

Franklin County Legal Journal

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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 Edward J. Bricker, a/k/a Edward John Bricker, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Erin Ernst
13724 Ridge Road
Waynesboro, PA 17268

Attorney:

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

11/5, 11/12, 11/19/2021

Estate of Jean C. Crotty, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Katherine M. Zerkle
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

11/5, 11/12, 11/19/2021

Estate of Patricia L. Culler, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Rodney J. Culler
Lori S. Michael
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

11/5, 11/12, 11/19/2021

Estate of Thomas A. Dolan, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Carroll A. Luben
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

11/5, 11/12, 11/19/2021

Estate of Pauline Mildred Goshorn, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Gary L. Goshorn
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

11/5, 11/12, 11/19/2021

Estate of Wayne S. Hornbaker, a/k/a Wayne Samuel Hornbaker, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Mae M. Cordell
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

11/5, 11/12, 11/19/2021

Estate of Charles N. Johnson, a/k/a Charles Norman Johnson, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:

Kathy A. Arentz
P.O. Box 363
Fannettsburg, PA 17221

Attorney:

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

11/5, 11/12, 11/19/2021

Estate of Ray C. Leshner, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Kevin R. Leshner
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
20 East Sixth Street, Suite 206
Waynesboro, PA 17268

11/5, 11/12, 11/19/2021

PUBLIC NOTICES

Estate of William I. Mellott, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representatives:

Karen E. Noll
Linda D. Martin
Pamela J. Sherman
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

11/5, 11/12, 11/19/2021

Estate of Patti J. Ramsey, late of Licking Creek Township,
Fulton County, Pennsylvania.

Personal Representatives:

Todd R. Ramsey
Tara J. Ramsey
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

11/5, 11/12, 11/19/2021

TRUSTEES' NOTICE: Notice is hereby given of Robert J.
and Lillian I. Sedlor Trust Dated April 25, 1996, Franklin
County, Pennsylvania, in which the Trustees request all
persons having claims against said Trust to make known
the same to them and all persons indebted to said Trust
to make payment to her without delay.

Trustees:

Patricia A. Reeder
Robert J. Sedlor, 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

11/5, 11/12, 11/19/2021

Estate of Martha C. Showers, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representatives:

Farmers and Merchants Trust Company of
Chambersburg, Executor
c/o Salzmman Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

Attorney:

Nancy H. Meyers
Salzmman Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

11/5, 11/12, 11/19/2021

Estate of Helen L. Sleighter, late of Southampton
Township, Franklin County, Pennsylvania.

Personal Representative:

Jerry L. Pringle, Jr.
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

11/5, 11/12, 11/19/2021

Estate of Phyllis M. Strait, late of Franklin County,
Pennsylvania.

Personal Representative:

Susan D. Torretta
1115 Ragged Edge Road
Chambersburg, PA, 17201

Attorney:

Steven J. Schiffman
Schiffman, Sheridan & Brown P.C.
2080 Linglestown Road, Suite 201
Harrisburg, PA 17110

11/5, 11/12, 11/19/2021

Estate of Peggy Joyce Wright, late of Washington
Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda Richardson Waters
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
20 East Sixth Street, Suite 206
Waynesboro, PA 17268

11/5, 11/12, 11/19/2021

Second Publication

Estate of Thelma Kay Diffenbacher, late of Waynesboro,
Franklin County, Pennsylvania.

Personal Representative:

Diane Diffenbacher
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

10/29, 11/5, 11/12/2021

Estate of Wilma K. Dupuis, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

William J. Dupuis
930 Sollenberger Road
Chambersburg, PA 17202

Attorney:

Mark T. Omdorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

10/29, 11/5, 11/12/2021

PUBLIC NOTICES

Estate of William L. Freienmuth, late of Quincy Township,
Franklin County, Pennsylvania.

Personal Representative:
William J. Dupuis
c/o Salzmans Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmans Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

10/29, 11/5, 11/12/2021

Estate of Joyce M. Gervasio, late of Chambersburg,
Franklin County, Pennsylvania.

