. Damon III, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Kathryn Mears

3105 Etta Kay Lane

Kempner, TX 76539

Attorney:

Deborah K. Hoff

154 South Potomac Street

Waynesboro, PA 17268

12/12, 12/19, 12/26/2025

Estate of Marvin J. Brashear, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Sharon K. Keilholtz

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

12/12, 12/19, 12/26/2025

## PUBLIC NOTICES

Estate of Donna Sue McNew, a/k/a Donna S. McNew, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Ronald A. McNew  
c/o Martson Law Offices  
10 East High Street  
Carlisle, PA 17013  
Attorney:  
Hubert X. Gilroy  
Martson Law Offices  
10 East High Street  
Carlisle, PA 17013

12/12, 12/19, 12/26/2025

Estate of Nancy E. Mellott, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Donna R. Swanger  
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

12/12, 12/19, 12/26/2025

Estate of Larry J. Pazourek, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Family Heritage Trust Company  
Attn: Megan Fletcher, Trust Officer  
30 West Patrick Street, Suite 100  
Frederick, MD 21701

12/12, 12/19, 12/26/2025

Estate of Brian L. Starliper, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Shelby Hensley  
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

12/12, 12/19, 12/26/2025

Estate of Helen A. Steinour, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Deborah S. Weaver  
Kim Sheree Rogers  
Gregory Lee Steinour  
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

12/12, 12/19, 12/26/2025

### **Third Publication**

Estate of Robert Holcombe Day, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Christie Ann Day  
796 Aurora Drive  
Mechanicsburg, PA 17055  
Attorney:  
Law Office of Cole & Varano  
112 South Oak Street  
Mount Carmel, PA 17851

12/5, 12/12, 12/19/2025

Estate of Richard E. Rockwell, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Jeffrey T. Rockwell  
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

12/5, 12/12, 12/19/2025

Estate of Marjorie H. Shoap, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Gerald Shoap and JoEllen Koser  
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

12/5, 12/12, 12/19/2025

Estate of Fred E. Stouffer, late of Todd Township, Fulton County, Pennsylvania.

Personal Representative:  
Jerry A. Thompson  
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

12/5, 12/12, 12/19/2025

## PUBLIC NOTICES

### **CORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation were filed with the Pennsylvania Department of State for a nonprofit corporation organized under the Nonprofit Corporation Law of 1988, approved the 21st day of December 1988, P.L. 1444, with the name Spring Run United Community Church, Inc. The purpose of the corporation is to engage in and to do any lawful purposes for which nonprofit corporations may be incorporated, including, but not limited to, a church to advance the Christian religion.

ZULLINGER-DAVIS-TRINH, P.C., Attorneys  
74 North Second Street  
Chambersburg, Pennsylvania 17201  
12/19/2025

### **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on January 17, 2025, and approved on January 24, 2025, for the purpose of forming a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is Tuscarora Softball Complex, Inc. Registered office county: Franklin County, Pennsylvania.

12/19/2025

### **ORPHANS' COURT NOTICE**

IN THE COURT OF COMMON PLEAS OF THE 39<sup>TM</sup> 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: **January 8, 2026.**

**MATHIESON:** First and Final Account of proposed distributions and notice to creditors of F&M Trust Company, Chambersburg, Pennsylvania, Executor of the Estate of Robert L. Mathieson, late of Guilford Township, Franklin County, Pennsylvania, deceased.

**SMITH:** First and Final Account of proposed distributions and notice to creditors of Emily Staley, Executor of the Estate of Julie K. Smith, late of the Borough of Waynesboro, Franklin County, Pennsylvania, deceased.

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

12/19, 12/26/2025

## PUBLIC NOTICES

### **SHERIFF'S SALE JANUARY 9TH, 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](http://www.bid4assets.com/franklincountypasherriffsales). All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than February 6th, 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. 2023-3198

**US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST**

vs

**BETTY L. SCHILDTKNECHT, AS KNOWN SURVIVING HEIR OF ALLEN P. SCHILDTKNECHT, DECEASED AND UNKNOWN SURVIVING HEIRS OF ALLEN P. SCHILDTKNECHT, DECEASED, BETTY L. SCHILDTKNECHT, UNKNOWN SURVIVING HEIRS OF ALLEN P. SCHILDTKNECHT**

PROPERTY ADDRESS: 14944 Sherwood Drive Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A32-168-000000

By virtue of Writ of Execution No. 2023-3198

US Bank Trust National Association et al. (Plaintiff) vs. Betty L. Schildknecht et al. (defendant)

