

# Franklin County Legal Journal

Vol. 40, No. 16

October 14, 2022

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.

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](mailto: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 Lorraine C. Barkdoll, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Thomas L. Barkdoll  
1207 Mountain Road  
Newburg, PA 17240  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

10/14, 10/21, 10/28/2022

Estate of Susan Y. Bricker, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:  
Susan B. Etter & Terry J. Shade  
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

10/14, 10/21, 10/28/2022

Estate of Robert O. Hartranft, Sr., a/k/a Robert Owen Hartranft, Sr., a/k/a Robert O. Hartranft, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Robert O. Hartranft, 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

10/14, 10/21, 10/28/2022

Estate of Sonia Y. Irwin, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
John W. Irwin  
c/o Stacy Pineo Hurt  
946 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Stacy Pineo Hurt  
946 Lincoln Way East  
Chambersburg, PA 17201

10/14, 10/21, 10/28/2022

Estate of Jason Laney, a/k/a Jason Blaine Laney, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Nancy J. Reynolds  
c/o Salzmans Hughes, P.C.  
112 Baltimore Street  
Gettysburg, PA 17325  
Attorney:  
Todd A. King  
Salzmans Hughes, P. C.  
112 Baltimore Street  
Gettysburg, PA 17325

10/14, 10/21, 10/28/2022

Estate of Norvel E. Moats, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Barbara Lightfoot  
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

10/14, 10/21, 10/28/2022

Estate of Joan Shearer Reed, a/k/a Joan S. Reed, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
John W. Reed, Jr.  
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

10/14, 10/21, 10/28/2022

Estate of Bonnie M. Sprow, a/k/a Bonnie A. Sprow, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:  
Jennifer Blair  
Susan Shenck  
c/o 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

10/14, 10/21, 10/28/2022

## **PUBLIC NOTICES**

Estate of Phyllis G. Waltos, a/k/a Phyllis Genevieve Waltos, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Carol J. Andreine  
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

10/14, 10/21, 10/28/2022

Estate of Kathleen J. Woodring, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Robert G. Woodring  
c/o 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

10/14, 10/21, 10/28/2022

Estate of Dona J. Zullinger, a/k/a Dona Jean Zullinger, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Karen N. Kiskaddon  
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

10/14, 10/21, 10/28/2022

### **Second Publication**

Estate of James M. Bradley, a/k/a James McDowell Bradley, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Kathryn J. Bender and  
Paula A. Christy  
c/o Walker & Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

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

10/7, 10/14, 10/21/2022

Estate of LaRue Brandt, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Robert C. Schollaert  
262 Ramsey Avenue  
Chambersburg, PA 17201

Attorney:

Robert C. Schollaert  
Black and Davison, P.C.  
1110 Kennebec Drive  
Chambersburg, PA 17201

10/7, 10/14, 10/21/2022

Estate of Kenneth W. Bumbaugh, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Trudy Bumbaugh  
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

10/7, 10/14, 10/21/2022

Estate of Janice L. Devlin, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

H. Ronald Devlin  
382 Colonial Drive  
Greencastle, PA 17225

Attorney:

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

10/7, 10/14, 10/21/2022

Estate of Grace Diane Martin, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Shante S. Good  
12822 Beck Road  
Hagerstown, MD 21742

Attorney:

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

10/7, 10/14, 10/21/2022

Estate of David L. Misner, a/k/a David Lowell Misner, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

David J. Misner  
c/o Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

Attorney:

Adam H. Fennen  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

10/7, 10/14, 10/21/2022

## PUBLIC NOTICES

Estate of Louise C. Monack, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of Chambersburg

P.O. Box 6010

Chambersburg, PA 17201

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

10/7, 10/14, 10/21/2022

Estate of Daniel C. Pentz, a/k/a Daniel Clinton Pentz, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Nancy J. Currey

David C. Pentz

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

10/7, 10/14, 10/21/2022

Estate of Jess B. Rosenberry, Jr. a/k/a J.B. Rosenberry, a/k/a J.B. Rosenberry, Jr., late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Katrina Jacoby

24 Andersontown Road

Mechanicsburg, PA 17055

Attorney:

William C. Cramer

220 Lincoln Way East

Chambersburg, PA 17201

10/7, 10/14, 10/21/2022

Estate of Harold G. Van Art, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Deborah A. Evans, Roger L. Van Art, & Diana R.

