

Franklin County Legal Journal

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Pages 123 - 135

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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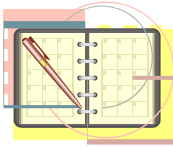
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Franklin County Legal Journal

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.

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POSTMASTER: Send address changes to the Franklin County Legal Journal, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291.



Franklin County Bar Association 2021-22 Calendar of Events

JANUARY

- Jan. 7th **YLD Meeting**, via Zoom, noon
- Jan. 17th **FCBA Office and Fr. Co. Law Library CLOSED**
- Jan. 21st **Board of Directors Meeting**, via Zoom, noon
- Jan. 25th **PBI CLE The Burned Out Lawyer: Recognition and Prevention Strategies in the Post-COVID World**, Simulcast, 9 - 11 a.m.
- Jan. 26th **PBI CLE Advance Care Planning**, Simulcast, 9 a.m. - 12:15 p.m.

NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated December 15, 2021, William Scott Arnault (#92129) of Franklin County, is Suspended on Consent from the Bar of this Commonwealth for a period of two-years, effective January 14, 2021.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania

12/31/2021

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 Daniel G. Blocher, a/k/a Dan Blocher, a/k/a Danny Blocher, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
David Blocher
6 Greenbriar Lane
Gettysburg PA 17325

12/31/2021, 1/7/2022, 1/14/2022

Estate of Glenn E. Deardorff, Sr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Jacqueline S. Stenger
2885 Wiles Road
Chambersburg, PA 17202

Attorney:

Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

12/31/2021, 1/7/2022, 1/14/2022

Estate of Annette Teresa Florek, a/k/a Annette Florek, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Dianna M. Smith
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

Attorney:

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

12/31/2021, 1/7/2022, 1/14/2022

Estate of Louise K. Hockenberry, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Jennifer J. Casner-Hockenberry, LSW
533 Bucks Valley Road
Newport, PA 17074

12/31/2021, 1/7/2022, 1/14/2022

Estate of Alvey C. Kennedy, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Jessie C. Kennedy
15296 Ridge Road
Waynesboro, PA 17268
Jamie I. Kennedy
1585 Mark Drive
Chambersburg, PA 17201

Attorney:

Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

12/31/2021, 1/7/2022, 1/14/2022

Estate of Betty A. Myers, late of Franklin County, Pennsylvania.

Personal Representative:

Brittany A. Myers
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

12/31/2021, 1/7/2022, 1/14/2022

Estate of Brian L. Myers, late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:

Debra A. Myers
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

12/31/2021, 1/7/2022, 1/14/2022

Estate of Phyllis Jean Rienks, a/k/a Phyllis J. Rienks, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Fay E. Perviance
6570 Hill Road
Fayetteville, PA 17222

Attorney:

Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

12/31/2021, 1/7/2022, 1/14/2022

PUBLIC NOTICES

Estate of Robert E. Shields, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Mona T. Shields
c/o Jerry A. Weigle
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

12/31/2021, 1/7/2022, 1/14/2022

Estate of Janice H. Statler, a/k/a Janice Houck Statler, late of St. Thomas Township Township, Franklin County, Pennsylvania.

Personal Representative:

Duane Edmund Statler
9801 Circle Drive
Chambersburg, PA 17201

Attorney:

Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

12/31/2021, 1/7/2022, 1/14/2022

Estate of Jennifer Jo Ward, late of Hamilton Township Township, Franklin County, Pennsylvania.

Personal Representative:

David Hill
c/o Walker, Connor & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

Attorney:

David F. Spang
Walker, Connor & Spang, LLC
24 7 Lincoln Way East
Chambersburg, PA 17201

12/31/2021, 1/7/2022, 1/14/2022

Estate of Douglas B. Werner, Jr., a/k/a Douglas Bentz Werner, Jr., late of Shippensburg Township Township, Franklin County, Pennsylvania.

