

Franklin County Legal Journal

Vol. 41, No. 18

November 3, 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.

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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 Marcia E. Campbell, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Alan J. Grove
Carol A. Grove
2834 Big Dipper Lane
Chambersburg, PA 17202

Attorney:

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

11/3, 11/10, 11/17/2023

Estate of Lavonne L. Hess, a/k/a Lavonne L. Jones, a/k/a Lavonne L. Jones Hess, late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representatives:

Sue L. Payne
Mickey L. Jones
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

11/3, 11/10, 11/17/2023

Estate of Judith A. Kriner, a/k/a Judith Ann Kriner, late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representatives:

Melissa Jo Smetzer
Jeffrey L. Kriner
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

11/3, 11/10, 11/17/2023

Estate of Nancy J. Redington, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

11/3, 11/10, 11/17/2023

Estate of George E. Rice, late of Greencastle Township, Franklin County, Pennsylvania.

Personal Representative:

Janet Rice
1210 Webling Circle
Greencastle, PA 17225

Attorney:

Jeanne F. Singer
864 Jefferson Boulevard
Hagerstown, MD 21740

11/3, 11/10, 11/17/2023

Estate of Gail Rines, a/k/a Gail E. Rines, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Michael E. Rines
22 Treetop Trail
Fairfield, PA 17320

Attorney:

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

11/3, 11/10, 11/17/2023

Estate of John E. Rueckert, Sr., a/k/a John E. Rueckert, a/k/a John Edward Rueckert, Sr., late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

John E. Rueckert, Jr.
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

11/3, 11/10, 11/17/2023

Estate of Blanche M. Stoner, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Judy L. Rotz
5517 Greenvillage Road
Chambersburg, PA 17202

Attorney:

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

11/3, 11/10, 11/17/2023

Estate of Larry V. Young, a/k/a Lawrence Vincent Young, a/k/a Lawrence V. Young, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda K. Fuller
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

11/3, 11/10, 11/17/2023

PUBLIC NOTICES

Second Publication

Estate of Joyce Eileen Boyles, a/k/a Joyce E. Boyles, a/k/a J. Eileen Boyles, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Patrick B. Boyles

71 Dogwood Court

Shippensburg, PA 17257

Attorney:

Timothy W. Misner, of Counsel

The Law Offices of Samantha K. Wolfe, LLC

39 South Broad Street

Waynesboro, PA 17268-1610

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

Estate of Bonita L. Jones, late of Southampton Franklin Township, Franklin County, Pennsylvania.

Personal Representative:

Cheryl L. Jones

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

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

Estate of Edward L. Klotz, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Karen S. Walker

7120 Talhelm Road

Chambersburg, PA 17202

Attorney:

Mark T. Orndorf

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

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

Estate of Dolerene E. C. Meyers, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Daryl I. Meyers

Diane M. McMichael

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

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

Estate of Ronald R. O'Donnell, Sr., late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

Ronald L. O'Donnell, Jr.

Nancy L. Ridenour

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

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

Estate of Winifred J. Ross, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of

Chambersburg, Pennsylvania

PO Box 6010

1500 Nitterhouse Drive

Chambersburg, PA 17201

Attorney:

Nancy H. Meyers

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

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

Estate of Janet L. Zeigler, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Bonita L. Woods

Julie D. Martin

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

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

Third 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

PUBLIC NOTICES

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:

Jeffrey 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

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act, Act No. 1982-295, of the filing with the Department of State of the Commonwealth of Pennsylvania on or about October 26, 2023, of an application for a certificate of conducting a business under the assumed or fictitious name of: Flaud Manufacturing, with its principal place of business at 15853 Burnt Mill Road, Newburg, Pennsylvania 17240.

The name and address of the party interested in said business is: Mervin L. Flaud, 15853 Burnt Mill Road, Newburg, Pennsylvania 17240.

ANDREW J. FRANKLIN, ESQUIRE
825 West King Street, Suite E
Shippensburg, PA 17257

11/3/2023

LEGAL NOTICE ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF THE 39TH
JUDICIAL DISTRICT, PA.

FRANKLIN COUNTY BRANCH
CIVIL ACTION - LAW 2023 - 02519

JEFFREY R. PECK and JUDY L. PECK, Plaintiffs

vs

HEIRS OF BRUCE SHOCKEY and HEIRS OF
NETTIE SHOCKEY and UNKNOWN CLAIMANTS,
Defendants

NOTICE

To: Heirs of Peter Rouzer, Heirs of Robert McCauley and any persons with claims to the subject real estate
You are hereby notified that the Court has issued an Order that Defendants 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 the Defendants file a defense to the claims of Plaintiffs within 30 days of service of the instant Order, and if no defense is filed the Prothonotary on Praecipe 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
717-660-2118

Donald L. Kornfield, Esq.
Andrew J. Benchoff, Esq.
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268
don@kornfield.net
717 414-1877

11/3/2023

PUBLIC NOTICES

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.

**VS
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

**VS
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, Waynesboro, 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

V

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 100
KING OF PRUSSIA, PA 19406

No. 2023-1621 LOANCARE, LLC

**VS
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, lying 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

Judgment Amount: \$16,887.14

PUBLIC NOTICES

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.

vs

**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
VS**

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

PARKER MCCAY, PA

PUBLIC NOTICES

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
KING OF PRUSSIA, PA 19406

JUDGMENT AMOUNT: \$109,113.10

No. 2023-457

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

MASTER PARTICIPATION TRUST

vs

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

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
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