Personal Representative:
Stephen Gervasio
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

10/29, 11/5, 11/12/2021

Estate of Guido Henry, a/k/a Guido R. Henry, Jr., late of
Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Aileen A. Henry
11774 Mystic Rock Lane South
Waynesboro, PA 17268
Attorney:
Henry O. Heiser, III
104 Baltimore Street
Gettysburg, PA 17325

10/29, 11/5, 11/12/2021

Estate of Linda C. Mentzer, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:
Rodney A. Mentzer
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

10/29, 11/5, 11/12/2021

Estate of Helen R. Miller, a/k/a Helen Rebecca Miller, late
of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:
Carolyn Brand
959 Woodtrace Lane
Auburn, GA 30011
Terrance Brand
969 Woodtrace Lane
Auburn, GA 30011
Gary Taylor
9155 Fort McCord Road
Chambersburg, PA 17202
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

10/29, 11/5, 11/12/2021

Third Publication

Estate of Donald P. Baker, late of the Borough of
Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:
Connie S. Frey
Gary L. Baker
Gloria B. Horst
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

10/22, 10/29, 11/5/2021

Estate of Christopher S. Chapman, late of Greene
Township, Franklin County, Pennsylvania.

Personal Representative:
Carolyn Hope Chapman
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
J. McDowell Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

10/22, 10/29, 11/5/2021

Estate of Betty J. Goetz, late of Franklin County,
Pennsylvania.

Personal Representatives:
Ronald E. Goetz
Patricia A. Hood
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

10/22, 10/29, 11/5/2021

PUBLIC NOTICES

Estate of LeRoy J. Jones, Sr., late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Deborah C. Rhinehart
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

10/22, 10/29, 11/5/2021

Estate of Carl E. Magee, late of Fannett Township,
Franklin County, Pennsylvania.

Personal Representative:

Patricia M. Campbell
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

10/22, 10/29, 11/5/2021

Estate of John Peter Martz, a/k/a John P. Martz, late
of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Bradley E. Martz
5 Church Farm Road
Gariner, NY 12525
Keith A. Martz
1350 South Coldbrook Avenue
Chambersburg, PA 17201

Attorney:

William C. Cramer
220 Lincoln Way East
Chambersburg, PA 17201

10/22, 10/29, 11/5/2021

Estate of Alice L. Myers, a/k/a Alice Lillian Myers, late
of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

John A. Myers, Jr.
Julie A. McKenrick
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

10/22, 10/29, 11/5/2021

Estate of Patricia L. Newman, a/k/a Patricia Louise
Newman, late of Guilford Township, Franklin County,
Pennsylvania.

Personal Representative:

Melodee L. Durff
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

10/22, 10/29, 11/5/2021

Estate of Barbara E. Railey, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:

William S. Dick
13 West Main Street, Suite 210
Waynesboro, PA 17268

Attorney:

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

10/22, 10/29, 11/5/2021

Estate of Carol A. Roberts, a/k/a Carol Ann Roberts, late
of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Kenneth Smith
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

Attorney:

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

10/22, 10/29, 11/5/2021

Estate of Charles B. Sites, late of Letterkenny Township,
Franklin County, Pennsylvania.

Personal Representative:

Chris R. Sites
c/o 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

10/22, 10/29, 11/5/2021

Estate of Bernice Ledford Somers, late of Chambersburg,
Franklin County, Pennsylvania.

Personal Representative:

Rachel Jane Hull
c/o Jackson Law Firm, PLLC
1215 Manor Drive, Suite 202
Mechanicsburg, PA 17055

Attorney:

Aaron C. Jackson
Jackson Law Firm, PLLC
1215 Manor Drive, Suite 202
Mechanicsburg, PA 17055

10/22, 10/29, 11/5/2021

PUBLIC NOTICES

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on October 1, 2021 with, and approved on October 1, 2021 by, the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of forming a domestic nonprofit corporation pursuant to the provisions of the Nonprofit Corporation Laws of 1988, as amended, (15 Pa.C.S.A. Section 5101, et seq.) of the Commonwealth of Pennsylvania.

The name of the corporation is Mercersburg Youth Football & Cheerleading League, Inc.

The purpose or purposes for which the corporation is incorporated under the Nonprofit Law is to promote Youth Sport participation and any other lawful purpose or activity allowed by a non-profit corporation in Pennsylvania consistent with IRS 501(c)(3) status.

