

Franklin County Legal Journal

Vol. 38, No. 52

June 25, 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.

THE FRANKLIN COUNTY BAR ASSOCIATION

VISIT US AT ***WWW.FRANKLINBAR.ORG***

Our website includes:

- Calendar of Events
- Find a Lawyer Search
- FCL Journal Public Notices
- FCBA Members' Section
- 39th Judicial District Court Calendar

FOLLOW US ON FACEBOOK at
www.facebook.com/FranklinCountyBarAssociation

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 Wilma Jean Baker, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda L. Butler

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

6/25, 7/2, 7/9/2021

Estate of Patricia A. Goglin, a/k/a Patricia Ann Goglin, a/k/a Patricia A. Misa Goglin, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Michael B. Goglin

3360 Landmark Court
Chambersburg, PA 17201

Attorney:

George E. Wenger, Jr.

Hoskinson, Wenger & Rife

147 East Washington Street
Chambersburg, PA 17201

6/25, 7/2, 7/9/2021

Estate of Marlene M. Hill, late of McConnellsburg Township, Fulton County, Pennsylvania.

Personal Representative:

Connie Booth

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

6/25, 7/2, 7/9/2021

Estate of Frederick R. McCartney, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Pamela Kelly

Frederick McCartney, III

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

6/25, 7/2, 7/9/2021

Estate of Christina Tavon Taylor, a/k/a Christina T. Taylor, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Susan T. Taylor

1111 Mill Road
Ronkonkoma, NY 11779

Attorney:

Clayton A. Lingg

c/o Mooney Law

230 York Street
Hanover, PA 17331

6/25, 7/2, 7/9/2021

Second Publication

Estate of Ronald E. Eyler, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

David R. Eyler

c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street

Waynesboro, PA 17268

Attorney:

Clinton Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

6/18, 6/25, 7/2/2021

Estate of Janet B. Gallup, a/k/a Janet Beth Gallup, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Christine M. Marcotte

188 Sherwood Drive
Chambersburg, PA 17202

Attorney:

Robert C. Schollaert

Black and Davison, P.C.

1110 Kennebec Drive
Chambersburg, PA 17201

6/18, 6/25, 7/2/2021

Estate of Edwina Haas, a/k/a Edwina N. Haas, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Kevin W. Sams

11380 Pine Hill Drive
Waynesboro, PA 17268

Attorney:

Tracy J. Ross

Keller, Keller, Beck and Ross, LLC

1035 Wayne Avenue
Chambersburg, PA 17201

6/18, 6/25, 7/2/2021

Estate of Reuben C. Jones, a/k/a Reuben Clark Jones, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Ned E. Jones

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

6/18, 6/25, 7/2/2021

PUBLIC NOTICES

Estate of Betty May McFerren, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Betty L. Stull
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

6/18, 6/25, 7/2/2021

Estate of Betty L. McIntire, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Sharon M. Byers
Jennifer K. Eyler
Theresa A. Eyler
c/o R. Thomas Murphy & Associates, P.C.
2005 East Main Street
Waynesboro, PA 17268

Attorney:

R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 East Main Street
Waynesboro, PA 17268

6/18, 6/25, 7/2/2021

Estate of Charles E. Minehart, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Charlene K. Minehart
Cindi E. Minehart
F&M Trust Company
20 South Main Street
Chambersburg, PA 17201

Attorney:

Michael B. Finucane
Michael Finucane Law Office
550 Cleveland Avenue, Suite 112
Chambersburg, PA 17201

6/18, 6/25, 7/2/2021

Estate of Mary Myers, a/k/a Mary Ann Myers, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Kelly A. Citara
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

6/18, 6/25, 7/2/2021

Estate of Audrey M. Rosenberger, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Susan J. Rosenberger
7173 Ruritan Drive
Chambersburg, PA 17202

Attorney:

Tracy J. Ross
Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

6/18, 6/25, 7/2/2021

Estate of Jeffrey Lynn Summers, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Kyle Stanton Summers
Troy Andrew Summers
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

6/18, 6/25, 7/2/2021

Third Publication

Estate of Troy Eugene Bennett, a/k/a Troy E. Bennett, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Mathieu Eugene Bennett
6204 Charlestown Road
Mercersburg, PA 17236

Attorney:

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

6/11, 6/18, 6/25/2021

Estate of Larry D. Byers, a/k/a Larry Denton Byers, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

Attorney:

Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

6/11, 6/18, 6/25/2021

PUBLIC NOTICES

Estate of Carolyn F. Dunn, a/k/a Carolyn Fay Dunn, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Michael A. Hamilton
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

6/11, 6/18, 6/25/2021

Estate of Dorothy Jean Hebb, a/k/a Dorothy J. Hebb, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Brenda K. Miller
Christopher Miller
c/o Keller, Keller, Beck & Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201
Attorney:
Tracy J. Ross
Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

6/11, 6/18, 6/25/2021

Estate of Gale Pyatt Knepper, a/k/a Gale P. Knepper, late of Wells Township, Fulton County, Pennsylvania.

