

Franklin County Legal Journal

Vol. 39, No. 9

August 27, 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

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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 Robert L. Adams, a/k/a Robert Lee Edwards Adams, a/k/a Robert L. Edwards Adams, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Barbara J. Killian
15 Swartz Road
Newburg, PA 17240
Timothy W. Adams
2102 Stillhouse Hollow Road
Shippensburg, PA 17257

Attorney:

Deborah K. Hoff
Attorney for the Estate
154 South Potomac Street
Waynesboro, PA 17268

8/27, 9/3, 9/10/2021

Estate of Martha T. Barnhart, a/k/a Martha Jean Barnhart, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Jeffrey K. Myers
6961 Fairway Oaks
Fayetteville, PA 17222
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/27, 9/3, 9/10/2021

Estate of Margaret A. Kalbaugh, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Mary Ann K. Naso
c/o Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

8/27, 9/3, 9/10/2021

Estate of Mary Elizabeth Mackey, a/k/a Mary E. Mackey, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Nina R. Himes
Daryl V. Mackey
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

8/27, 9/3, 9/10/2021

Estate of Wanda L. Mowen, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Tammy S. Ranck
Trudy A. Shives
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

8/27, 9/3, 9/10/2021

Estate of Michael A. Sabol, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Michelle S. Jones, a/k/a Michelle K. Sabol
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

8/27, 9/3, 9/10/2021

Estate of Margaret P. Statler, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda G. Rotz
448 Mill Street
Fort Loudon, PA 17224
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/27, 9/3, 9/10/2021

PUBLIC NOTICES

Second Publication

Estate of Berniece M. Bonebrake, a/k/a Berniece Marie Bonebrake, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representatives:

Darrell L. Bonebrake

David E. Bonebrake

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

8/20, 8/27, 9/3/2021

Estate of Kathryn J. Fogal, a/k/a Kathryn Fogal, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Jody L. Gilbert

326 Ventures Drive

Rew, PA 16744

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

8/20, 8/27, 9/3/2021

Estate of Mabel Irene Hendershot, late of Union Township, Fulton County, Pennsylvania.

Personal Representative:

Debbie E. Crouse

1434 Fingerboard Road

Warfordsburg, PA 17267

Attorney:

Andrew J. Benchoff

Kornfield and Benchoff, LLP

100 Walnut Street

Waynesboro, PA 17268

8/20, 8/27, 9/3/2021

Estate of Lewis A. Layton, Sr., a/k/a Lewis A. Layton, a/k/a Lewis Allen Layton, a/k/a Lewis Leyton, a/k/a Lewis Layton, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Shirine Layton

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

8/20, 8/27, 9/3/2021

Estate of Ralph C. Michael, a/k/a Ralph Michael, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Laurie A. Myers

3350 Hill Road

Greencastle, PA 17225

Attorney:

J. Edgar Wine

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

8/20, 8/27, 9/3/2021

Estate of Steven P. Pacini, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Michele W. Pacini

1613 Sherry Drive

Chambersburg, PA 17202

8/20, 8/27, 9/3/2021

Estate of Hilda L. Reese, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Daryl C. Reese

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

8/20, 8/27, 9/3/2021

Estate of Joan L. Rockwell, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

James L. Rockwell

13641 Mercersburg Road

Greencastle, PA 17225

Jenny L. Gordon

830 Cherry Lane Road

McConnellsburg, PA 17233

Attorney:

Stanley J. Kerlin

204 North Second Street

McConnellsburg, PA 17233

8/20, 8/27, 9/3/2021

Estate of Ronald F. Stepler, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Jeff Stepler

Steven Stepler

Kathy Jo Sanders

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

8/20, 8/27, 9/3/2021

PUBLIC NOTICES

Third Publication

Estate of Rose Anne Barr, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
Nancy A. Mercer
Roger F. Barr
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

8/13, 8/20, 8/27/2021

Estate of Micahel Hennessy, a/k/a Micahel K. Hennessy, a/k/a MK Hennessy late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Meghan Hennessy Mihal
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

8/13, 8/20, 8/27/2021

Estate of Theodore S. Kelly, a/k/a Theodore Stanley Kelly, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Thomas Mark Kelly
13 82 Short Run Road
Kitzmilller, MD 21538
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

8/13, 8/20, 8/27/2021

Estate of Barbara J. Killen, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Christine Burkholder
c/o Tracy J. Ross
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

8/13, 8/20, 8/27/2021

Estate of Evelyn M. Leshner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Duane E. Leshner
6384 Hades Church Road
Chambersburg, PA 17202
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/13, 8/20, 8/27/2021

Estate of Lloyd I. Lynch, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:
Richard W. Lynch
10720 Shimpstown Road
Mercersburg, PA 17236
Carolyn E. Mellott
2811 Path Valley Road
Ft. Loudon, PA 17224
Attorney:
William S. Dick
Dick, Stein, Schemel, Wine & Frey, LLP
13 West Main Street, Suite 210
Waynesboro, PA 17268

8/13, 8/20, 8/27/2021

Estate of Dorothy D. Schaff Mowen, late of Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
M. Suzan Sims-Fletcher
2167 33rd Street Apt. 5H
Astoria, NY 11105
Attorney:
Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

8/13, 8/20, 8/27/2021

Estate of L. Ruth Mowen, a/k/a Lovesse Ruth Mowen late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Charles Nicholas Mowen
102 Carowinds Drive
Greencastle, PA 17225
Brian Eugene Mowen
11784 Ridge Road
Greencastle, PA 17225
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

8/13, 8/20, 8/27/2021

PUBLIC NOTICES

Estate of of Nelle M. Mummert, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Sharon K. Scott
Douglas H. Mummert
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

8/13, 8/20, 8/27/2021

Estate of of John H.S. Norris, a/k/a John Henry Stuart Norris, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Adrian Jay Norris
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

8/13, 8/20, 8/27/2021

Estate of of Joyce E. Peters, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Edward F. Peters, Jr.
453 South Second Street
Chambersburg, PA 17201

Attorney:

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

8/13, 8/20, 8/27/2021

Estate of of Dorothy J. Randler, a/k/a Dorothy Jean Randler, late of Ayr Township, Fulton County, Pennsylvania.

