

Franklin County Legal Journal

Vol. 38, No. 27

January 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.

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 Jean Elizabeth DeWalt, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:
Debra K. McMullen
1029 May Apple Drive
Shippensburg, PA 17257
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, PC
74 North Second Street
Chambersburg, PA 17201

1/1, 1/8, 1/15/2021

Estate of Floyd B. Furl, Jr., late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Edris R. Furl
681 Wayne Avenue
Chambersburg, PA 17201
Attorney:
Robert C. Schollaert
Black and Davison, P.C.
1110 Kennebec Drive
Chambersburg, PA 17201

1/1, 1/8, 1/15/2021

Estate of Phyllis M. Myers, a/k/a Phyllis Myers, a/k/a Phyllis Myers, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Charles W. Myers, Jr.
396 Zarger Road
Greencastle, PA 17225
Attorney:
John W. Frey
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

1/1, 1/8, 1/15/2021

Estate of Michael Stouffer, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Robert L. Stouffer
1428 Clay Hill Road
Chambersburg, PA 17202
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

1/1, 1/8, 1/15/2021

Estate of Hubert M. Swartz, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Edward H. Swartz
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

1/1, 1/8, 1/15/2021

Estate of William H. Wolford, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Barry R. Stottlemeyer
15475 Wingerton Road
Waynesboro, PA 17268
Attorney:
J. Edgar Wine
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

1/1, 1/8, 1/15/2021

Second Publication

Estate of Bonnie S. Carniello, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Sean A. Bockstie
712 Fir Spring Drive
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

12/25/2020, 1/1/2021, 1/8/2021

PUBLIC NOTICES

Estate of Ronald Glenn Cornelius, a/k/a Ronald G. Cornelius, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Kelley A. Crist, a/k/a Kelley A. Williamson
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

12/25/2020, 1/1/2021, 1/8/2021

Estate of Leonard Lee Horn, a/k/a Leonard L. Horn, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:

Barbara J. Horn
47 Minnich Road
Chambersburg, PA 17201

Attorney:

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

12/25/2020, 1/1/2021, 1/8/2021

Estate of Virginia L. Houpt, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representatives:

Jerry L. Houpt
Shane A. Houpt
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

12/25/2020, 1/1/2021, 1/8/2021

Estate of Thomas E. Landis, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Roger M. Landis
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

12/25/2020, 1/1/2021, 1/8/2021

Estate of John W. McNew, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Kristi J. Mattzela
130 Glendale Drive
Port Matilda, PA 16870

Attorney:

Elizabeth A. Dupuis
Babst Calland
330 Innovation Boulevard, Suite 302
State College, PA 16803

12/25/2020, 1/1/2021, 1/8/2021

Estate of Dorothy N. Mummau, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Beverly M. Beidel
1720 Walnut Bottom Road
Carlisle, PA 17015
Kevin Mummau
2467 Torrejon Place
Carlsbad, CA 92009

Attorney:

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

12/25/2020, 1/1/2021, 1/8/2021

Estate of David E. Patterson, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Sara J. Hollinshead
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

12/25/2020, 1/1/2021, 1/8/2021

Estate of Genevieve L. Porter, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Karen Porter
90B Menno Village
Chambersburg, PA 17201

Attorney:

Suzanne M. Trinh
Zullinger-Davis-Trinh, PC
74 North Second Street
Chambersburg, PA 17201

12/25/2020, 1/1/2021, 1/8/2021

Estate of John Seward Reese, III, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Colton C. Reese
4573 Coontown Road
Chambersburg, PA 17202

Attorney:

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

12/25/2020, 1/1/2021, 1/8/2021

Estate of Charles G. Schlichter, Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Mary T. Schlichter
3392 Braemar Court
Chambersburg, PA 17202

Attorney:

Suzanne M. Trinh
Zullinger-Davis-Trinh, PC
74 North Second Street
Chambersburg, PA 17201

12/25/2020, 1/1/2021, 1/8/2021

PUBLIC NOTICES

Third Publication

Estate of Betty R. Davis, a/k/a Betty Rotz Davis, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Debra J. 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

