

Franklin County Legal Journal

Vol. 37, No. 30

January 24, 2020

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 Karen Sue Baker a/k/a Karen S. Baker, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Jeremy J. Baker

c/o Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

Attorney:

Alexandra M. Sipe
Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

1/24, 1/31, 2/7/2020

Estate of Benjamin H. Greenawalt, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Theda J. Greenawalt

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

1/24, 1/31, 2/7/2020

Estate of Victor Anthony Karcher, Sr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Susan N.K. Briggs

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

1/24, 1/31, 2/7/2020

Estate of Ruby C. Kendall, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Richard A. Kendall

F. Edward Kendall

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

1/24, 1/31, 2/7/2020

Estate of Mildred A. Kesselring, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Richard H. Kesselring

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

1/24, 1/31, 2/7/2020

Estate of Arley L. Knepper, late of Clay Township, Huntingdon County, Pennsylvania.

Personal Representative:

Gary Cook

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

1/24, 1/31, 2/7/2020

PUBLIC NOTICES

Estate of Mabel L. Koser, a/k/a Mabel Lucille Koser, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Linda K. Tressler Miller
677 Lohman Avenue
Greencastle, PA 17225
Marvin L. Koser
P.O. Box 69
Lemasters. PA 17231

Attorney:

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

1/24, 1/31, 2/7/2020

Estate of Ruth E. Mackey, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Donald Mackey
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

1/24, 1/31, 2/7/2020

Estate of Rhonda L. Shreiner, a/k/a Rhonda B. Shreiner, late of Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Courtney L. Shreiner
c/o Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

Attorney:

Samantha K. Wolfe
Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

1/24, 1/31, 2/7/2020

Second Publication

Estate of Nancy J. Byers, a/k/a Nancy Byers, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Jay D. Byers, Jr.
1384 Nittany Drive
Chambersburg, PA 17202

Attorney:

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

1/17, 1/24, 1/31/2020

Estate of Mae P. Carbaugh, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Terry L. Carbaugh
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

1/17, 1/24, 1/31/2020

Estate of Edgar N. Diehl, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Jane L. Garman
Linda M. Ritchie
Stephen E. Diehl
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

1/17, 1/24, 1/31/2020

Estate of Christopher E. Furry, a/k/a Chris Furry, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Patricia A. Furry
2739 Saint Joseph Lane
Chambersburg, PA 17202

Attorney:

Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

1/17, 1/24, 1/31/2020

Estate of Richard H. Hann, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Crystal A. Hann
c/o Mark E. Halbruner
Halbruner, Hatch & Guise, LLP
2109 Market Street
Camp Hill PA 17011

Attorney:

Mark E. Halbruner
Halbruner, Hatch & Guise, LLP
2109 Market Street
Camp Hill PA 17011

1/17, 1/24, 1/31/2020

Estate of Philip R. Horst, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Lindsay K. Andrews
Tonia L. Miller
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

1/17, 1/24, 1/31/2020

Estate of Mabel Pauline Johnson, a/k/a Pauline Johnson, a/k/a Pauline M. Johnson, a/k/a Mabel P. Johnson, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Richard L. Johnson
22 Baumgardner Drive
Greencastle, PA 17225

Attorney:

Richard K. Hoskinson
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

1/17, 1/24, 1/31/2020

PUBLIC NOTICES

Estate of Thelma R. Keefer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Ann K. Fitz
c/o Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201
Attorney:
Joel R. Zullinger
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

1/17, 1/24, 1/31/2020

Estate of Glenn W. Knoll, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Lucinda J. Wilson
Rodney G. Knoll
Randall H. Knoll
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

1/17, 1/24, 1/31/2020

Estate of George M. Latshaw, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Brian Oaks
5174 Horst Road
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

1/17, 1/24, 1/31/2020

Estate of Ronald R. Neil, Sr., a/k/a Ronald R. Neil, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:

Debra S. Shoemaker
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

1/17, 1/24, 1/31/2020

Estate of Betty E. Pheil, a/k/a Bette E. Pheil, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Douglas E. Pheil
Randall G. Pheil
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

1/17, 1/24, 1/31/2020

Estate of Betty Lou Rook, a/k/a Betty L. Rook, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Donna F. Pepple
12857 Mentzer Gap Road
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