Property Address 14944 Sherwood Drive, Greencastle, PA 17225

Parcel I.D. No. 01-0A32-168-000000

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$116,601.96

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

No. 2025-1105

**VANDERBILT MORTGAGE AND FINANCE, INC**

vs

**CAROL KORTISSES, SOLELY IN HER CAPACITY AS POSSIBLE HEIR OF GERALD J. HORVATH, DECEASED ALL KNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD J. HORVATH, DECEASED, CAROL KORTISSES, SOLELY IN HER CAPACITY AS POSSIBLE HEIR OF GERALD J. HORVATH**

PROPERTY ADDRESS: 13340 Mentzer Gap Road, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q14-108-000000

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: \$158,984.66

Writ filed by: Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2000 Market Street, 13th Floor  
Philadelphia, PA 19103

## PUBLIC NOTICES

No. 2025-3094

UNION HOME MORTGAGE CORPORATION  
vs  
CHASSIDY HARDY

PROPERTY ADDRESS: 257 West Queen Street,  
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 05-1B64.-085.-000000

All that certain tract of land with the dwelling house and other improvements thereon erected, situate in the Borough of Chambersburg, Franklin County, Commonwealth of Pennsylvania, bounded and described as follows:

Judgment in the amount of: \$ 167,113.67

Writ filed by: MDK Legal  
P.O. Box 165028  
Columbus OH 43272

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No. 2025-600

LAUREL LAKES REHABILITATION AND WELLNESS  
CENTER

vs

JANET HAWBAKER AND CARL HAWBAKER,  
JANET HAWBAKER, CARL HAWBAKER

PROPERTY ADDRESS: 8517 Diehls Woods Road,  
Saint Thomas, PA 17252

UPI / TAX PARCEL NUMBER: 20-0M13.-197.-000000

ALL that certain piece, parcel or tract of land situate in St. Thomas Township, Franklin County, Pennsylvania, more particularly bounded and described as follows, to wit:

Judgment in the amount of: \$225,417.52

Writ filed by: Capozzi Alder, P.C.  
2933 N Front Street  
Harrisburg, PA 17110

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No. 2025-2017

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT  
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
TRUSTEE FOR SHOREBREAK NPL TRUST CIO  
NATIONSTAR MORTGAGE LLC

vs

ALTA JUENGER

PROPERTY ADDRESS: 356 E. Washington Street,  
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E02.-178.-000000

ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN THE BOROUGH OF  
CHAMBERSBURG, FRANKLIN COUNTY,  
PENNSYLVANIA, BOUNDED AND LIMITED AS  
FOLLOWS:

Judgment in the amount of: \$105,625.02

Writ filed by: Romano Garubo & Argentieri  
52 Newton Ave, P.O. Box 456  
Woodbury, NJ 08096

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No. 2024-3844

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

vs  
LEE KORRELL, JR.

PROPERTY ADDRESS: 157 Douglas Spring Court,  
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5A00.-199.-000000

ALL THE FOLLOWING DESCRIBED REAL ESTATE,  
LYING AND BEING SITUATE IN THE BOROUGH OF  
WAYNESBORO, FRANKLIN COUNTY,  
COMMONWEALTH OF PENNSYLVANIA, BOUNDED  
AND DESCRIBED AS FOLLOWS:

JUDGMENT IN THE AMOUNT OF: \$ 358,800.03

WRIT FILED BY: PAGDETT LAW GROUP  
700 DARBY ROAD  
SUITE 100  
HAVERTOWN, PA 19083

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No. 2025-2452

PENNYMAC LOAN SERVICES, LLC  
vs

ROBERT D. MCPHERSON

PROPERTY ADDRESS: 449 East Washington Street,  
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 03-1E03.-108.-000000

IMPROVEMENTS consist of a residential dwelling.  
BEING PREMISES: 449 East Washington Street  
Chambersburg, PA 17201

SOLD as the property of ROBERT D. MCPHERSON  
TAX PARCEL: 03-1E03.-108.-000000  
DEED BOOK: INSTRUMENT NO: 202100381  
DEED PAGE: INSTRUMENT NO: 202100381

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## PUBLIC NOTICES

**No. 2024-02901**

**FOR-MED SUPPLY AND REPAIR, LLC**

**vs**

**MSLH, LLC, MSLH, LLC**

PROPERTY ADDRESS: 3583 Scotland Road, Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 09-0C13.-030A.-000000

Parcel Nos.: 09-0C13.-030A-000000;

09-0C13.-030A-000000/02; 09-0C13.-030A-000000/03;

09-0C13.-030A-000000/04; 09-0C13.-030A-000000/05;

09-0C13.-030A-000000/06; 09-0C13.-030A-000000/07;

09-0C13.-030A-000000/08; 09-0C13.-030A-000000/09;

09-0C13.-030A-000000/10; 09-0C13.-030A-000000/11;

09-0C13.-030A-000000/12; 09-0C13.-030A-000000/13;

09-0C13.-030A-000000/14; 09-0C13.-030A-000000/15;

09-0C13.-030A-000000/16; 09-0C13.-030A-000000/17;

