# Franklin County Legal Journal

Vol. 41, No. 16

October 20, 2023

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 <a href="mailto:legaljournal@franklinbar.org">legaljournal@franklinbar.org</a> 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.

#### **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 Harold R. Funk, late of Metal Township, Franklin County. Pennsylvania.

Personal Representative:

Lora L. Metcalf

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

10/20, 10/27, 11/3/2023

Estate of Mary Lou Martin, Late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Cynthia Sue Keener

P.O. Box 192

State Line, PA 17263

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife 147 East Washington Street

Chambersburg, PA 17201

10/20, 10/27, 11/3/2023

Estate of Helen L. Reasey, a/k/a H. Lois Reasey, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Richard L. Reasey

c/o Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

Attorney:

Jeffrev S. Evans

2021 East Main Street

Waynesboro, PA 17268

10/20, 10/27, 11/3/2023

Estate of Darlene Shuler, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Guardian Services of PA

c/o Amanda Snoke Dubbs

204 St. Charles Way, Suite F

York, PA 17402

Attorney:

Amanda Snoke Dubbs

204 St. Charles Way, Suite F

York, PA 17402

10/20, 10/27, 11/3/2023

Estate of Rachel M. Shuman, a/k/a Rachel May Shuman, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Christina L. Powers

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/20, 10/27, 11/3/2023

### **Second Publication**

Estate of Berry L. Baker, a/k/a Berry Baker, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Ronald L. Baker

Donald L. Baker

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/13, 10/20, 10/27/2023

Estate of Michael Alan Carbaugh, a/k/a Michael A. Carbaugh, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Kenneth R. Carbaugh

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/13, 10/20, 10/27/2023

Estate of Merle G. Cordell, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Doris E. Lehman

Ruby M. Gontz

c/o Doris E. Lehman P. O. Box 13

P. O. Box 13

Reedville, VA 22539

10/13, 10/20, 10/27/2023

Estate of Douglas James Dunkin, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative: Kristen B. Hamilton 999 Lincoln Way East

Chambersburg, PA 17201

Attornev:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street Greencastle, PA 17225

10/13, 10/20, 10/27/2023

Estate of Harvey R. King, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Harvey King Jr.

7386 Black Bear Road Harrisonville, PA 17228

Attorney:

Barbara Townsend 32 West Queen Street

Chambersburg, PA 17201

10/13, 10/20, 10/27/2023

Estate of Ray H. Long, Jr., a/k/a Ray Herman Long, Jr., Ray Herman Long, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Marleen L. Lesher

c/o Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

Attornev:

Joel R. Zullinger

Zullinger-Davis-Trinh, P.C.

74 North Second Street Chambersburg, PA 17201

10/13, 10/20, 10/27/2023

Estate of Robert O. Sollenberger, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative: Robert C. Schollaert

262 Ramsey Avenue Chambersburg, PA 17201

Attornev:

Robert C. Schollaert

Black and Davison, P.C.

1110 Kennebec Drive

Chambersburg, PA 17201 10/13, 10/20, 10/27/2023

Estate of Joseph L. Wisocki, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Cenona Mira Wisocki

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

10/13, 10/20, 10/27/2023

#### Third Publication

Estate of Frederic G. Antoun, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Fred Antoun, III

c/o Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

Attorney:

J. McDowell Sharpe

Sharpe & Sharpe, LLP

257 Lincoln Way East Chambersburg, PA 17201

10/6, 10/13, 10/20/2023

Estate of Gloria J. Carbaugh, a/k/a Gloria Jean Carbaugh, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Douglas W. Carbaugh

13823 Springbrook Avenue

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

10/6, 10/13, 10/20/2023

Estate of Francois Henry De Paris, late of Fayetteville, Franklin County, Pennsylvania.

Personal Representative:

Nathan De Paris

c/o Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

Attorney:

J. McDowell Sharpe

Sharpe & Sharpe, LLP

257 Lincoln Way East Chambersburg, PA 17201

10/6, 10/13, 10/20/2023

Estate of Jane B. Diehl, a/k/a Jane Diehl, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Linda D. Bier

73 Chadwick Drive

Greencastle, PA 17225 Attorney:

James M. Stein

Dick, Stein, Schemel, Wine & Frey, LLP

10440 Buchanan Trail East

Waynesboro, PA 17268

10/6, 10/13, 10/20/2023

Estate of Jean D. Slaybaugh Freet, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Donna L. Mentzer

Sherry L. Knott

c/o Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257 Attornev:

Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

10/6, 10/13, 10/20/2023

Estate of Robert Herman Heckman, a/k/a Robert H. Heckman, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Debra A. Spidel

Paula L. Trail

Robert D. Heckman

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/6. 10/13. 10/20/2023

Estate of Donald E. Kramer, Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Herbert K. Reilly, Jr.

7875 Nyesville Road

Chambersburg, PA 17202

Attorney:

Jerrold A. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

10/6, 10/13, 10/20/2023

Estate of Ruth A. Mellott, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Orrstown Bank

77 East King Street

Shippensburg, PA 17257

Attorney:

Suzanne M. Trinh

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

10/6, 10/13, 10/20/2023

Estate of Martha Ann Miller, a/k/a Martha A. Miller, a/k/a Martha Ann Brimmer Miller, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Durwerd W. Miller, Jr.