Personal Representatives:
Robert S. Pyatt, 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

6/11, 6/18, 6/25/2021

Estate of Thomas O. Martin, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Shawn G. Martin
c/o Salzmman Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201
Attorney:
Eileen C. Finucane
Salzmman Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

6/11, 6/18, 6/25/2021

Estate of Kathleen K. Mathias, a/k/a Kathleen Mathias, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Jan W. Patterson
15452 Norwood Avenue
Blue Ridge Summit, PA 17214
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

6/11, 6/18, 6/25/2021

Estate of William K. Snider, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Thomas B. Steiger, Jr.
56 South Main Street
Mercersburg, PA 17236
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

6/11, 6/18, 6/25/2021

Estate of Shirley F. Wolfgang, a/k/a Shirley Faye Wolfgang, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:
Teresa C. Anthony
Rhonda Wolfgang Belluscio
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

6/11, 6/18, 6/25/2021

PUBLIC NOTICES

LEGAL NOTICE

The County of Franklin, in accordance with the Consolidated County Assessment Law, 53 Pa. C.S. § 884(d) et seq., hereby gives notice that the Franklin County Tax Services Department completed its updates of the Franklin County tax assessment rolls, with updates effective July 1, 2021. The assessment rolls are open and available for inspection at the Franklin County Administration Building, Tax Services Department, 272 North Second Street, Chambersburg PA, during normal business hours from 8:30 a.m. until 4:30 p.m., Monday through Friday, except for County holidays and weekends.

The County of Franklin also hereby gives notice that all Franklin County property owners, or others with an interest in any real estate located in Franklin County, have a right to file in writing an appeal from any real estate assessment on or before the 1st day of August 2021, such date having been designated as the date for the assessment appeal deadline in accordance with statutory authority contained at 53 Pa. C.S. § 8844(c)(3), as approved by the Board of Commissioners of the County of Franklin, at a public meeting on May 9, 2013, and as announced in Resolution No 2013-05, a copy of which is on file with the Franklin County Commissioners and also with the Franklin County Tax Services Department. Appeal forms can be obtained at the Franklin County Tax Services Department at 272 North Second Street, Chambersburg PA, during normal business hours from 8:30 a.m. until 4:30 p.m., Monday through Friday, except for County holidays and weekends, or online at www.franklincountypa.gov under "General Government and Tax Assessment." Appeals shall be filed at the office of the Franklin County Tax Services Department. For any year where August 1st falls on a weekend or holiday, appeals will be accepted until the end of the next County business day following August 1st. As August 1, 2021, falls on a Sunday, the deadline for appeals in 2021 shall be August 2, 2021, at 4:30 p.m.

Finally, the County of Franklin also hereby gives notice that the Franklin County Board of Assessment and Revision of Taxes, will be scheduling tax appeal hearings no earlier than August 2, 2021, and hearings are to be scheduled through October 31, 2021 at the Meeting Room, Franklin County Administration Building, 272 N Second Street, Chambersburg PA.

FRANKLIN COUNTY BOARD OF COMMISSIONERS
6/25/2021

NAME CHANGE NOTICE

Notice is hereby given that Crystal Ann Abel, of Shippensburg, Franklin County, Pennsylvania, has petitioned the Court to legally change their name of Crystal Ann Abel to Benji Fae Abel. A hearing on the matter will be held on Monday, July 19, 2021, at 9:00 o'clock a.m. in Courtroom #2 of the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

6/25/2021

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: July 1, 2021.

JONES: First and Final Account of proposed distributions and notice to creditors of Barbara S. Jones, Executrix of the Estate of Hugh E. Jones, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

6/18, 6/25/2021

PUBLIC NOTICES

SHERIFF'S SALE

July 9, 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 August 6, 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. 2020-1519
ROUNDPOINT MORTGAGE SERVICING CORPORATION

vs
NICOLE AMOS, JOHN KLINE

PROPERTY ADDRESS: 332 Ringgold Street, Waynesboro, PA 17268
UPI/ TAX PARCEL NUMBER: 24-5C32.-009.-000000
ALL the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania.

No. 2020-2655
SELECT PORTFOLIO SERVICING INC

vs
PATRICIA A BERCAW

PROPERTY ADDRESS: 4351 MERCERSBURG ROAD, MERCERSBURG, PA 17236
UPI / TAX PARCEL NUMBER: 18-0K17 .-0278-000000
ALL that certain lot or parcel of real estate lying and being situated in Peters Township, Franklin County, Commonwealth of Pennsylvania.

No. 2018-3690
WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTE OF STANWICH MORTGAGE LOAN TRUST F

vs
CLAIR F BUTERBAUGH, JR

PROPERTY ADDRESS: 5966 Buchanan Drive, Mercersburg, PA 17236
UPI /TAX PARCEL NUMBER: 18-0K21 P-031.-000000 and 18-0K21 P-027.-000000
ALL the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania.