09-0C13.-030A-000000/18; 09-0C13.-030A-000000/19;

09-0C13.-030A-000000/20; 09-0C13.-030A-000000/21;

09-0C13.-030A-000000/22; 09-0C13.-030A-000000/23;

09-0C13.-030A-000000/24; 09-0C13.-030A-000000/25;

09-0C13.-030A-000000/26; 09-0C13.-030A-000000/27;

09-0C13.-030A-000000/28; 09-0C13.-030A-000000/29;

09-0C13.-030A-000000/30; 09-0C13.-030A-000000/31;

09-0C13.-030A-000000/32; 09-0C13.-030A-000000/33;

09-0C13.-030A-000000/34

addressed address is 3583 Scotland Road, Chambersburg, PA 17202.

ALL THOSE CERTAIN two (2) tracts of land, together with all buildings and improvements thereon situate in the Township of Greene, Franklin County, Pennsylvania, bounded and described as follows:

LOTNO.1

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with improvements thereon, situate in the Township of Greene, Franklin County and Commonwealth of Pennsylvania being tract No. 1 as described according to the Property line and Boundary Survey for Scotland School of Veteran's Children, prepared by C.S. Davidson, Inc., dated October 3,2012 and revised December 17, 2012, a true and correct copy of said survey being attached hereto as Exhibit "B" and incorporated herein by reference, as follows, to wit:

BEGINNING at a Railroad Spike found in the centerline of Scotland Road (S.R. 1004) at a corner of lands now or formerly of William D. and Carol J. McCoy; Thence by said lands North 34 degrees 38 minutes .37 seconds West for a distance of 671.45 feet to a rebar & cap set on line of lands now or formerly of Norfolk Southern Railway Company; thence by said lands the following three (3) courses and distance:

- 1) North 53 degrees 23 minutes 39 seconds East for a distance of 3480.28 feet to a rebar & cap-set
- 2) North 57 degrees 59 minutes 39 seconds East for a distance of 550.00 feet to a rebar & cap-set
- 3) North 57 degrees 43 minutes 39 seconds East for a distance of 352.74 to a point in the centerline if the Conococheague Creek, passing through a rebar & set-cap back 55.00 feet from the end of this line; thence by the centerline of the creek the following fourteen (14) courses and distance:

- 1) South 35 degrees 29 minutes 21 seconds East for a distance of 121.40 feet
- 2) South 26 degrees 03 minutes 27 seconds East for a distance of 346.64 feet
- 3) South 17 degrees 37 minutes 42 seconds East for a distance of 117.90 feet
- 4) South 01 degrees 27 minutes 53 seconds East for a distance of 116.91 feet
- 5) South 13 degrees 25 minutes 13 seconds West for a distance of 351.20 feet
- 6) South 00 degrees 14

**No. 2025-2582**

**UNION HOME MORTGAGE CORPORATION**

**vs**

**NICKY LEE ROTZ, DEBRA A. ROTZ**

PROPERTY ADDRESS: 241 Cleveland Avenue, Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C07.-119A-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: \$ 181,817.10

Writ filed by: MDK Legal

P.O. Box 165028  
Columbus, OH 43272

**No. 2025-2950**

**LAKEVIEW LOAN SERVICING, LLC**

**vs**

**BECKY L STEPLER**

PROPERTY ADDRESS: 19759 Path Valley Road, Dry Run, PA 17220

UPI / TAX PARCEL NUMBER: 07-0B19.-023.-000000

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 19759 Path Valley Road, Dry Run, PA 17220

SOLD at the property of BECKY L. STEPLER

TAX PARCEL #07-0B19.-23.-000000

DEED BOOK: INSTRUMENT NO.: 201507709

DEED PAGE: INSTRUMENT NO.: 201507709

## **PUBLIC NOTICES**

**No. 2025-2760**

**ORRSTOWN BANK**

**vs**

**THE RIGHT INVESTMENTS LLC**

PROPERTY ADDRESS: 517 Mount Pleasant Road,  
Fayetteville, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C23Q-059-000000

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

Judgment in the amount of: \$ 122,234.49

Writ filed by: Kozloff Stoudt

2640 Westview Drive

Wyomissing, PA 19610

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**No. 2024-1248**

**CUMBERLAND-FRANKLIN JOINT MUNICIPAL  
AUTHORITY**

**vs**

**QUINTON L. TONKIN**

PROPERTY ADDRESS: 6583 Upper Strasburg Road,  
Pleasant Hall, PA 17246

UPI / TAX PARCEL NUMBER: 12-0F18A-026-000000

ALL real estate situate in Village of Pleasant Hall,  
Letterkenny Township, Franklin County, Pennsylvania,  
bounded and described as follows:

Judgment in the amount of: \$3,084.90

Writ filed by: Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

12/19, 12/26/2025, 1/2/2026