12/18/2020, 12/25/2020, 1/1/2021

Estate of David G. Dionne, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Carol Sokol

159 Pinehurst Drive

Meriden, CT 06450

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

12/18/2020, 12/25/2020, 1/1/2021

Estate of Randolph M. Finney, a/k/a Randolph Finney, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Camille C. Bowie

Lisa L. Coleman

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

12/18/2020, 12/25/2020, 1/1/2021

Estate of Nicholas M. Fratrack, a/k/a Nick M. Fratrack, a/k/a N M Fratrack, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Carolyn M. Fratrack

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

12/18/2020, 12/25/2020, 1/1/2021

Estate of Dorothy H. Grove, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Nevin E. Grove

Marlin E. Grove

c/o Zullinger-Davis-Trinh, PC

74 North Second Street

Chambersburg, PA 17201

Attorney:

Joel R. Zullinger

Zullinger-Davis-Trinh, PC

74 North Second Street

Chambersburg, PA 17201

12/18/2020, 12/25/2020, 1/1/2021

Estate of Charles D. Lehman, a/k/a Charles Douglas Lehman, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Wilma M. Keefer

10111 Knob Road

Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

12/18/2020, 12/25/2020, 1/1/2021

Estate of Thomas L. Pittman, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Jeffrey L. Stoner

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

12/18/2020, 12/25/2020, 1/1/2021

Estate of Remedios R. Rosel, a/k/a Remedios Rosel, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Rowena R. Rosel

163 Queen Road

Imler, PA 16655

Attorney:

Christopher T. Michelone

McQuaide Blasko

Gateway Centre

601 Hawthorne Drive, Suite 2A

Holidaysburg, PA 16648

12/18/2020, 12/25/2020, 1/1/2021

Estate of Esther L. Schultz, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Jill D. Smith

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

12/18/2020, 12/25/2020, 1/1/2021

Estate of Carolyn K. Shearer, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Scott A. Shearer

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

12/18/2020, 12/25/2020, 1/1/2021

PUBLIC NOTICES

Estate of June E. Shoemaker, a/k/a June Shoemaker, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Kimberly S. Gully

Sherry S. Rippin

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

12/18/2020, 12/25/2020, 1/1/2021

Estate of Richard Lee Shoemaker, a/k/a Richard L. Shoemaker, a/k/a Richard Shoemaker, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Kimberly S. Gully

Sherry S. Rippin

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

12/18/2020, 12/25/2020, 1/1/2021

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on December 21, 2020 with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania for the purpose of obtaining a Certificate of Incorporation.

The name of the Corporation organized under the Pennsylvania Business Corporation Law of 1988, as amended and supplemented, is Exit 12 Inc. The purpose for which the Corporation was organized shall specifically include, but not be limited to, real estate ownership and investment.

BARLEY SNYDER

Attorneys

1/1/2021

LEGAL NOTICE

CASE NO.: 8549

PUBLICATION ON ADOPTION

(JOSEPH CLARK OR ANY UNKNOWN OR UNDISCLOSED PARENT)

In the Probate Court of **Madison** County, Alabama.

IN: THE MATTER OF ADOPTION OF: **BABY BOY WARNE A/K/A SILAS FINLEY WARNE**

Notice to Joseph Clark or any Unknown or Undisclosed Parent of: Baby Boy Warne a/k/a Silas Finley Warne

You will take notice that a petition for the adoption of **Baby Boy Warne a/k/a Silas Finley Warne**, a minor (born to **Christiahna Sue Warne** on **October 20, 2020** in **Franklin** County, Alabama) was filed on November 10, 2020 in the Probate Court of Madison County, Alabama, alleging that the identity of the natural parent of said minor child may be **Joseph Clark** or unknown or has not been correctly disclosed to the Court, and whose relationship of said **Joseph Clark** or possible unknown or undisclosed natural parent to the aforesaid minor child is that of the Natural Father.

Please be advised that should you intend to contest this adoption, you must file a written response within thirty (30) days of the date of the last publication herein with Amy. M. Osborne whose name and address is shown below, and with the Clerk of the Probate Court of **Madison County**, Courthouse, **Madison**, Alabama.