1/17, 1/24, 1/31/2020

Estate of Richard W. Schrader, Jr., a/k/a Richard W. Schrader, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Jeremy R. Schrader
39 East North Street
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

1/17, 1/24, 1/31/2020

Estate of Kevin Lee Smith, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Tina M. Smith
111 Hillside Drive
Fayetteville, PA 17222
Attorney:
Lauren E. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

1/17, 1/24, 1/31/2020

Estate of Donald J. Stottlemeyer, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Dorothy S. Stottlemeyer
c/o Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268
Attorney:
Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

1/17, 1/24, 1/31/2020

Estate of Hays B. Whitsel, a/k/a Hays Whitsel, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Bradford H. Whitsel
T A Whitsel
Brian L. Whitsel
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

1/17, 1/24, 1/31/2020

PUBLIC NOTICES

Estate of Gracie Mae Wiley, a/k/a Gracie M. Wiley, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Eddie H. Wiley
11753 North Landis Avenue, PO Box 256
Waynesboro, PA 17267

Attorney:

John W. Frey
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

1/17, 1/24, 1/31/2020

Estate of Louise K. Zeger, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Brian E. Zeger
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

1/17, 1/24, 1/31/2020

Estate of Sarah K. Zimmerman, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Barbara A. Bowersox
Dr. Robert R. Zimmerman
c/o Maxwell Sipe Law Offices
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

Attorney:

Alexandra M. Sipe
Maxwell Sipe Law Offices
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

1/17, 1/24, 1/31/2020

Third Publication

Estate of Rhoda E. Forney, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Kathy F. Johnson
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

1/10, 1/17, 1/24/2020

Estate of Harold R. Gardenhour, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Harold R. Gardenhour, Jr.
Richard E. Gardenhour
c/o Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

Attorney:

Samantha K. Wolfe
Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

1/10, 1/17, 1/24/2020

Estate of David Geesaman, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Kara Geesaman
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

1/10, 1/17, 1/24/2020

Estate of Patricia A. O'Connor, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Clinton T. Barkdoll
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

1/10, 1/17, 1/24/2020

Estate of Mary Belle Perry, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Delores Campbell
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

1/10, 1/17, 1/24/2020

Estate of Mary K. Seylar, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Susan S. Stevens
Steven J. Seylar
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

1/10, 1/17, 1/24/2020

Estate of Lewis R. Waugh, a/k/a Lewis Ray Waugh, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Ronda R. Hykes
14101 Molly Pitcher Highway
Greencastle, PA 17225

Attorney:

Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

1/10, 1/17, 1/24/2020

PUBLIC NOTICES

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on 12/31/2019 (effective January 01, 2020) with, and approved by, the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purposes of obtaining a Certificate of Incorporation pursuant to the provisions of the Nonprofit Corporation Laws of 1988, as amended, (15 Pa.C.S.A. Section 5102, *et seq.*) of the Commonwealth of Pennsylvania.

The name of the corporation is Franklin-Fulton County Music Educators' Association

The purpose or purposes for which the corporation is incorporated under the Nonprofit Law is to foster a cooperative relationship among music departments of Franklin and Fulton County schools, and to advocate the importance and needs of Franklin and Fulton County school music programs to administrators and community members.

Franklin-Fulton County Music Educators' Association
1031 Heather Drive
Chambersburg, PA 17202

Dick, Stein, Schemel, Wine & Frey, LLP
J. Edgar Wine, Esquire
119 East Baltimore Street
Greencastle, PA 17225

1/24/2020

CORPORATION NOTICE

HNG, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

David F. Spang, Esquire
Walker Connor & Spang LLC
247 Lincoln Way East
Chambersburg, PA 17201

1/24/2020

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation of a nonprofit corporation known as Rocket Totes, Inc. with its registered office at 9305 Dry Run Road, Mercersburg, Pennsylvania, 17236, were filed on December 26, 2019 in the Office of the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, under the provisions of the Corporation Law of 1988.

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

1/24/2020

CORPORATION NOTICE

Notice is given that the Articles of Incorporation of s&b electrical aviation solutions Inc. have been filed with the Pennsylvania Department of State, and the corporation has been incorporated under the provisions of the Business Corporation Law of 1988.

