

# Franklin County Legal Journal

Volume 42, No. 34

February 21, 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 Donalee R. Bear, a/k/a Donna R. Bear, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Rebecca Fisher  
2990 Agner Road  
Salisbury, NC 28146

Attorney:

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

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

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

Personal Representative:

Jean M. Biesecker  
c/o Murphy & Childers, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

Attorney:

Jared S. Childers  
Murphy & Childers, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

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

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

Personal Representative:

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

Attorney:

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

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

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

Personal Representative:

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

Attorney:

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

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

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

Personal Representatives:

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

Attorney:

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

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

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

Personal Representative:

Ruby E. Ocker  
453 Stouffer Avenue  
Chambersburg, PA 17201

Attorney:

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

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

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

Personal Representative:

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

Attorney:

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

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

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

Personal Representative:

Deborah J. Kissel  
c/o Nicklas Law Office  
183 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

Kristin D. Nicklas  
Nicklas Law Office  
183 Lincoln Way East  
Chambersburg, PA 17201

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

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

Personal Representative:

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

Attorney:

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

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

## **PUBLIC NOTICES**

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

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

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

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

Personal Representatives:  
Ronald B. Wagaman  
Kim I. Wagaman  
c/o Murphy & Childers, P.C.  
237 East Queen Street  
Chambersburg, PA 17201  
Attorney:  
Jared S. Childers  
Murphy & Childers, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

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

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

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

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

### **Second Publication**

Estate of Delores J. Birely, a/k/a Delores J. Birley, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Edward C. Birely, Jr.  
c/o Murphy & Childers, P.C.  
237 East Queen Street  
Chambersburg, PA 17201  
Attorney:  
Jared S. Childers  
Murphy & Childers, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

2/14, 2/21, 2/28/2025

Estate of Carol E. Butz, a/k/a Carol Ann Butz, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Jennifer M. Hopple  
Douglas C. Butz  
c/o Salzmman Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201  
Attorney:  
Adam R. Schellhase  
Salzmman Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

2/14, 2/21, 2/28/2025

Estate of Carolyn L. Chaney, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Brian Kershner  
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

2/14, 2/21, 2/28/2025

Estate of Leona Bell Coons, a/k/a Leona B. Coons, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:  
Nicole Koser  
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

2/14, 2/21, 2/28/2025

Estate of Joyce A. Dice, a/k/a Joyce Dice, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Michael Newman  
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

2/14, 2/21, 2/28/2025

## **PUBLIC NOTICES**

Estate of Dale M. Foust, a/k/a Dale Marshal Foust, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:

Michele A. Fisher  
c/o Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

Attorney:

Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

2/14, 2/21, 2/28/2025

Estate of Lenore M. Gardiner, a/k/a Lenore Mary Gardiner, late of Franklin County, Pennsylvania.

Personal Representative:

Thomas P. Gleason  
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

2/14, 2/21, 2/28/2025

Estate of Marion M. Graham, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Allan Scott Myers  
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

2/14, 2/21, 2/28/2025

Estate of June K. Hawbaker, a/k/a June Hawbaker, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Nancy V. Hoke  
Carol A. Wingert  
5128 Lincoln Way West  
St. Thomas, PA 17252

Attorney:

Gregory C. Moore  
121 West Second Street  
Greensburg, PA 15601

2/14, 2/21, 2/28/2025

Estate of Stuart V. Hollenshead, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Stuart V. Hollenshead Jr.  
Shase S. Hollenshead  
c/o Mark E. Halbruner  
Halbruner, Hatch & Guise, LLP  
3435 Market Street  
Camp Hill PA 17011

Attorney:

Mark E. Halbruner  
Halbruner, Hatch & Guise, LLP  
3435 Market Street  
Camp Hill PA 17011

2/14, 2/21, 2/28/2025

Estate of Michael L. Tinsley, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Audrey Tinsley  
24 Geiser Avenue  
Waynesboro, PA 17268

Attorney:

Deborah L. Packer  
Freeburn Law  
P.O. Box 61680  
Harrisburg, PA 17106

2/14, 2/21, 2/28/2025

Estate of Ruth Arlene Tooren, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Karen D. Tooren  
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

2/14, 2/21, 2/28/2025

Estate of Robert L. Townsend, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Sid Liningier  
c/o Mark W. Allshouse  
Christian Lawyer Solutions, LLC  
15 Cove Road  
Marysville, PA 17053

Attorney:

Mark W. Allshouse  
Christian Lawyer Solutions, LLC  
15 Cove Road  
Marysville, PA 17053

