

Franklin County Legal Journal

Vol. 40, No. 1

July 1, 2021

Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201–2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.

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Franklin County Legal Journal

The Franklin County Legal Journal is published by the Franklin County Bar Association, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201–2291. Subscriptions for the weekly advance sheets are \$35 per year.

Legal notices and all other materials must be received by noon on Monday of the week of publication. Send all materials to Executive Director, editor, at legaljournal@franklinbar.org or by mail to the above address.

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

PUBLIC NOTICES

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against any of said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the respective personal representatives thereof or their attorneys named below.

First Publication

Estate of Marion J. Brown, a/k/a Marion Joan Brown, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Jared S. Childers
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

7/1, 7/8, 7/15/2022

Estate of Jacquelyn Burkholder Campbell, a/k/a Jacquelyn B. Campbell, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Teresa McHenry
1250 South Washington Street, Suite 709
Alexandria, VA 22314

7/1, 7/8, 7/15/2022

Estate of Donald L. Cormany, a/k/a Donald Lee Cormany, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Cindi R. Martin
5187 Cumberland Highway
Chambersburg, PA 17202
Attorney:
Jerrold A. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

7/1, 7/8, 7/15/2022

Estate of Nancy L. Hite, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Michael L. Hite
10340 Knob Road
Mercersburg, PA 17236
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

7/1, 7/8, 7/15/2022

Estate of Vivian I. Marshall, a/k/a Vivian Irene Marshall, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:
Wanda M. Plumb
Lisa R. Brown
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

7/1, 7/8, 7/15/2022

Estate of Ronald Naylor, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Debbie Moats
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

7/1, 7/8, 7/15/2022

Estate of Alan Timothy Ocker, a/k/a Alan T. Ocker, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Carl L. Ocker
13274 Mercersburg Road
Greencastle PA 17225
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

7/1, 7/8, 7/15/2022

Estate of N. Elizabeth Reecher, a/k/a Naomi Elizabeth Reecher, a/k/a Naomi E. Reecher, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Susan Elaine Gift
4595 Buchanan Trail East
Waynesboro, PA 17268
Kay M. Zeigler
242 Barnett A venue
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

7/1, 7/8, 7/15/2022

PUBLIC NOTICES

Estate of of Rowena A. Snider, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representatives:

Kimberly Smith Thomas (Blair)

P.O. Box 432

Fort Loudon, PA 17224

Terrence Craig Smith

236 Fairview Road

Dickson, TN 37055

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

7/1, 7/8, 7/15/2022

Second Publication

Estate of Paul J. Barnes, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

James E. Barnes

8225 Warm Spring Road

Greencastle, PA 17225

Attorney:

Wertime Guyer LLC

35 North Carlisle Street, Suite A

Greencastle, PA 17225

6/24, 7/1, 7/8/2022

Estate of Philip H. Brockington, a/k/a Philip Heath Brockington, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Lex Brockington

c/o Snoko Dubbs & Buhite Law, Inc.

204 St. Charles Way, Suite F

York, PA 17402

Attorney:

Amanda Snoko Dubbs

Snoko Dubbs & Buhite Law, Inc.

204 St. Charles Way, Suite F

York, PA 17402

6/24, 7/1, 7/8/2022

Estate of John E. Crider, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Gregory S. Crider

328 South Second Street

Chambersburg, PA 17201

Lori D. Garns

6051 Molly Pitcher Highway

Chambersburg, PA 17202

Stacie Jo Jones

P.O. Box 36

St. Thomas, PA 17252

Attorney:

Timothy S. Sponseller

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

6/24, 7/1, 7/8/2022

Estate of William S. Koser, a/k/a William Stanley Koser, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

J. Frederick Davison, III

1390 Marion Road

Chambersburg, PA 17202

Attorney:

J. Edgar Wine

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

6/24, 7/1, 7/8/2022

Estate of Dorothy R. Leedy, a/k/a Dorothy Leedy, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Michael A. Leedy

Rebecca L. Bigler

Susan L. Davis

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

6/24, 7/1, 7/8/2022

Estate of Wanda J. McArthur, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Linda S. Hannum

Judith A. McArthur

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

6/24, 7/1, 7/8/2022

Estate of Dorcas Lorraine Pine, a/k/a Dorcas L. Pine, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Sharon E. Kreigline

8895 Path Valley Road

Fort Loudon, PA 17224

6/24, 7/1, 7/8/2022

Estate of Whrelda J. Pittman, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

David E. Pittman

875 Cranberry Drive

Chambersburg, PA 17202

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

6/24, 7/1, 7/8/2022

PUBLIC NOTICES

Estate of Marilyn E. Rozansky, a/k/a Marilyn Emma Rozansky, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Thomas Rozansky
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