Personal Representative:

Carol E. Freeman
c/o Jerry A. Weigle
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

12/31/2021, 1/7/2022, 1/14/2022

Second Publication

Estate of Mary Jane Beck, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Roger Owen Beck
1087 Church Hill Road
Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

12/24, 12/31/2021, 1/7/2022

Estate of Clarence Marvin Bierd, Jr., a/k/a Clarence Bierd, Jr., late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Sheila D. Kassube Bierd
6825 Dumeny Road
Greencastle, PA 17225

Attorney:

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

12/24, 12/31/2021, 1/7/2022

Estate of Larry R. Bietsch, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Tracey D. Hammond
c/o Keller, Keller, Beck & Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

Attorney:

David C. Cleaver
Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

12/24, 12/31/2021, 1/7/2022

Estate of Nancy R. Garman, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Joanne L. Bly
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

12/24, 12/31/2021, 1/7/2022

PUBLIC NOTICES

Estate of Sondra Jean Hockensmith, a/k/a Sondra J. Hockensmith, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Colby Morgan Hockensmith

70 1st Street

Anniston, AL 36201-6295

Attorney:

Timothy S. Sponseller

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

12/24, 12/31/2021, 1/7/2022

Estate of Kathryn Laverne Kelly, a/k/a Kathryn Kelly, a/k/a Kathryn L. Kelly, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Donald Kelly

1816 Leedy Drive

Chambersburg, PA 17202

Attorney:

David M. D'Orlando

R+D Estate Consulting, PLLC

53 South Main Street

Yardley, PA 19067

12/24, 12/31/2021, 1/7/2022

Estate of Barbara J. Killian, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Tonia R. Killian

Kevin G. Killian

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

12/24, 12/31/2021, 1/7/2022

Estate of Linda M. McKenzie, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Michael Gregory McKenzie

Timothy Blake McKenzie

c/o Bybel Rutledge, LLP

1017 Mumma Road, Suite 302

Lemoyne, PA 17043

Attorney:

Alexandra M. Sipe

Bybel Rutledge, LLP

1017 Mumma Road, Suite 302

Lemoyne, PA 17043

12/24, 12/31/2021, 1/7/2022

Estate of Susan J. Parish, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Robert S. Derele

c/o Johnson, Duffie, Stewart & Weidner, P.C.

301 Market Street ~ P.O. Box 109

Lemoyne, PA 17043

Attorney:

Rosemarie Gavin-Casner

Johnson, Duffie, Stewart & Weidner, P.C.

301 Market Street ~ P.O. Box 109

Lemoyne, PA 17043

12/24, 12/31/2021, 1/7/2022

Estate of Raymond I. Pugh, a/k/a Raymond Irvin Pugh, late of the Borough of Orrstown, Franklin County, Pennsylvania.

Personal Representatives:

William D. Pugh

46 Anthony Highway

Fayetteville, PA 17222

Ray A. Pugh

20 Lippizan Drive

Shippensburg, PA 17257

Cheryl A. Runshaw

10400 Blind Lane

Shippensburg, PA 17257

Attorney:

Joseph A. Macaluso

P.O. Box 83

Orrstown, PA 17244

12/24, 12/31/2021, 1/7/2022

Estate of Carl Rosenberry, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

David C. Rosenberry

William H. Rosenberry

c/o Vance E. Antonacci

McNees Wallace & Nurick LLC

570 Lausch Lane, Suite 200

Lancaster, PA 17601

Attorney:

Vance E. Antonacci

McNees Wallace & Nurick LLC

570 Lausch Lane, Suite 200

Lancaster, PA 17601

12/24, 12/31/2021, 1/7/2022

Estate of Nicholas B. Sollenberger, a/k/a Nicholas Benjamin Sollenberger, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Michelle Lynn Powers

971 Black Gap Road

Fayetteville, PA 17222

Attorney:

Mark T. Orndorf

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

12/24, 12/31/2021, 1/7/2022

PUBLIC NOTICES

Estate of Marion E. Truett, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Richard T. Truett
3052 Cook Road
Fayetteville, PA 17222
Wilbur R. Truett, III
202 Ann Drive
Fayetteville, PA 17222

Attorney:

Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

12/24, 12/31/2021, 1/7/2022

Third Publication

Estate of LaVerne C. Buckles, a/k/a Vern C. Buckles, a/k/a Vern Carl Buckles, a/k/a LaVerne Carl Buckles, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

James P. Hollabaugh
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

12/17, 12/24, 12/31/2021

Estate of Anna J. Czapp, a/k/a Anna Jane Czapp, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Steven A. Parson
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

12/17, 12/24, 12/31/2021

Estate of Joanne A. Fox, a/k/a Joanne S. Fox, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Bonnie R. Robinson
Tracy L. Fox
c/o Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

Attorney:

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

12/17, 12/24, 12/31/2021

Estate of Eileen G. Harris, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Travis R. Harris
117 Alder Court
Manchester, PA 17345
Attorney:
Stephen D. Wicks
161 Lakemont Park Boulevard
Altoona, PA 16602

12/17, 12/24, 12/31/2021

Estate of Ralph F. Kline, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Lisa S. Kline Todino
Vicky Ann Trimmer
c/o Daley Zucker, LLC
645 North 12th Street, Suite 200
Lemoyne, PA 17043

Attorney:

Vicky Ann Trimmer
Daley Zucker, LLC
645 North 12th Street, Suite 200
Lemoyne, PA 17043

12/17, 12/24, 12/31/2021

Estate of Jamie R. Martin, a/k/a Jamie Ray Martin, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Betty M. Martin
950 Pinola Road
Shippensburg, PA 17257

Attorney:

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

12/17, 12/24, 12/31/2021

Estate of John F. Mastronardi, a/k/a John Frances Mastronardi, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

James G. Mastronardi
20401 Fox Hunt Court
Hagerstown, MD 21742

Attorney:

James M. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
13 West Main Street, Suite 210
Waynesboro, PA 17268

12/17, 12/24, 12/31/2021

PUBLIC NOTICES

Estate of J. Donald Miller, a/k/a Joseph Miller, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Nelson J. Miller
14566 Locust Level Road
Greencastle, PA 17225
Ivan R. Miller
7355 Hege Road
Greencastle, PA 17225

Attorney:

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

12/17, 12/24, 12/31/2021

Estate of Harriet S. Nicholson, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Jeffrey D. Nicholson
14643 Sherwood Drive
Greencastle, PA 17225
Jerome G. Nicholson
1024 Warm Spring Road
Box 88
Chambersburg, PA 17202

Attorney:

Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

12/17, 12/24, 12/31/2021

Estate of Ruben K. Reiff, a/k/a Ruben K. Reiff, III, a/k/a Ruben Kauffman Reiff, a/k/a Ruben Kauffman Reiff, III, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Emily S. Reiff
14710 Greencastle Pike
Hagerstown, MD 21740
Deborah A Myers
2660 Enoch Brown Road
Greencastle, PA 17225

Attorney:

Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

12/17, 12/24, 12/31/2021

Estate of Katherine E. Robinson, a/k/a Katherine Elizabeth Robinson, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Ralph D. Robinson, Jr.
2408 Brown Street
Susquehanna, PA 17109

Attorney:

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

12/17, 12/24, 12/31/2021

Estate of Dale C. Seabrook, Sr., late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Dale C. Seabrook, 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

12/17, 12/24, 12/31/2021

Estate of Barry Quay Sipes, a/k/a Barry Q. Sipes, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Sharon K. Kent
583 Hykes Road
Greencastle, PA 17225
Attorney:
Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

12/17, 12/24, 12/31/2021

Estate of Wayne M. Sipes, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Stuart W. Sipes
134 North 6th Street
Chambersburg, PA 17201
Cindy L. Scanzello

1324 Alexander Avenue
Chambersburg, PA 17201

Attorney:

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

12/17, 12/24, 12/31/2021

Estate of Betty J. White, a/k/a Betty Jane White, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Drew A. White
5401 Philadelphia Avenue
Chambersburg, PA 17202
Patricia A. White
3554 Glen Eagles Drive
Chambersburg, PA 17202

Attorney:

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

12/17, 12/24, 12/31/2021

PUBLIC NOTICES

Estate of Anna G. Zeigler, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Teresa Kay Stickell
956 Byers Avenue
Chambersburg, PA 17201

Attorney:

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

12/17, 12/24, 12/31/2021

ACTION TO QUIET TITLE

In the Court of Common Pleas of the 39ui Judicial District, PA Franklin County Branch Civil Action - Law 2021 - 3444

Garnet O. Hornbaker and Naomi B. Hornbaker,
Plaintiffs

vs.