2/14, 2/21, 2/28/2025

## **PUBLIC NOTICES**

### **Third Publication**

Estate of Florence E. Bates, late of Antrim Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Marietta L. Eby  
13237 Greencastle Pike  
Hagerstown, MD 21740  
Attorney:  
James M. Stein  
Dick, Stein, Schemel, Wine & Frey, LLP  
10440 Buchanan Trail East  
Waynesboro, PA 17268

2/7, 2/14, 2/21/2025

Estate of Robert T. Carbaugh, late of the Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Jeffrey Carbaugh  
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

2/7, 2/14, 2/21/2025

Estate of Frances H. Diller, a/k/a Frances Helen Diller,  
late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:  
Jeanette R. Strite  
Alta L. Martin  
Jay E. Diller  
c/o Walker & Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
David F. Spang  
Walker & Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

2/7, 2/14, 2/21/2025

Estate of Barbara H. Gontz, a/k/a Barbara Ann Gontz,  
late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:  
Deborah K. Pye  
Brenda R. Oller  
c/o Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257  
Attorney:  
Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

2/7, 2/14, 2/21/2025

Estate of Elizabeth S. Hartman, a/k/a Elizabeth J.  
Hartman, late of the Borough of Mont Alto, Franklin  
County, Pennsylvania.

Personal Representatives:  
James B. Hartman  
John B. Hartman  
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

2/7, 2/14, 2/21/2025

Estate of Paul E. Kendig, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Marie M. Mummert  
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

2/7, 2/14, 2/21/2025

Estate of Norman F. Kennedy, a/k/a Norman Franklin  
Kennedy, late of Antrim Township, Franklin County,  
Pennsylvania.

Personal Representatives:  
Benjamin F. Kennedy  
1551 Burkholder Road  
Greencastle, PA 17225  
Norma G. Leshner  
10422 Hades Church Road  
Greencastle, PA 17225  
Attorney:  
Paul T. Schemel  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

2/7, 2/14, 2/21/2025

Estate of William M. Noll, a/k/a William Martin Noll, late  
of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
Keith W. Noll  
c/o Bradley L. Griffie  
Griffie & Associates  
396 Alexander Spring Road, Suite 1  
Carlisle, PA 17015  
Attorney:  
Bradley L. Griffie  
Griffie & Associates  
396 Alexander Spring Road, Suite 1  
Carlisle, PA 17015

2/7, 2/14, 2/21/2025

## **PUBLIC NOTICES**

Estate of Philip A. Patterson, late of Hamilton Township,  
Franklin County, Pennsylvania.

Personal Representative:

Mark P. Patterson  
c/o Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

Attorney:

Nancy H. Meyers  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

2/7, 2/14, 2/21/2025

Estate of Virginia A. Sailhamer, a/k/a Ginny A. Sailhamer,  
late of the Borough of Shippensburg, Franklin County,  
Pennsylvania.

Personal Representative:

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

Attorney:

Joel R. Zullinger  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

2/7, 2/14, 2/21/2025

Estate of Frankie Jo Stacy, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:

Laura E. Kurtz  
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

2/7, 2/14, 2/21/2025

Estate of A. Elaine Stilts, a/k/a Alice Elaine Stilts, late  
of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Amy Linette Cline  
11750 Village Heights Drive  
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

2/7, 2/14, 2/21/2025

Estate of Chester T. Williams, late of Antrim Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Gretchen S. Nelson  
Larry C. Williams  
Jeffrey L. Williams  
c/o Murphy & Childers, P.C.

237 East Queen Street  
Chambersburg, PA 17201

Attorney:

R. Thomas Murphy  
Murphy & Childers, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

2/7, 2/14, 2/21/2025

## PUBLIC NOTICES

### FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Rice Hay Farms** for the conduct of business in Franklin County, Pennsylvania, with the principal place of business being 1430 Henry Lane, Chambersburg, PA 17202-8504, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on February 18, 2025, pursuant to 54 Pa.C.S. §311. The name and address of the individual owning or interested in the said business is Allen Rice, 1430 Henry Lane, Chambersburg, PA 17202- 8504.

McNEES WALLACE & NURICK LLC  
Attorneys at Law  
100 Pine Street  
Harrisburg, PA 17101

2/21/2025

### NAME CHANGE NOTICE

In Re: Name Change of Cheryl Lynnette Brubacher  
Docket No. 30-2024-NCP

Notice is hereby given that on December 23, 2024, a Petition for Change of Name was filed in the Fulton Co. Court of Common Pleas by Cheryl Lynnette Brubacher, praying for a decree to legally change her name to Esther Ruth Carpenter.

The Court has fixed March 4, 2025, at 2:30 PM as the time and place for hearing in the Fulton Co. Courthouse, when and where all interested persons may appear and show cause why the prayer of said Petition should not be granted.