No. 2020-511
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
VS
SCOTT P CARON

PROPERTY ADDRESS: 8813 HILLSIDE WAY, WAYNESBORO, PA 17268
UPI / TAX PARCEL NUMBER: 23-0Q07F-017.-000000
ALL the following described real estate lying and being situate in Washington Township, Franklin County Pennsylvania

No. 2021-773
TRUISTBANK
vs
CHAMBERSBURG LODGE NO. 842, LOYAL ORDER OF MOOSE

PROPERTY ADDRESS: 1100 Sheller Avenue, Chambersburg, PA 17201
UPI / TAX PARCEL NUMBER: 06-1 E00.-091.-000000
ALL the following described tracts of real estate, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania.

No. 2019-622
JP MORGAN CHASE BANK NATIONAL ASSOCIATION

vs
CHRISTOPHER M DUPLISEA, HEATHER R DUPLISEA

PROPERTY ADDRESS: 223 South Broad Street, Waynesboro, PA 17268
UPI / TAX PARCEL NUMBER: 24-5025.-004.-000000
ALL that real estate lying and being situate along the Easterly side of South Broad Street, Waynesboro, Franklin County, Pennsylvania.

No. 2020-3265
VILLAGE CAPITAL & INVESTMENT LLC

vs
DENNIS C EBERSOLE, NANCI W EBERSOLE
PROPERTY ADDRESS: 14 Meadow Drive, Chambersburg, PA 17201
UPI /TAX PARCEL NUMBER: 06-1E59.-032.-000000
ALL the following described real estate lying, and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania.

No. 2019-5143
LAKEVIEW LOAN SERVICING LLC

vs
DAVID D GREEN, KIMBERLY B GREEN
PROPERTY ADDRESS: 1244 Warm Spring Road, Chambersburg, PA 17202
UPI/ TAX PARCEL NUMBER: 11-0E17.-182.-000000
ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Hamilton Township, County of Franklin, Commonwealth of Pennsylvania.

PUBLIC NOTICES

No. 2019-4709

JP MORGAN MORTGAGE ACQUISITION CORP

vs

WILLIAM GRUBBS, DECEASED

PROPERTY ADDRESS: 570 Nelson Street,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 03-1E03.-156.-000000

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

No. 2019-4686

REVERSE MORTGAGE SOLUTIONS INC

VS

**DAWN M MCFADDEN, BOBBIE J SPOWE,
VICTORIA L MENTZER**

PROPERTY ADDRESS: 11501 Orchard Road,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q07J-010.-000000

All that tract of real estate lying and being situate in the
Township of Washington, County of Franklin, in the State
of Pennsylvania.

No. 2020-313

AMERIHOM MORTGAGE COMPANY LLC

vs

JENNIFER S MOYER, RONNIE D MOYER, JR.

PROPERTY ADDRESS: 1590 Meadow Green Lane,
Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 10-0D09.-170.-000000

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

No. 2019-4057

WELLS FARGO BANK NA

vs

JASON L ROWLES

PROPERTY ADDRESS: 205 Guilford Drive,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 10-0D05L-122.-000000

ALL that certain lot or piece of ground situate in Guilford
Township, County of Franklin, Commonwealth of
Pennsylvania.

No. 2020-3570

U.S. BANK NATIONAL ASSOCIATION

VS

JONATHAN A SCOTT, ERIN R SCOTT

PROPERTY ADDRESS: 119-121 North Broad Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D02.-034.-000000

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

No. 2020-555

REVERSE MORTGAGE FUNDING LLC

VS

**GARRY L SEIDERS, TINA M MCKELVEY, ESTHER L
SEIDERS ESTATE OF**

PROPERTY ADDRESS: 208 North Main Street,
Mercersburg, PA 17236

UPI /TAX PARCEL NUMBER: 14-3A12-021.-000000

ALL that certain piece or parcel or Tract of land situate
in the Borough of Mercersburg, Franklin County,
Pennsylvania.

No. 2020-887

**US BANK TRUST NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE CHALET SERIES IV TRUST**

vs

**KATHLEEN SPAETH, CATHERINE F RUSSELL,
KEITH A RUSSELL**

PROPERTY ADDRESS: 758 Allison Drive, Greencastle,
PA 17225

UPI /TAX PARCEL NUMBER: 01-0A18.-179.-000000

ALL that certain lot or piece of ground situate in Antrim
Township, County of Franklin, Commonwealth of
Pennsylvania

No. 2020-2153

**HAMILTON TOWNSHIP MUNICIPAL AUTHORITY
VS**

US DEPARTMENT OF AGRICULTURE

PROPERTY ADDRESS: 1868 Leedy Drive,
Chambersburg, PA 17202

UPI /TAX PARCEL NUMBER: 11-0E10Q-077.-000000

All the following described unimproved parcel of real
estate, lying and being situate in Hamilton Township,
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 Sheriff. The balance due shall be paid
NO LATER THAN **JULY 19, 2021, 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 **JULY
23, 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
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

6/18, 6/25, 7/2/2021