Heirs of S.A. Hornbaker, a/k/a Simon Albert Hornbaker,
Defendants
NOTICE

To: Heirs of S.A. Hornbaker, a/k/a Simon Albert Hornbaker and any persons with claims to the subject real estate

You are hereby notified that the Plaintiffs in the above captioned action have filed an action to quiet title seeking to acquire title by adverse possession to real estate located north of Punch Bowl Road, Mercersburg, Pennsylvania, 17236, in Montgomery Township, Franklin County, Pennsylvania. This is Tax Parcel No.: 17-0J20.-010B-000000. The real estate is described as follows:

BEGINNING at a stone, a comer of land now or formerly of David Straley; thence north thirteen (13) degrees west, thirty-four (34) rods by lands now or formerly of Annie M. Rasp to a stone; thence by lands now or formerly of Jacob Karns, north eighty-eight (88) degrees east, twenty and one tenth (20.1) perches to a stone; thence by lands now or formerly of Macedon Keefer, south thirteen (13) degrees east, forty-two and ninety-five hundredths (42.95) perches to a stone; thence north sixty-eight (68) degrees west by lands now or formerly of David Straley, formerly Daniel Calklesher, twenty-one and one-fifth (21 1/5) rods to the place of beginning. CONTAINING 4 acres and 127 square perches, neat measure. IT BEING the same real estate which Ellen Keefer, formerly Ellen Hornbaker together with her husband Jerre Hornbaker, by their deed dated May 21, 1902, and recorded in Franklin County Deed Book Vol. 125, page 179, conveyed to S.A. Hornbaker, also known as Simon Albert Hornbaker.

A copy of the complaint setting forth a description of the real estate and the claims of Plaintiffs to own it is available at the office of Steiger & Steiger or by contacting Thomas B. Steiger, Jr. at 717-328-3525 or tsteiger@steigerandsteiger.com.

The Court has entered an Order stating that you as Defendants will be forever barred from asserting any right, lien, title or interest in the land inconsistent with the interest or claim of the Plaintiffs set forth in the complaint, unless you file a defense to the claims of Plaintiffs within 30 days of publication of this Notice, and if no defense

is filed the Prothonotary on Praecept filed by Plaintiffs shall enter final judgment.

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 Number: 717-660-2118
www .franklinbar.org/find

Thomas B. Steiger, Jr., Esquire
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

12/31/2021

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: January 6, 2022.

FOX: First and Final Account of proposed distributions and notice to creditors of The Family Heritage Trust Company Inc., Administrator, of the Estate of Charles S. Fox, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

HARBAUGH: Second and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Executor of the Estate of Ragan L. Harbaugh, late of Hamilton Township, Franklin County, Pennsylvania, deceased.

HERSHEY: First and Final Account of proposed distributions and notice to creditors of Michelle M. Hershey, Administratrix of the Estate of Curtis Alan Hershey, late of St. Thomas Township, Franklin County, Pennsylvania, deceased.

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

12/24, 12/31/2021

PUBLIC NOTICES

SHERIFF'S SALE JANUARY 14, 2022

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 to be hosted by B1D4ASSETS.COM. For more information, please visit www.bid4assets.com/franklincountypasherrifssales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than FEBRUARY 11, 2022 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. 2020-1092 MIDFIRST BANK VS BOBBI JO BAUM

PROPERTY ADDRESS: 11273 Forge Hill Road, Orrstown, PA 17244
UPI / TAX PARCEL NUMBER: 13-0G13D-004-.000000
ALL the following described real estate, lying and being situate in Lurgan Township, Franklin County Pennsylvania

No. 2020-66 ROCKET MORTGAGE LLC VS

Laurie Bryner, Darren E. Bryner

PROPERTY ADDRESS: 122 Walnut Street, Mont Alto, PA 17237
UPI / TAX PARCEL NUMBER: 16-4A00-.049-.000000
ALL that tract of real estate, lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania

No. 2020-454 TRUISTBANK VS BARBARA E COX

PROPERTY ADDRESS: 314 North Grant Street, Waynesboro, PA 17268
UPI / TAX PARCEL NUMBER: 25-5841-.007-.000000
ALL the following real estate lying and being situate along the northwesterly side of North Grant Street in the Borough of Waynesboro, County of Franklin, Commonwealth of Pennsylvania, in the plan of lots known as Grandview, improved by a dwelling known as 314 North Grant Street, bounded and limited as follows:

No. 2019-4575 US BANK NATIONAL ASSOCIATION VS

Guy Matthew Elden

PROPERTY ADDRESS: 120 East Second Street, Waynesboro, PA 17268
UPI / TAX PARCEL NUMBER: 24-5D17-.052-.000000
ALL that real estate of two tracts of land situate in the Borough of Waynesboro, County of Franklin, and State of Pennsylvania

