

Franklin County Legal Journal

Vol. 39, No. 01

July 2, 2021

Pages 1 - 22

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 Mark K. Baker, a/k/a Mary Kendall Kelso Baker, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Brenda B. Dameron
Martha B. Nissly
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

7/2, 7/9, 7/16/2021

Estate of Robert E. Cooper, a/k/a Robert Eugene Cooper, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Joyce D. Cooper
4401 Byers Road
Chambersburg, PA 17202
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

7/2, 7/9, 7/16/2021

Estate of Donna L. Deihl, late of the Borough of Orrstown, Franklin County, Pennsylvania.

Personal Representatives:
Stacy A. Bradley
Randy L. Deihl
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

7/2, 7/9, 7/16/2021

Estate of Jerine K. Dunham, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
Farmers & Merchants Trust Company of
Chambersburg, Executor
c/o Walker, Connor & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201
Attorney:
David F. Spang
Walker, Connor & Spang, LLC
24 7 Lincoln Way East
Chambersburg, PA 17201

7/2, 7/9, 7/16/2021

Estate of Nancy H. Emory, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Randal W. Emory
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.
23 7 East Queen Street
Chambersburg, PA 17201

7/2, 7/9, 7/16/2021

Estate of Victoria Jane Eshelman, a/k/a Victoria J. Eshelman, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Vickie L. Negley
480 Shatzer Orchard Road
Chambersburg, PA 17202
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

7/2, 7/9, 7/16/2021

Estate of Earle W. McCarney, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Douglas B. McCarney
11478 Burkett Lane
Greencastle, PA 17225
Attorney:
John W. Frey
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

7/2, 7/9, 7/16/2021

Estate of Betty G. Myers, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Richard E. Myers
306 East Franklin Street
Greencastle, PA 17225
Attorney:
J. Edgar Wine
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

7/2, 7/9, 7/16/2021

Estate of James L. Nehf, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Scott A. Nehf
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

7/2, 7/9, 7/16/2021

PUBLIC NOTICES

Second 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.

23 7 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.

23 7 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

Third 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

PUBLIC NOTICES

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

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. Eyster
Theresa A. Eyster
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 Salzmänn Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

Attorney:

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

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

PUBLIC NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF FRANKLIN
COUNTY, PENNSYLVANIA

CIVIL ACTION

NOTICE OF ACTION IN MORTGAGE

FORECLOSURE

No.2021-1885

RAMON THORSON, Plaintiff

vs.

EDGAR RAMIREZ and PAGE MEJIA-VELASQUEZ,
Defendants

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

IF YOU WISH TO DEFEND, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requests by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LA WYER AT ONCE. IF YOU DO NOT HAVE A LA WYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LA WYER. IF YOU CANNOT AFFORD TO HIRE A LA WYER, 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

7/2/2021

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.

PUBLIC NOTICES

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.

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 SWOPE,
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
AMERIHOME 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

PUBLIC NOTICES

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

1/04/2021
3/05/2021
5/07/2021
7/02/2021
9/03/2021
11/05/2021

SALE DATES

3/12/2021
5/14/2021
7/09/2021
9/10/2021
11/12/2021
1/14/2022

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