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

10/6, 10/13, 10/20/2023

Estate of Raymond Moseley Richardson, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Connie Richardson

c/o Gregory M. Lane 2617 North Second Street

Harrisburg, PA 17110

Attorney:

Gregory M. Lane

2617 North Second Street

Harrisburg, PA 17110

10/6, 10/13, 10/20/2023

Estate of Barbara W. Weekley, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

ersonai Representative

Kelly L Edmonds

18 Killdeer Avenue

Shepherdstown, WV 25443

Attorney:

Justin Ellis

Zacharia Brown Law Offices

111 West McMurray Road

McMurray, PA 15317

10/6, 10/13, 10/20/2023

Estate of Carol Wenerd, a/k/a Carol Jane Wenerd, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

David Wenerd

6551 Little Mountain Terrace

Chambersburg, PA 17202

Attorney:

Suzanne M. Trinh

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

10/6, 10/13, 10/20/2023

#### CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed in the Department of State of The Commonwealth of Pennsylvania on October 5th, 2023, for Nacho's Pizza New York Style, Inc. under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended

10/20/2023

#### 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: November 2, 2023.

There are NO ACCOUNTS FOR CONFIRMATION for November 2, 2023

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

10/20, 10/27/2023

# SHERIFF'S SALE **NOVEMBER 9. 2023**

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 public 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. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than December 8, 2023 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter. Sheriff Dane M. Anthony

# No. 2023-1494 MCLP ASSET COMPANY, INC. DANNY A. ARNOLD

PROPERTY ADDRESS: 3815 Crottlestown Road, Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 11-0E12.-014A-000000

ALL the following described real estate situate in the Township of Hamilton, County of Franklin, and Commonwealth of Pennsylvania.

Writ of Execution filed by: LOGS LEGAL GROUP LLP 3600 Horizon Drive, Suite 150 King of Prussia, PA 19406

Judgment amount: \$131,672.68

#### No. 2023-216 LOAN FUNDER LLC SERIES 18187

#### CAVE DWELLINGS INC

PROPERTY ADDRESS: 7185 Lincoln Way West, Saint Thomas, PA 17252

UPI/TAX PARCEL NUMBER: 20-0M13R-033.-000000

ALL the following described real estate lying and being situate in the Village of St. Thomas, St. Thomas Township, Franklin County, Commonwealth of Pennsylvania:

7185 LINCOLN WAY WEST, SAINT THOMAS, PA 17252 Judgment amount: \$96,139.54

Filed by WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY, LLP

2000 MARKET STREET 13TH FLOOR PHILADELPHIA PA 19103

#### No. 2015-3347 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST M

#### vs

#### STEPHANIE N. CROUSE

PROPERTY ADDRESS: 33 Geiser Avenue. Wavnesboro. PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q12L-030,-000000

By virtue of a Writ of Execution No. 2015-3347

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust M

Stephanie N. Crouse

owner(s) of property situate in the WASHINGTON TOWNSHIP, FRANKLIN County, Pennsylvania

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$94,390,76

Attorneys for Plaintiff: BROCK & SCOTT, PLLC 2011 RENAISSANCE BOULEVARD, SUITE KING OF PRUSSIA, PA 19406

#### No. 2023-1621 LOANCARE, LLC

### CRYSTAL HAMILTON, ET AL. CRYSTAL HAMILTON. **EDWARD D. HAMILTON, OCCUPANTS**

PROPERTY ADDRESS: 7413 LINCOLN WAY WEST. SAINT THOMAS, PA 17252

UPI /TAX PARCEL NUMBER: 20-0M13R-016,-000000

ALL the following described real estate, together with the improvements thereon erected. Iving and being situate in the

Township of St. Thomas, Franklin County, Pennsylvania: Writ of Execution filed by: Brock & Scott PLLC

2011 Renaissance Boulevard Suite 100 King of Prussia, PA 19406

JudgmentAmount: \$16,887.14

#### No. 2018-3199

1900 CAPITAL TRUST II, BY U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE

vs

JAMIE C. DALEY ET AL, BEVERLY A. DALEY, TOMMY L. DALEY

PROPERTY ADDRESS: 4117 West Weaver Road, PO Box 670. Greencastle. PA 17225

UPI !TAX PARCEL NUMBER: 01-0A21.-0018-000000

ALL THE FOLLOWING described real estate, lying and being situate in Antrim Township, Franklin County, Pennsylvania.

Writ of Execution filed by: HILL WALLACK LLP 1000 FLORAL VALE BOULEVARD SUITE 300 YARDLEY, PA 19067

Judgement amount: \$ 221,336.31

#### No. 2018-4932 BANK OF AMERICA NA VS

ERNEST J. GARLAND

PROPERTY ADDRESS: 6011 Charlestown Road, Mercersburg, PA 17236

UPI /TAX PARCEL NUMBER: 17-0J02.-093C-000000

IMPROVEMENTS consist of a residential dwelling.