6/24, 7/1, 7/8/2022

Estate of Felicia E. Stevens, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Edward L. Stevens, Jr.
1239 Baltimore Road
Shippensburg, PA 17257
Kimberly M. Rice
19 Orion Road
Boiling Springs, PA 17007
Attorney:
Richard L. Webber, Jr.
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

6/24, 7/1, 7/8/2022

Estate of Peter Christopher Stropas, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Stacy L. Stropas
1610 Leafmore Road
Chambersburg, PA 17202
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/24, 7/1, 7/8/2022

Estate of John M. Thomas, a/k/a John Melvin Thomas, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:
Mark S. Thomas
10226 National Pike
Big Pool, MD 21711
Richard J. Thomas
10048 National Pike
Big Pool, MD 21711
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

6/24, 7/1, 7/8/2022

Third Publication

Estate of Charlotte L. Myers, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Jean S. Myers
c/o Salzmänn Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmänn Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

6/17, 6/24, 7/1/2022

Estate of Jerome Nicholson, a/k/a Jerome G. Nicholson, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Jeffrey D. Nicholson
14643 Sherwood Drive
Greencastle, PA 17225
Attorney:
Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

6/17, 6/24, 7/1/2022

Estate of Mildred C. Park, a/k/a Mildred Catherine Park, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Alice M. Seylar
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

6/17, 6/24, 7/1/2022

Estate of Douglas E. Peters, Sr., a/k/a Douglas E. Peters, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Judy L. Rock
1674 Anthony Highway
Chambersburg, PA 17202
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

6/17, 6/24, 7/1/2022

PUBLIC NOTICES

Estate of Nelson Clarence Rotz, a/k/a Nelson C. Rotz, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

David E. Rotz

Delbert A. Rotz

Rosane M. Hess

c/o Keller, Keller, Beck and Ross, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

Attorney:

Tracy J. Ross

Keller, Keller, Beck and Ross, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

6/17, 6/24, 7/1/2022

Estate of John P. Valentine, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Clinton Barkdoll

9 East Main Street

Waynesboro, PA 17268

Attorney:

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

6/17, 6/24, 7/1/2022

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a corporation by the name of Old Soul Brewing Company has filed its Articles of Incorporation with the Pennsylvania State Department and has been organized under the provisions of the Business Corporation Law of 1988, the Act of December 21, 1988, P.L. 1444, as amended.

Clinton Barkdoll, Esquire

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

7/1/2022

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of **Russell Property Maintenance**, with its principal office or place of business at **14385 McCalmont Rd, Orrstown, PA 17244**. The names and addresses of all persons who are parties to the registration are: **Derrek W. Russell, 14385 McCalmont Rd, Orrstown, PA 17244**.

7/1/2022

NAME CHANGE NOTICE

Notice is hereby given that on the 18th day of August 2022, My name will be legally changed from Danielle Elizabeth Frey to David Luciel-Elliott Smith at 10:30am in courtroom 4 of the Franklin County Judicial Center on 14 N Main St, Chambersburg PA

7/1/2022

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: July 7, 2022.

CLOUGH: First and Final Account of proposed distributions and notice to creditors of Denise M. Clough, Personal Representative of the Estate of Joyce E. Clough, late of Southampton Township, Franklin County, Pennsylvania, deceased.

HAYDEN: First and Final Account of proposed distributions and notice to creditors of James P. Hayden, Administrator of the Estate of Raymond Donald Hayden, Jr., late of Southampton Township, Franklin County, Pennsylvania, deceased.

STEVENS: First and Final Account of proposed distributions and notice to creditors of Mandi L. Hart, Personal Representative of the Estate of Illeana B. Stevens, late of Antrim Township, Franklin County, Pennsylvania, deceased.

Todd A. Rock

Clerk, Orphans' Court Division

Franklin County, Pennsylvania

6/24, 7/1/2022

PUBLIC NOTICES

SHERIFF'S SALE JULY 8, 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 BID4ASSETS.COM. For more information, please visit 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 August 5, 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. 2021-1115

CITIGROUP MORTGAGE LOAN TRUST INC ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S.