Personal Representatives:

Kerby O. Randler
Kerry O. Randler
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

8/13, 8/20, 8/27/2021

Estate of of George A. Rodgers, Jr. a/k/a George A. Rodgers, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

John Flaughner
12128 Old Route 16
Waynesboro, PA 17268

Attorney:

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

8/13, 8/20, 8/27/2021

Estate of D. Joan Shoop, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Sandra J. Pechart
16966 Stewart Road
Spring Run, PA 17262

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/13, 8/20, 8/27/2021

PUBLIC NOTICES

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION No. 2021-1885

RAMON THORSON, Plaintiff

vs.

EDGAR RAMIREZ and PAGE METIA-VELASQUEZ,
Defendants

TO: EDGAR RAMIREZ and PAGE MEJIA-VELASQUEZ, Mortgagors and Real Owners PREMISES SUBJECT TO FORECLOSURE: 406 SOUTH MAIN STREET, CHAMBERSBURG, PA 17201

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER AN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. 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
Telephone: 717-660-2118
www.franklinbar.org/find

Ali M. Audi, Esq.
Audi Law PLLC
20 Briarcrest Sq., Ste 206
Hershey, PA 17033
(717) 707-5611

8/27/2021

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: September 2, 2021.

LAPPO: First and Final Account of proposed distributions and notice to creditors of Pamela Anne Peters, Executrix of the Estate of Rose Lappo, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

ROOK: First and Final Account of proposed distributions and notice to creditors of Donna F. Pepple, Executrix of the Estate of Betty Lou Rook, a/k/a Betty L. Rook, late of Washington Township, Franklin County, Pennsylvania, deceased.

SCHMID TRUST: First and Final Account of proposed distributions and notice to creditors of Manufacturers and Traders Trust Company, Successor to Keystone Financial Bank, N.A., Successor to Financial Trust Services Company, Trustee of the Trust Under Agreement DTD 7/11/1983 With J.C. Leonhard Schmid for the Mildred Anna Seagraves Schmid & J.C. Leonard Schmid Education Trust.

WHITFIELD: First and Final Account of proposed distributions and notice to creditors of Phyllis Whitfield, Executrix of the Estate of Jacquolyn Davis Whitfield, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

8/20, 8/27/2021

SHERIFF'S SALE SEPTEMBER 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/franklincountypasheriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than October 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. 2021-903
SPECIALIZED LOAN SERVICING LLC
VS**

SABRINA LYNN BRENNER

PROPERTY ADDRESS: 6790 Pine Road, Mercersburg, PA 17236

UPI/ TAX PARCEL NUMBER: 17-0J02.-018.-000000

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

PUBLIC NOTICES

No. 2019-377
WELLS FARGO BANK NA
vs
ADDAN A BRITO-TORRES

PROPERTY ADDRESS: 37 & 39 South Franklin Street,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 05-1864.-027.-000000,
05-1B64.-027A-000000

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

No. 2020-3836
US BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIV. CAP, BUT SOLEY AS OWNER
TRUSTEE FOR VRMTG ASSET
TRUST

vs
SHANNON COUCH, AS EXECUTRIX OF THE
ESTATE OF RALPH P. BETZ, SR., DECEASED,
HOLLY FOREMAN, AS EXECUTRIX OF THE
ESTATE OF RALPH P. BETZ, SR., DECEASED

PROPERTY ADDRESS: 2201 STILLHOUSE HOLLOW
ROAD, SHIPPENSBURG, PA 17257

UPI /TAX PARCEL NUMBER: 21-0N20.-021.-000000

ALL that certain tract or piece of ground situate in
Southampton Township, Franklin County, Pennsylvania.

No. 2019-938
REVERSE MORTGAGE FUNDING, LLC
vs

ALBERT DAVENPORT, KNOWN SURVIVING HEIR
OF EDWARD DAVENPORT, JR.

PROPERTY ADDRESS: 121 LINCOLN DRIVE,
FAYETTEVILLE, PA 17222

UPI / TAX PARCEL NUMBER: 1 0-OD1 0F-075.-000000

ALL that certain piece or parcel or Tract of land situate
in Guilford Township, Franklin County, Pennsylvania

No. 2020-3162
U.S. BANK NATIONAL ASSOCIATION
VS

ROBERT L JACKSON, JR

PROPERTY ADDRESS: 206 Wayne Avenue,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 25-5B57.-065.-000000

ALL that track of real estate lying and being situate along
the Westerly side of Wayne Avenue in Waynesboro,
Franklin County, Pennsylvania improved by a dwelling.

No. 2020-3527
QUICKEN LOANS LLC
vs

MARIE B MASABERG

PROPERTY ADDRESS: 2691 Lawyer Road,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 12-0F34.-004A-000000

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

No. 2021-881
US BANK NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE FOR THE CIM TRUST 2016-
2 MORTGAGE-BACKED NOTES
SERIES 2016-2
vs

PATRICIA L PALMER

PROPERTY ADDRESS: 677 South Coldbrook Avenue,
Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 06-1E35.-005.-000000

ALL the following real estate lying and being situate
in the Borough of Chambersburg, 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 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

8/20, 8/27, 9/3/2021