

Franklin County Legal Journal

Vol. 36, No. 49

June 7, 2019

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 Dalton E. Coy, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Jason L. Stumbaugh
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

6/7, 6/14, 6/21/2019

Estate of Frank H. Danskin, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
William D. Danskin
Cathy A. Belcher
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

6/7, 6/14, 6/21/2019

Estate of Virginia Flora, late of Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:
Barbara E. Wadel
Kathy D. Coldsmit
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

6/7, 6/14, 6/21/2019

Estate of Richard V. Lohrens, late of Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:
Keith Lohrens
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

6/7, 6/14, 6/21/2019

Estate of Charles Nutwell, late of Needmore, Fulton County, Pennsylvania.

Personal Representative:
Kimberly Ann Nutwell
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Stephen D. Kulla
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

6/7, 6/14, 6/21/2019

Estate of Joseph W. Sweeney, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Annette L. McBeth
Jody L. Sweeney
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

6/7, 6/14, 6/21/2019

Estate of Charles L. Wenger, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Dennis E. Wenger
c/o 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

6/7, 6/14, 6/21/2019

PUBLIC NOTICES

Second Publication

Estate of Louise D. Bennett, a/k/a Louise Dayhoff Bennett, a/k/a Louise Dayhoff, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Mary K. Porterfield

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

5/31, 6/7, 6/14/2019

Estate of Lucy R. Cathcart, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Ann R. Cathcart

2280 Spring Creek Dr.

Gypsum, CO 81637

Attorney:

Robert C. Schollaert

B&D Law Group

1110 Kennebec Drive

Chambersburg, PA 17201

5/31, 6/7, 6/14/2019

Estate of Faye K. Cline, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Harriet M. Warsing

12905 Sipes Mill Road

Harrisonville, PA 17228

Rodney L. Cline

920 Hykes Road

Greencastle, PA 17225

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

5/31, 6/7, 6/14/2019

Estate of Esther M. Daetz, aka Esther Mae Daetz, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Frederic A. Crist

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

5/31, 6/7, 6/14/2019

Estate of Lawrence E. Kaiser Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Ellen M. Shaffer

8170 West 90th Avenue

Westminster, CO 80021

Attorney:

Glen and Glen, LLC

237 East Queen Street

Chambersburg, PA 17201-2205

5/31, 6/7, 6/14/2019

Estate of Rhonda Mae Miller, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Matthew D. Miller

1457 Mountain Shadow Terrace

Fayetteville, PA 17222

Attorney:

Clayton A. Lingg

Mooney Law

230 York Street

Hanover, PA 17331

5/31, 6/7, 6/14/2019

Estate of June A. Timmons, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Pamalee K. Timmons

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

5/31, 6/7, 6/14/2019

Third Publication

Estate of Orville Wayne Fleagle, a/k/a Orville W. Fleagle, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Kevin Fleagle

3579 Orrstown Road

Orrstown, PA 17244

Beth Lehman

16 Meadow Lane

Halifax, PA 17032

Attorney:

Tracy J. Ross

Keller, Keller, Beck and Ross, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

5/24, 5/31, 6/7/2019

Estate of Paul W. Hansen, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Lisa A. Ward

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

5/24, 5/31, 6/7/2019

Estate of Mary M. Jacobs, late of Franklin County, Pennsylvania.

Personal Representatives:

Erin M. Jacobs

4018 Frecon Road

Chambersburg, PA 17202

Shawn M. Jacobs

6156 Mountain View Drive

Chambersburg, PA 17202

Attorney:

David W. Rahouser

157 East Washington Street

Chambersburg, PA 17201

5/24, 5/31, 6/7/2019

PUBLIC NOTICES

Estate of Janet M. Kohler, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Tressa A. Elter
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

5/24, 5/31, 6/7/2019

Estate of Kellie Sue Reiber, a/k/a Kellie S. Reiber, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
D. Lamar Creager
447 West 4th Street
Waynesboro, PA 17268

Attorney:
Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

5/24, 5/31, 6/7/2019

Estate of Michael L. Shockey, a/k/a Mike Shockey late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Sherry L. Shockey
c/o Jeffrey S. Evans, Esquire
2025 East Main Street
Waynesboro, PA 17268

Attorney:
Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

5/24, 5/31, 6/7/2019

Estate of Eleanor Mae White, a/k/a Eleanor M. White, a/k/a Eleanor M. Johnson, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Clifford A. Carlin
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

5/24, 5/31, 6/7/2019

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of Chambersburg's Grocery Outlet, with its principal office or place of business at 1695 Lincoln Way E suite #2 Chambersburg, PA 17202. The names and addresses of all persons who are parties to the registration are: Jake and Rachel Fulton 1695 Lincoln Way E Chambersburg, PA 17202.