BANK NATIONAL ASSOCIATION, AS TRUSTEE

vs

TONYA M REID, JETHRO FILETUS REID

PROPERTY ADDRESS: 3096 Hill Road, Greencastle, PA 17225

UPI/TAX PARCEL NUMBER: 01-0A16-.081-.00000 and 01-0A16-.43-.000000

ALL the following described real estate, together with the improvements thereon erected, lying and being situate in Antrim Township, Franklin County, Pennsylvania

No. 2021-2590

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

vs

CINDY SULLIVAN SOLELY IN HER CAPACITY AS HEIR OF TERRY J. SULLIVAN, DECEASED, TERRY J. SULLIVAN, SOLELY IN HIS CAPACITY AS HEIR OF TERRY J. SULLIVAN, DECEASED & THE UNKNOWN

PROPERTY ADDRESS: 15566 Orchard Avenue, Blue Ridge Summit, PA 17214

UPI / TAX PARCEL NUMBER: 23-0Q20L-012-.000000
The land hereinafter referred to is situate in the City of Blue Ridge Summit, County of Franklin, State of Pennsylvania.

No. 2017-4510

**BOROUGH OF CHAMBERSBURG
VS**

ROSHELL WARREN

PROPERTY ADDRESS: 401 East Washington Street, Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 03-1 E02-.157-.000000
ALL the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania

No. 2019-4888

BOROUGH OF CHAMBERSBURG

vs

ROSHELL WARREN

PROPERTY ADDRESS: 81 West South Street, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 04-1024-.050-.000000
ALL the following described lot of ground together with all improvements thereon erected, situate in the Borough of Chambersburg, Franklin County, Pennsylvania

No. 2015-634

**US BANK NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER OF US BANK
NATIONAL ASSOCIATION ND**

vs

RUSHELLE M WINGERT

PROPERTY ADDRESS: 17167 Path Valley Road, Spring Run, PA 17262-9403

UPI /TAX PARCEL NUMBER: 07-0B23-.077-.000000
The following described property situated in Fannett Township, Franklin County, Commonwealth of Pennsylvania

No. 2020-2848

**US BANK NA AS TRUSTEE ON BEHALF OF THE
NRZ PASS-THRU TRUST IX**

vs

**J.OHN A HENSON, THE UNITED STATES OF
AMERICA C/O US ATTORNEY FOR THE MIDDLE
DISTRICT OF PA**

PROPERTY ADDRESS: 680 Osborne Avenue, Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 08-2B00-.99-.000000
ALL the following real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania

No. 2019-2174

**WELLS FARGO BANK NA
VS**

**DAVID R LOGSDON, II, VICTORIA J BOREN-
LOGSDON**

PROPERTY ADDRESS: 8821 Hillside Way, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q07F-018-.000000
ALL the following described real estate lying and being situate in Washington Township, Franklin County, Commonwealth of Pennsylvania

No. 2018-3683

**LAKEVIEW LOAN SERVICING LLC
vs**

LUCAS E. MILLER, KIMBERLY D. MILLER

PROPERTY ADDRESS: 4645 Newman Road, Fayetteville, PA 17222

UPI /TAX PARCEL NUMBER: 09-0C23Q-021A-.000000
ALL the following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania

PUBLIC NOTICES

No. 2019-4192

**M&T BANK A/K/A MANUFACTURERS AND
TRADERS TRUST COMPANY**

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 described real estate lying and
being situate in Antrim Township, Franklin County,
Pennsylvania

No. 2021-3958

**WILMINGTON SAVINGS FUND SOCIETY FSB, AS
TRUSTEE OF TAMARACK MORTGAGE LOAN
TRUST A**

vs

KYLE J BONHAM

PROPERTY ADDRESS: 2842 Black Gap Road,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 09-0C19.-007.-000000

ALL the following described two (2) tracts of real estate
lying and being situate in Greene Township, Franklin
County, Pennsylvania.

No. 2021-3909

**BANK OF NEW YORK MELLON TRUST COMPANY
NA AS TRUSTEE FOR MORTGAGE ASSETS
MANAGEMENT SERIES I
TRUST**

vs

**FRANCES J. BURKHOLDER, ESTHER R
BURKHOLDER**

PROPERTY ADDRESS: 8059 White Church Road,
Shippensburg, PA 17257

UPI /TAX PARCEL NUMBER: 21-0N14P-011.-000000

ALL THAT CERTAIN tract of land situate in Southampton
Township, Franklin County, Pennsylvania

No. 2022-489

WELLS FARGO BANK NA

vs

BRANDON A. COOL

PROPERTY ADDRESS: 11672 Anthony Highway,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q07.-311.-000000

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

No. 2019-3178

MIDFIRST BANK

vs

TANDY S. FOUST

PROPERTY ADDRESS: 462 Scott Avenue, Waynesboro,
PA 17268

UPI /TAX PARCEL NUMBER: 26-5C22.-118.-000000

ALL that certain lot or piece of ground situate in
Waynesboro Borough, County of Franklin,
Commonwealth of 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

6/17, 6/24, 7/1/2022