2/21/2025

### NAME CHANGE NOTICE

Notice is hereby given that Carly Lynn Shockey, of Waynesboro, Franklin County, Pennsylvania, has petitioned the Court to legally change her name of Carly Lynn Shockey to Carly Shockey Kollman. A hearing on the matter will be held on Tuesday, April 15, 2025, at 10:00 a.m. in the assigned Courtroom of the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

2/21/2025

### 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 6, 2025.**

**CHAMBERSBURG CEMETERY COMPANY:** Account of proposed distributions and notice to creditors of James A. Strite, Jr., President of the Chambersburg Cemetery Company, Borough of Chambersburg, Franklin County, Pennsylvania.

**MONACK:** First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Executor of the Estate of Louise C. Monack, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

**LEHMAN:** First and Final Account of proposed distributions and notice to creditors of Carl E. Lehman, Executor of the Estate of Charles D. Lehman, late of Montgomery Township, Franklin County, Pennsylvania, deceased.

**REBUCK:** First and Final Account of proposed distributions and notice to creditors of Joy Cofiehl, Executrix of the Estate of Helen G. Rebuck, late of Greene Township, Franklin County, Pennsylvania, deceased.

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

2/21, 2/28/2025

**PUBLIC NOTICES**

**SHERIFF'S SALE  
MARCH 14TH, 2025**

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by BID4ASSETS.COM promptly at 1 :00 P.M. on the above date, the hereinafter mentioned Real Estate. For more information, please visit [www.bid4assets.com/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 April 11th, 2025 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Sheriff Benjamin H. Sites.

**TERMS**

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

**SHERIFF SALE DATES**

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

**No. 2024-2518**

**PENNYMAC LOAN SERVICES LLC**

**VS**

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

PROPERTY ADDRESS: 876 Geyer Drive,  
Chambersburg, PA 17201

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

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

Judgment in the amount of: \$235,479.46

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

**No. 2024-831**

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

**RCAF ACQUISITION TRUST**

**VS**

**GEOFFREY CHISHOLM, CHRISTA CHISHOLM**

PROPERTY ADDRESS: 513 Vinell Lane, Chambersburg,  
PA 17202

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

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

Judgment in the amount of: \$227,469.14

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

**No. 2024-3633**

**GUILD MORTGAGE COMPANY LLC**

**VS**

**DAVID L COOLEY, SR, KAREN A COOLEY**

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

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

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

With all improvements erected thereon.

Judgment in the amount of: \$262,701.63

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

**No. 2024-2367**

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

**VS**

**KAITLIN M. GILES**

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

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

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

Judgment in the amount of: \$144,753.76

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



## **PUBLIC NOTICES**

**No. 2022-2504**

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

**VS**

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

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

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

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

DEED BOOK: 733

DEED PAGE: 553

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

**No. 2023-3552**

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

**VS**

**CHAD A LAPLANTE, DEBRA K LAPLANTE**

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

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

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

PENNSYLVANIA HOUSING AGENCY  
vs

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

MUNICIPALITY: BOROUGH OF CHAMBERSBURG  
DIMENSIONS: 40 X 80

SEE DEED BOOK: 2414, PAGE 508

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

IMPROVEMENT THEREON: A RESIDENTIAL  
DWELLING HOUSE AS IDENTIFIED ABOVE

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

JUDGMENT NO. 2023-3552

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

**No. 2023-1663**

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

**VS**

**THOMAS J MIEDEMA, JR**

PROPERTY ADDRESS: 2368 Greene Street,  
Chambersburg, PA 17201

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

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

Judgment in the amount of: \$127,946.74

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

**PUBLIC NOTICES**

**No. 2024-1196**

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

**VS**

**CECELIA ANN MORELAND**

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

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

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

Judgment in the amount of: \$99,233.09

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

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**No. 2024-1806**

**SERVBANK, SB**

**VS**

**BRIAN JAY SWEGER**

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

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

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

Judgment in the amount of: \$141,769.78

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

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**No. 2024-1782**

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

**VS**

**ANNA K TOPPER, ROBERT C. BODNAR**

PROPERTY ADDRESS: 13332 Pennersville Road,  
Waynesboro, PA 17268

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

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

Judgment in the amount of: \$124,524.70

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

**No. 2023-2743**

**NEWREZ LLC DBA SHELLPOINT MORTGAGE  
SERVICING  
VS**

**BEA ANN WILLIAMS**

PROPERTY ADDRESS: 1133 Gayman Road,  
Chambersburg, PA 17202

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

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

Improvements: Residential Property

Judgment in the amount of: \$80,948.64

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

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