SOLD as the property of ERNEST J. GARLAND and BETTY M. GARLAND

Deed Book: 3589 Deed Page: 264

Judgment amount: \$ 149,838.55

WRIT OF EXECUTION FILED BY: KML LAW GROUP PC SUITE5000

701 MARKET STREET PHILADELPHIA, PA 19106

#### No. 2019-2659

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I

TRUST

#### vs FRED H. GUYER JR.

PROPERTY ADDRESS: 424 Highland Avenue, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 06-1E42.-087A-000000

ALL the following 2 parcels of land, lying and being situate in the Borough of Chambersburg, County of Franklin, Commonwealth of Pennsylvania

WRIT OF EXECUTION FILED BY: LOGS LEGAL GROUP LLP

3600 HORIZON DRIVE SUITE 150

KING OF PRUSSIA, PENNSYLVANIA 19406

JUDGMENT AMOUNT: \$257,866.85

#### No. 2023-1240 EMBRACE HOME LOANS INC.

#### VE NOWE LOANS INC.

# KATIE E. HOUSEHOLDER ET AL, MATTHEW D. HOUSEHOLDER

PROPERTY ADDRESS: 405 South Broad Street, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 24-5C40.-037.-000000

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

Writ of Execution filed by: RICHARD M. SQUIRE & ASSOCIATES LLC

ONE JENKINTOWN STATION 115 WEST AVENUE, SUITE 104 JENKINTOWN PA 19046 JUDGMENT AMOUNT: \$ 226,698.82

#### No. 2017 -3092

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, SUCCESSOR IN INTEREST TO JPMORGAN CHASE

BANK, N.A., F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2003-2 MORTGAGE

PASS-THROUGH CERTIFICATES, SERIES 2003-2

#### **RONNIE R. JOHNS, JUDITH JOHNS**

PROPERTY ADDRESS: 3646 West Avenue, Greencastle, PA 17225

By virtue of a Writ of Execution No. 2017-3092

The Bank of New York Mellon fka The Bank of New York Successor in Interest to JPMorgan Chase Bank, N.A., FKA JPMorgan Chase Bank, as Trustee for GSMPS Mortgage Loan Trust 2003- Mortgage Pass-through Certificates, Series 2003-2

V

Ronnie R. Johns

Judith Johns a/k/a Judith M. Johns

Owner(s) of property situate in Antrim Township, Franklin County, Pennsylvania, being 3436 West Avenue, Greencastle PA 17225

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$126,665.11 Attorney for the Plaintiff

Altorney for the Plaintill

PARKER MCCAY, PA

#### No. 2023-1327 CARRINGTON MORTGAGE SERVICES LLC VS

#### MARK D. MILLER

PROPERTY ADDRESS: 680 Redwood Drive, Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 01-0A32Q-045.-000000

ALL the following described real estate, locally known as 680 Redwood Drive, lying and being situate in Antrim Township, Franklin County, Pennsylvania

Writ of Execution filed by: LOGS LEGAL GROUP LLP ATTORNEYS AT LAW 3600 HORIZON DRIVE, SUITE 150

JUDGMENT AMOUNT: \$109,113.10

KING OF PRUSSIA, PA 19406

No. 2023-457

#### US BANK TRUST NATIONAL ASSOCIATION, NOT IN IT'S INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST

#### PAMELA S. NELSON

PROPERTY ADDRESS: 9578 Forest Ridge Road, Shippensburg, PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N13.-069.-000000

Instrument granted and conveyed unto Pamela S. Nelson, single

Judgment amount: \$250,230.59

Premises being: 9578 Forest Ridge Road, Shippensburg, PA 17257

Seized and sold as the property of Pamela S. Nelson Judgment Number 2023-00457 (U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSF10 Master Participation Trust v Pamela S. Nelson), with a judgment amount of \$250,230.59

Filed by: FRIEDMAN VARTOLO LLP 1325 FRANKLIN AVENUE SUITE 160 GARDEN CITY, NY 11530 No. 2022-2511

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

CITIGROUP MORTGAGE LOAN TRUST 2021-A

VS

LARRY SAMPSON ET AL, TAMMY J. SAMPSON

PROPERTY ADDRESS: 9635 Upper Strasburg Road, Upper Strasburg, PA 17265

UPI /TAX PARCEL NUMBER: 12-0F12M-011.-000000

ALL that certain piece of parcel of land lying and being situate in the village of Upper Strasburg, Franklin County, Pennsylvania

Writ of Execution filed by: ROMANO GARUBO & ARGENTIERI

52 Newton Avenue, PO Box 456 Woodbury, NJ 08096

Judgement amount: \$ 144,192.30

#### **TFRMS**

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
SEPT 1, 2023	NOV 10, 2023
NOV 3, 2023	JAN 12, 2024
JAN 5, 2024	MAR 8, 2024
MAR 1, 2024	MAY 10, 2024
MAY 3, 2024	JUL 12, 2024
JUL 5, 2024	SEP 13, 2024
SEP 6, 2024	NOV 8, 2024
NOV 1, 2024	JAN 10, 2024

10/20, 10/27, 11/3/2023

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