Holtry

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

10/7, 10/14, 10/21/2022

### **Third Publication**

Estate of Derrick G. Avey, a/k/a Derrick Glen Avey, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representatives:

Keaton Wilt

Kyla Hause

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

9/30, 10/7, 10/14/2022

Estate of Kylene C. Avey, a/k/a Kylene Christina Avey, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representatives:

Kyla Hause

Keaton Wilt

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

9/30, 10/7, 10/14/2022

Estate of Denice J. Caouette, a/k/a Denice Jane Caouette, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Wayne A. Caouette

c/o 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

9/30, 10/7, 10/14/2022

Estate of Preston James Crotty, a/k/a Preston J. Crotty, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Shannon M. Barrick

c/o 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

9/30, 10/7, 10/14/2022

## **PUBLIC NOTICES**

Estate of Janet S. Ervin, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:

James G. Whitmore  
475 South 7th Street  
Chambersburg, PA 17201

Attorney:

Adam D. Boyer  
Barley Snyder  
123 Baltimore Street, Suite 101  
Gettysburg, PA 17325

9/30, 10/7, 10/14/2022

Estate of Gladys L. Grasse, a/k/a Gladys Landis Grasse,  
late of the Borough of Chambersburg, Franklin County,  
Pennsylvania.

Personal Representative:

Mark L. Grasse  
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

9/30, 10/7, 10/14/2022

Estate of Melvin H. Horst, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Michael A. Davis  
296 Cornertown Road  
Chambersburg, PA 17201  
Willie J. Bibbs Jr.  
3702 White Church Road  
Chambersburg, PA 17202

Attorney:

Joseph A. Macaluso  
P.O. Box 83  
Orrstown, PA 17244

9/30, 10/7, 10/14/2022

Estate of Cathleen S. Miller, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Cynthia M. Gettins  
609 Spring Hill Drive  
Waynesboro, PA 17268  
Deborah M. Addleman  
459 Larkspur Lane  
Chambersburg, PA 17202  
Judith M. Caldwell  
10285 Wilde Lake Terrace  
Columbia, MD 21044

9/30, 10/7, 10/14/2022

Estate of Lauren M. Sidoli, late of the Borough of  
Greencastle, Franklin County, Pennsylvania.

Personal Representative:

James F. Dieterle  
c/o Donald A. Soutar  
The Coyle Law Group  
55 Madison Avenue Suite 400  
Morristown, NJ 07960

Attorney:

Donald A. Soutar  
The Coyle Law Group  
55 Madison Avenue Suite 400  
Morristown, NJ 07960

9/30, 10/7, 10/14/2022

### **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, Act No. 1982-295, of the filing with the Department of State of the Commonwealth of Pennsylvania, on September 19, 2022, an application for a certificate for the conducting of a business under the assumed or fictitious name of Living Word Community Church of Greencastle. The name and address of the entity interested in said business is Calvary Bible Church, 3845 Buchanan Trail West, Greencastle, PA 17225.

Donald L. Kornfield, Esq.  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

10/14/2022

### **NAME CHANGE NOTICE**

IN THE COURT OF COMMON PLEAS OF THE 39TH  
JUDICIAL DISTRICT OF PENNSYLVANIA FRANKLIN  
COUNTY BRANCH, Civil Action - Law No. 2022-2627

Judge Angela R. Krom

In the Matter of Petition for Change of Name of Jordan  
Christopher Moore

NOTICE OF NAME CHANGE HEARING

TO WHOM IT MAY CONCERN:

You are hereby notified that Jordan Christopher Moore, of Chambersburg, Franklin County, Pennsylvania, has filed a Petition in the Court of Common Pleas of the 39th Judicial District of Pennsylvania, Franklin County Branch, requesting a decree to change her name from Jordan Christopher Moore to Sasha Nikole Martinez, and that a hearing on said Petition will be held on the 8th of November, 2022, at 9:30 A.M. in Courtroom No. 4 at the Franklin County Courthouse, located at 14 N Main Street, Chambersburg, PA, 17201, at which time and place you may attend if you have any objections.