1/24/2020

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

SHAPIRO & DeNARDO, LLC
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

KRISTEN D. LITTLE, PA I.D. NO. 79992
LILY CALKINS, PA I.D. NO. 327356
KEVIN S. FRANKEL, PA I.D. NO. 318323
MICHELLE L. MCGOWAN, PA I.D. NO. 62414
LESLIE J. RASE, PA I.D. NO. 58365
MORRIS A. SCOTT, PA I.D. NO. 83587
ALISON H. TULIO, PA I.D. NO. 87075
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
S&D FILE NO. 19-062133

Nationstar Mortgage LLC d/b/a Mr. Cooper, PLAINTIFF
VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Martha J. Conley, deceased and Roy K. Conley, known Heir of Martha J. Conley, deceased and Rick Conley, known Heir of Martha J. Conley, deceased and Danny Conley, known Heir of Martha J. Conley, deceased, DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION

FRANKLIN COUNTY NO: 2019-01510

NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Martha J. Conley, deceased

4021 Sycamore Grove Road
Chambersburg, PA 17202

Your house (real estate) at:

4021 Sycamore Grove Road, Chambersburg, PA 17202
f/k/a 17201

09-0C08N-012--000000 and 09-0C08N-014--000000

is scheduled to be sold at Sheriff's Sale on March 13, 2020 at:

Franklin County Sheriff's Office
Courthouse Administrative Annex
First Floor
157 Lincoln Way East
Chambersburg, PA 17201

at 1:00PM to enforce the court judgment of \$104,544.57 obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S
SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC d/b/a Mr. Cooper the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The

PUBLIC NOTICES

sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717-261-3877.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Franklin County Bar Association
Pennsylvania Lawyer Referral Service
100 South Street, P.O. Box 186
Harrisburg, PA 17108
800-692-7573

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

ALL the following described tracts of real estate, together with the improvements thereon erected, lying and being situate in Greene Township, Franklin County, Commonwealth of Pennsylvania, bounded and limited as follows:

TRACT NO. 1: BEGINNING at an iron pin on the east side of a private road or driveway at corner of lands at Tract No. 2 hereinafter described; thence by said Tract No. 2, South 62 degrees 45 minutes East, 60 feet to an iron pin at lands now or formerly of Charles L. Snider and Rosalie Snider, his wife; thence by lands now or formerly of Snider, South 13 degrees West, 83 feet to a point at corner of lands now or formerly of J. Arthur St. Clair and Catharine G. St. Clair, his wife; thence by said lands now or formerly of St. Clair, North 62-1/4 degrees West, 79.8 feet to an iron pin on the east side of the aforementioned private road or driveway; thence by the east side of said private road or driveway, North

27 degrees 15 minutes East, 77 feet to an iron pin, the place of beginning.

BEING a portion of Lots 28 and 29 on a plan of lots laid out for John Heckman by John H. Atherton, C.S., dated August 13, 1931.

TRACT NO. 2: BEGINNING at a spike in the center line of the public road known as Township Route 528 at the southeastern corner of a 10-foot wide private Drive or alley; thence by the center line of said Township Route 528, South 04 degrees 45 minutes East, 100 feet to a spike at corner of Lot No. 55 on a plan of lots hereinafter referred to thence by said Lot No. 55, South 85 degrees 15 minutes West, 100 feet to a point at corner common to Lots Nos. 27, 54, 55, and 28 on said plan of lots; thence by said Lot No. 28, North 62 degrees 45 minutes West, 77.8 feet to an iron pin on the easterly side of a private road or Drive; thence by the easterly side of said private road or Drive, North 27 degrees 15 minutes East, 71.8 feet to an iron pin; thence partly by said private road or Drive and partly by the aforementioned 10-foot wide drive or alley, North 85 degrees 15 minutes East, 127.8 feet to a spike, the place of beginning.

BEING Lots 53, 54, and 27 on draft of survey of land prepared for Robert J. Gerhart and Janet H. Gerhart, his wife, by John Howard McClellan, C.S., dated September 2, 1964 and recorded in Franklin County Deed Book Volume 756, at Page 972, and also BEING Lots 53, 54, and 27 on plan of lots laid out for John Heckman by John H. Atherton, C.S., dated August 13, 1931.