Mercersburg Youth Football & Cheerleading League, Inc.
9138 Fort Loudon Road
Mercersburg, Pa. 17236

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

11/5/2021

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 27, 2021 for America's Room & Window at 4775 Rice Hollow Rd. Greencastle, PA 17225. The name and address of each individual interested in the business is James Forsyth at 4775 Rice Hollow Rd. Greencastle, PA 17225. This was filed in accordance with 54 PaC.S. 311.417

11/5/2021

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 23, 2021 for ROLLIN' PRETZELS at 12185 Scott Road, Waynesboro, PA 17268. The name and address of each individual interested in the business is Rachelle Eby at 12185 Scott Road, Waynesboro, PA 17268. This was filed in accordance with 54 PaC.S. 311.417

11/5/2021

SHERIFF'S SALE NOVEMBER 12, 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 to be hosted by BID4ASSETS.COM. For more information, please visit www.bid4assets.com/franklincountypasheriifssales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than DECEMBER 10, 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. 2015-4659

**U.S. BANK NATIONAL ASSOCIATION, TRUSTEE
VS**

DANIEL J BRAER

PROPERTY ADDRESS: 162 South Carlisle Street,
Greencastle, PA 17225

UPI / TAX PARCEL NUMBER: 08-2B36-.026-.000000

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

No. 2021-386

THE NOTE AUTHORITY LLC

VS

ELIZABETH J BATES UNKNOWN HEIRS

PROPERTY ADDRESS: 295 Briar Lane, Chambersburg,
PA 17201

UPI / TAX PARCEL NUMBER: 10-0D05Q-023-.000000

ALL THAT CERTAIN lot or piece of ground situate in the Guilford Township, Franklin County and Commonwealth of Pennsylvania

No. 2019-4855

**FARMERS & MERCHANTS TRUST COMPANY OF
CHAMBERSBURG**

VS

ROBERT D CRAIG

PROPERTY ADDRESS: 2395 Lindsay Lot Road,
Shippensburg, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N17-.056A-000000

ALL that certain tract of land situate in Southampton Township, Franklin County, Pennsylvania

No. 2021-1380

**THE BANK OF NEW YORK MELLON TRUST
COMPANY N.A.**

VS

KEITH A FOGLE

PROPERTY ADDRESS: 13254 Mentzer Gap Road,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q13R-013B-000000

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

PUBLIC NOTICES

**No. 2020-68
BRANCH BANKING AND TRUST COMPANY
VS**

LARRY A FOSTER

PROPERTY ADDRESS: 14125 Timothy Drive,
Greencastle, PA 17225
UPI/ TAX PARCEL NUMBER: 01-0A27.-131.-000000
ALL the following described real estate, locally known as
14125 nmothy Drive, lying and being in Antrim 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

**No. 2021-1086
U.S. BANK TRUST NATIONAL ASSOCIATION AS
OWNER TRUSTEE FOR LEGACY MORTGAGE
ASSET TRUST 2019-GS7**

vs

**LEONARD C HEINBAUGH, JR, AMANDA C
HEINBAUGH**

PROPERTY ADDRESS: 80 Brumbaugh Avenue,
Chambersburg, PA 17201
UPI /TAX PARCEL NUMBER: 06-1E21S-042.-000000
ALL the following described real estate lying and being
situate in the Borough of Chambersburg, formerly
Guilford Township, Franklin County, Pennsylvania

**No. 2020-1953
NOAH BANK**

vs

**HEMANI HOSPITALITY LLC, KRISTAL
PENNSYLVANIA LLC, HERMANI MANAGEMENT
LLC**

PROPERTY ADDRESS: 1122 WAYNE AVENUE,
CHAMBERSBURG, PA 17201
UPI/TAX PARCEL NUMBER: 10-0008.-181.-000000
ALL that certain described real estate lying and
being situate in Guilford Township, Franklin County,
Pennsylvania

**No. 2017-3974
U.S. BANK, NA**

vs

GREG RUMP, MARY RUMP, MARYL RUMP

PROPERTY ADDRESS: 816 Lindia Drive,
Chambersburg, PA 17202
UPI /TAX PARCEL NUMBER: 11-0E13G-048.-000000
All that certain lot or piece of ground situate in Hamilton
Township, 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.

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
	10/22, 10/29, 11/5/2021