Attorney:
Aaron Jackson
Jackson Law Firm, PLLC
1215 Manor Drive, Suite 202
Mechanicsburg, PA 17055

6/7/2019

FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to Act 1982-295 (54 Pa.C.S. §311) of filing with the Department of State in Harrisburg, Pennsylvania, on February 8, 2019, a fictitious name, style or designation of LifeHouse Home Inspections, with its principal place of business at 11037 Mercersburg Road, Mercersburg, Pennsylvania 17236.

The name and address of the entity owning or interested persons in said business is LifeHouse Solutions, LLC, 11037 Mercersburg Road, Mercersburg, Pennsylvania 17236.

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

6/7/2019

LEGAL NOTICE

SHAPIRO & DeNARDO, LLC

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

KRISTEN D. LITTLE, PA I.D. NO. 79992

KEVIN S. FRANKEL, PA I.D. NO. 318323

NICOLE B. LaBLETТА, PA I.D. NO. 202194

LESLIE J. RASE, PA I.D. NO. 58365

ALISON H. TULLO, PA I.D. NO. 87075

KATHERINE M. WOLF, PA I.D. NO. 314307

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

S&D FILE NO. 18-060898

Nationstar Mortgage LLC d/b/a Mr. Cooper

PLAINTIFF

VS.

Katheryn J. Chappell, known Heir of Melody K. Shank, Deceased and Myles Shank, known Heir of Melody K. Shank, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Melody K. Shank, Deceased.

DEFENDANTS

COURT OF COMMON PLEAS CIVIL DIVISION
FRANKLIN COUNTY

NO: 2018-04860

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 Melody K. Shank, Deceased.

1688 Buchanan Trail East

Greencastle, PA 17225

Your house (real estate) at:

1688 Buchanan Trail East, Greencastle, PA 17225

is scheduled to be sold at Sheriff's Sale on July 12, 2019 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 \$111,304.66 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

PUBLIC NOTICES

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 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.

Land situated in the Township of Antrim in the County of Franklin in the State of PA,

BEGINNING at an iron pin in the center of Pennsylvania Highway No. 16; thence along the middle of said highway, South 75 degrees East 47.66 feet to an iron pin in the center of said highway; thence along lands

now or formerly of Ralph G. Fries, South 22 degrees West 313.5 feet to a post; thence along lands now or formerly of Leslie and Betty Shank, North 75 degrees West 49.54 feet to a post; thence along lands now or formerly of Florence J. Fox, North 23 degrees East 313.5 feet to the iron pin at the place of beginning.

Commonly known as: 1688 Buchanan Trail East, Greencastle (Township of Antrim), PA 17225 (f/k/a 17256)

01-0A18Q-007-.000000

BEING the same premises which Nelson E. Shank, single, by Deed dated May 2, 1994 and recorded May 11, 1994 in the Office of the Recorder in and for the County of Franklin, Pennsylvania in Book 1217, Page 163, granted and conveyed unto Melody K. Shank, single, in fee. AND THE SAID Melody K. Shank passed away on or about June 15, 2018, thereby vesting title unto Kathryn J. Chappell and Myles Shank, known heirs of Melody K. Shank, deceased and any unknown heirs, successors, or assigns of Melody K. Shank, deceased.

6/7/2019

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF
FRANKLIN COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW NO.: 2019-00321

FIFTH THIRD BANK, Plaintiff,

vs.

Heidi M. Plante, as believed Heir and/or Administrator to the Estate of George E. Simmers; JoElla L. Cole, as believed Heir and/or Administrator to the Estate of George E. Simmers; Jessica A. Perez, as believed Heir and/or Administrator to the Estate of George E. Simmers; Unknown Heirs and/or Administrators of the Estate of George E. Simmers; Tammy S. DeWalt, as believed Heir and/or Administrator to the Estate of George E. Simmers; Joe Brown, Jr., as believed Heir and/or Administrator to the Estate of George E. Simmers, Defendants

TO: Unknown Heirs and/or Administrators of the Estate of George E. Simmers

You are hereby notified that Plaintiff, Fifth Third Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Franklin County, Pennsylvania, docketed to No. 2019-00321, seeking to foreclose the mortgage secured by the real estate located at 7946 Tomstown Road, Waynesboro, PA 17268.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE

PUBLIC NOTICES

THE OFFICE SET FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

6/7/2019