No. 2017-315 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

vs EVERETT L FERGUSON

PROPERTY ADDRESS: 2154 SOLLENBERGER ROAD, CHAMBERSBURG, PA 17201
UPI / TAX PARCEL NUMBER: 11-0E10-.124-.000000
ALL the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania with improvements thereon being known, bounded and limited as follows:

No. 2020-772 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

vs DELORES KELLY

PROPERTY ADDRESS: 5925 Gabrielle Lane, Chambersburg, PA, 7202
UPI / TAX PARCEL NUMBER: 09-0C04P-028A-000000
ALL the property located in Greene Township, Franklin County, Pennsylvania

No. 2018-4285 PATRIOT FEDERAL CREDIT UNION vs

HEIDI E LAMNATOS

PROPERTY ADDRESS: 2278 Sollenberger Road, Chambersburg, PA 17201
UPI / TAX PARCEL NUMBER: 11-0E09-.037D-000000
ALL the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania.

No. 2020-3686 LEGACY MORTGAGE ASSET TRUST

vs SUSANMMONN

PROPERTY ADDRESS: 205 West Main Street, Fayetteville, PA 17222
UPI / TAX PARCEL NUMBER: 09-0C26B-022-.000000
ALL the following described real estate, together with the improvements thereon erected, lying and being situate in the Village of Fayetteville, Greene Township, Franklin County, Pennsylvania

No. 2019-2434 FREEDOM MORTGAGE CORPORATION vs DEBRALRAY

PROPERTY ADDRESS: 11645 Woodlea Drive, Waynesboro, PA 17 268
UPI / TAX PARCEL NUMBER: 23-0Q13-.187-.000000
ALL that tract of real estate together with the improvements thereon erected, lying and being situate in Washington Township, Franklin County, Pennsylvania

PUBLIC NOTICES

No. 2019-4192

M&T BANK

vs

KENNETH PATRICK RAY, TRACY SPRING RAY

PROPERTY ADDRESS: 11734 Ridge Road,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A23.-008.-000000

ALL that certain parcel or tract of land situate in the
Township of Antrim, County of Franklin, Commonwealth
of Pennsylvania.

No. 2018-3152

DITECH FINANCIAL LLC

vs

TERESA D SMITH, AARON J SMITH

PROPERTY ADDRESS: 6829 Shoestring Hill Road,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 19-0L13J-026.-000000

ALL the following described real estate locally known
as 6829 Shoestring Hill Road, lying and being situate in
Quincy Township, Franklin County, Pennsylvania

No. 2011-89

UMB BANK

vs

JAMES A SWANK, NICOLE R. SWANK

PROPERTY ADDRESS: 8752 Rice Road, Shippensburg,
PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N13.-066.-000000

ALL the following described real estate lying and being
situate in Southampton Township, Franklin County,
Pennsylvania

No. 2020-1448

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION

MORTGAGE COMPANY

vs

**UNKNOWN HEIRS SUCCESSORS, AND ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE**

AND INTEREST UNDER PATRICIA SOCKS

PROPERTY ADDRESS: 37 North Broad Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D09.-035.-000000

ALL that certain parcel of land situate in the Borough
of Waynesboro, County of Franklin, Commonwealth of
Pennsylvania being known and designated as follows:

No. 2021-2425

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

**LEE E WILLIAMS, TRISHA F WILLIAMS, TENANTS/
OCCUPANTS**

PROPERTY ADDRESS: 24 LURGAN AVENUE,
SHIPPENSBURG, PA 17257

UPI / TAX PARCEL NUMBER: 27-6B25.-006.-000000

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

TERMS

Upon completion of the Auction, 10% of the purchase price or 10% of all costs, whichever may be higher, shall be delivered to the 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 may be offered to the next highest bidder by Bid4Assets, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

2022 SHERIFF SALE DATES

CUT OFF DATES	SALE DATES
Nov 5, 2021	Jan 14, 2022
Jan 7, 2022	March 11, 2022
March 5, 2022	May 13, 2022
May 7, 2022	July 8, 2022
July 2, 2022	Sept 9, 2022
Sept 12, 2022	Nov 18, 2022
Nov 7, 2022	Jan 13, 2023
	12/24, 12/31/2021, 1/7/2022