Done this the 23rd day of December, 2020.

Amy M. Osborne, Esq.

Osborne Law Firm, LLC.

4770 Eastern Valley Road, Suite 111

The Shoppes at Letson Farms, PBM 106

McCalla, Alabama 35111

205-515-9271

OsborneAdoptions@gmail.com

1/1, 1/8, 1/15, 1/22/2020

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 7, 2021.

CRAMER: First and Final Account of proposed distributions and notice to creditors of Joan Deffenbaugh, Executrix of the Estate of Betty Lou Cramer, a/k/a Betty L. Cramer, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

MARTIN: First and Final Account of proposed distributions and notice to creditors of Orrstown Bank, Personal Representative of the Estate of Lois A. Martin, late of Southampton Township, Franklin County, Pennsylvania, deceased.

Todd A. Rock

Clerk, Orphans' Court Division

Franklin County, Pennsylvania

12/25/2020, 1/1/2021

PUBLIC NOTICES

SHERIFF'S SALE JANUARY 8, 2021

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 venue or outcry at the Capitol Theatre, 159 South Main Street in downtown Chambersburg, Pennsylvania promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties In interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than February 8, 2021 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. 2020-514 PENNYMAC LOAN SERVICES LLC

vs

CRAIG A BRINDLE

PROPERTY ADDRESS: 2574 Cider Press Road, Chambersburg, PA 17202-8870
UPI/ TAX PARCEL NUMBER: 10-0D14-.015-.000000
All that certain tract of land situate in Guilford Township, Franklin County, Pennsylvania

No. 2019-3385 WILMINGTON SAVINGS FUND SOCIETY FSB

vs

BRENDA S DONALDSON, MICHELLE L SEWART

PROPERTY ADDRESS: 140 Baldwin Boulevard, Shippensburg, PA 17257
UPI/ TAX PARCEL NUMBER: 21-0N17-.208-.000000
All the following described real estate, lying and being situate in Southampton Township, Franklin County, Pennsylvania

No. 2020-1000 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR SECURITIZED ASSET BACEO RECEIVABLES LLC

TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-NC1

vs

AARON D MORELAND, CECELIA ANN MORELAND

PROPERTY ADDRESS: 45 West Dahlgren Street, Greencastle, PA 17225
UPI/ TAX PARCEL NUMBER: 08-2B28-.063-.00000.
ALL that certain piece or tract of land, situate in the Borough of Greencastle, County of Franklin and Commonwealth of Pennsylvania

No. 2019-2596 PNC BANK, N.A., S/B/M TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK

vs

ERIC ROMBERGER

PROPERTY ADDRESS: 2771 GRAND POINT ROAD, CHAMBERSBURG, PA 17202
UPI/ TAX PARCEL NUMBER: 09-0C13-.425-.000000
ALL that certain tract or parcel of real estate lying and being situated in Greene Township, Franklin County, Pennsylvania

No. 2020-848 RUSHMORE LOAN MANAGEMENT

vs

TRAVIS MICHAEL TRUETT

PROPERTY ADDRESS: 1028 Orchard Drive, Chambersburg, PA 17201
UPI /TAX PARCEL NUMBER: 06-1E60.-197-.000000
All that certain lot or piece of ground situate in the Borough of Chambersburg, 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 Sheriff. The balance due shall be paid **NO LATER THAN JANUARY 19, 2021 AT 4:00 PM** prevailing time. If the 10% payment is not made the day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be resold on **JANUARY 22, 2021** at 1:00 P.M prevailing time unless otherwise stated, Chambersburg, Franklin County, Pennsylvania at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full. Deeds will be recorded in the name of the successful bidder.

REAL ESTATE SALE DATES

CUT OFF DATES SALE DATES

9/04/2020	11/13/2020
11/06/2020	1/08/2020
1/04/2021	3/12/2021
3/05/2021	5/14/2021
5/07/2021	7/09/2021
7/02/2021	9/10/2021
9/03/2021	11/12/2021
11/05/2021	1/14/2022

12/18/2020, 12/25/2020, 1/1/2021