Caldwell & Keams, P.C.  
Caroline G. Robelen, Esquire  
Attorney for Petitioner  
3631 N Front Street  
Harrisburg, PA 17110  
I.D. No. 328743  
(717) 901-5957

10/14/2022

## **PUBLIC NOTICES**

### **NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO.: 2022-02400

RELIANCE FIRST CAPITAL, LLC, Plaintiff,  
vs.

Jami D. Blanchard, as Believed Heir and/or Administrator to the Estate of Douglas Armstrong;  
Unknown Heirs and/or Administrators to the Estate of Douglas Armstrong, Defendants

TO: Unknown Heirs and/or Administrators to the Estate of Douglas Armstrong

You are hereby notified that Plaintiff, Reliance First Capital, LLC, 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. 2022-02400, seeking to foreclose the mortgage secured by the real estate located at 3732 Scotland Main Street, Chambersburg, PA 17202.

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 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

10/14/2022

### **NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

IN THE COURT OF COMMON PLEAS Franklin COUNTY

CIVIL ACTION - LAW ACTION OF MORTGAGE FORECLOSURE Term No. 2021-00028

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC FKA QUICKEN LOANS INC., Plaintiff

vs.

Andra Atwood , Solely in her capacity as potential heir to Marsha E. Smith, Deceased, The Unknown Heirs of MARSHA E. SMITH Deceased & Ryan Woodring Solely in his capacity as potential heir to Marsha E. Smith, Deceased Mortgage and Real Owner, Defendant

#### **NOTICE TO: The Unknown Heirs of MARSHA E. SMITH Deceased**

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

#### **NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

Your house at 523 West Main Street, Waynesboro, PA 17268 is scheduled to be sold at Sheriff's Sale on Friday, January 13, 2023, at 1:00 PM, in <https://www.bid4assets.com/franklincountypasherrifsales> to enforce the court judgment of \$170,115.01 obtained by ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. against you.

#### **NOTICE**

If you wish to defend, you must take action, by entering a written appearance personally or by attorney and filing 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 you may lose money or property or other rights important to you.

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 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  
717-660-2118

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

10/14/2022

## PUBLIC NOTICES

### **NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

IN THE COURT OF COMMON PLEAS OF FRANKLIN  
COUNTY, PENNSYLVANIA

CIVIL DIVISION No.: 2022-1385

TRUIST BANK F/K/A BRANCH BANKING AND  
TRUST COMPANY, Plaintiff

v.

REBECCA S BOWMAN; JOSEPH N BOWMAN IV,  
Defendant(s)

NOTICE TO: JOSEPH N BOWMAN, IV

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 98 NOTTINGHAM DRIVE,  
Chambersburg, PA 17201

Being in HAMILTON TOWNSHIP, County of FRANKLIN,  
Commonwealth of Pennsylvania, 11-0E10.-223.-000000

Improvements consist of residential property.

Sold as the property of JOSEPH N. BOWMAN IV AND  
REBECCA S. BOWMAN

Your house (real estate) at 98 NOTTINGHAM DRIVE,  
Chambersburg, PA 17201 is scheduled to be sold at the  
Sheriff's Sale on January 13, 2023 at 01:00 PM, at a  
public on-line auction at [HTTPS://WWW.BID4ASSETS.  
COM/FRANKLINCOUNTYPASHERIFFSALES](https://www.bid4assets.com/franklincountypasheriffsales), to  
enforce the Court Judgment of \$127,582.09 obtained by,  
TRUIST BANK F/K/A BRANCH BANKING AND TRUST  
COMPANY (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
(844) 856-6646

10/14/2022