There is ALSO HEREBY CONVEYED to the Grantees herein, their heirs and assigns, as appurtenant the above described real estate, the free and unrestricted use of all alleys and driveways shown on a plan of lots laid out for John Heckman by John H. Atherton, C.S., on August 13, 1931, in common with all other owners or purchasers of lots on said plan of lots or on any addition to said plan of lots as a mean of ingress and egress to and from the lands hereon conveyed to the Conococheague Creek and to the public road known as Township Route 528.

SUBJECT HOWEVER, to the conditions and restrictions, as the same may now be enforceable, contained in Franklin County Deed Book Volume 419, page 730, which are made a part hereof as fully as if written out herein at length.

TRACT NO. 3: BEGINNING at a spike in the center line of the public road known as Township Route 528; thence by the center line of said Township Route 528, South 04 degrees 45 minutes East, 55 feet to a point at corner of Lot No. 52 on a plan of lots hereinafter referred to; thence by said Lot No. 52, South 85 degrees 15 minutes West, 78.5 feet to a point at a private road or driveway; thence by said private road or driveway, North 32 degrees 30 minutes east, 69.2 feet to an iron pin; thence by the same, North 85 degrees 15 minutes East, 36.4 feet to a spike, the place of beginning.

TRACT NO. 4: BEGINNING at a point in the center line of the public road known as Township Route 528 at corner Lot No. 51 on a plan of lots hereinafter referred to; thence by the center line of said Township Route 528, South 04 degrees 45 minutes East, 50 feet to a spike at a 10-foot wide private drive or alley; thence by said 10-foot wide private drive or alley, South 85 degrees 15 minutes West, 100 feet to a point at the easterly side of a private road or driveway; thence by the easterly side of said private road or driveway, North 18 degrees east, 54 feet to a point at a corner of the aforementioned Lot No. 51 on said plan of lots; thence by said Lot No. 51, North 85 degrees 15 minutes East, 78.5 feet to a point, the place of beginning.

PUBLIC NOTICES

TRACT 3 and 4, BEING Tracts No 1 and 2 (Lots 51 and 52) as shown on draft of survey prepared for Robert J. Gerhart and Janet H. Gerhart, his wife, by John Howard McClellan, C.S., dated September 2, 1964 and recorded among the Deed Records of Franklin County, Pennsylvania in Deed Book Volume 586, Page 128, and ALSO BEING Lots No. 51 and 52 on proposed addition to plan of lots laid out for John Heckman by John H. Atherton, C.S., dated August 13, 1931.

TOGETHER WITH AND SUBJECT TO the easements and rights set forth in prior deeds in the chain of title.

ALL OR PART of the aforementioned private road or driveway leading from township Route 528 in a southwesterly direction and part of the real estate herein conveyed, has since the preparation of the aforementioned draft of survey dated September 2, 1964, been ordained on June 3, 1969 as part of a township road known as Creekside Drive, Route 202, and the real estate herein conveyed is SUBJECT TO the easement of said public road as it may affect the same.

Parcel # 09-0C08N-012.-000000 and 09-0C08N-014.-000000

FOR INFORMATIONAL PURPOSES ONLY: Being known as 4021 Sycamore Grove Road, Chambersburg PA 17202 f/k/a 17201

BEING THE SAME PREMISES which Patricia R. Gerhart, widow and Charles H. Gerhart and Trudy L. Gerhart, his wife, by Deed dated March 9, 2007 and recorded March 15, 2007 in Book 3420, page 023, Instrument #2007-006249, in the Office of the Recorder of Deeds in and for the County of Franklin, granted and conveyed unto Martha J. Conley, married, in fee. And the said Martha Conley having departed this life on May 28, 2018 whereby title to the Property is vested in Roy K. Conley, known Heir of Martha J. Conley, Rick Conley, known Heir of Martha J. Conley, Danny Conley, known Heir of Martha J. Conley and any unknown heirs, successors and assigns of Martha J. Conley.

1/24/2020

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: **February 6, 2020.**

GILBERT: First and Final Account of proposed distributions and notice to creditors of Ray B. Gilbert, Personal Representative of the Estate of Margaret E. Gilbert, late of Greene Township, Franklin County, Pennsylvania, deceased.

TOSTEN: Thirteenth and Partial Account of proposed distributions and notice to creditors of AmeriServe Trust and Financial Services Company, Trustee of the Morgan C. Tosten Supplemental Needs Trust, a Minor, Franklin County, Pennsylvania.

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

1/24, 1/31/2020