

# Franklin County Legal Journal

Vol. 40, No. 34

February 17, 2023

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

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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 Genevieve C. Angle, a/k/a Genevieve Crist Angle, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:  
Gary L. Angle  
Robert E. Angle  
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

2/17, 2/24, 3/3/2023

Estate of Mary E. Bower, a/k/a Mary Ellen Bower, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:  
Trudy E. Hose and Becky A. Mull  
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

2/17, 2/24, 3/3/2023

Estate of Shirley A. Eberly, a/k/a Shirley Ann Eberly, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:  
Sue A. Burkett  
Gary L. Eberly  
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

2/17, 2/24, 3/3/2023

Estate of Charles J. Greiner, a/k/a Charles John Greiner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Carol A. Lowe  
c/o Jeffrey S. Evans  
2021 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jeffrey S. Evans  
2021 East Main Street  
Waynesboro, PA 17268

2/17, 2/24, 3/3/2023

Estate of Mary J. Hissong, a/k/a Mary T. Hissong, late of St. Thomas, Franklin County, Pennsylvania.

Personal Representative:  
April H. McCulloh  
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

2/17, 2/24, 3/3/2023

Estate of William D. Hulings, a/k/a William Daniel Hulings, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Danielle Hulings  
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

2/17, 2/24, 3/3/2023

Estate of Lois L. Keller, a/k/a Lois Lavina Keller, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Dorothy Gehr  
7514 Fort Loudon Road  
Mercersburg, PA 17236  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

2/17, 2/24, 3/3/2023

Estate of Thomas C. McCloud, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Farmers and Merchants Trust Company  
1500 Nitterhouse Drive  
Chambersburg, PA 17201  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/17, 2/24, 3/3/2023

Estate of Ross C. Mohn, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Debra M. Fluke  
P.O. Box 11  
Upperstrasburg, PA 17265  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/17, 2/24, 3/3/2023

## PUBLIC NOTICES

Estate of Alice M. Stepler, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Sidney W. Stepler  
197 Lindman Drive  
Chambersburg, PA 17201

Attorney:

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

2/17, 2/24, 3/3/2023

Estate of Harold Kenneth Swisher, a/k/a Harold K. Swisher, a/k/a Kenneth Swisher, a/k/a H. Kenneth Swisher, a/k/a Harold Swisher, a/k/a Ken Swisher, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Douglas L. Swisher  
c/o The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268

Attorney:

Samantha K. Wolfe  
The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268

2/17, 2/24, 3/3/2023

Estate of Jeremy S. Thompson, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

John D. Sanders  
3915 Campbell Circle  
Orrstown, PA 17244

Attorney:

Richard L. Webber, Jr.  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

2/17, 2/24, 3/3/2023

Estate of Doris A. Unger, a/k/a Doris Ann Unger late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Bethany A. Mellott  
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

2/17, 2/24, 3/3/2023

Estate of Reuben Lee Wadel, a/k/a R. Lee Wadel, a/k/a R. L. Wadel, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Kim M. Mann  
Carla L. 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

2/17, 2/24, 3/3/2023

Estate of Arthur E. Woods, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:

Shirley I. Woods  
c/o Jerry A. Weigle  
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

2/17, 2/24, 3/3/2023

### **Second Publication**

Estate of Robert William Bell, a/k/a Robert W. Bell, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Roberta L. Bell  
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

2/10, 2/17, 2/24/2023

Estate of Belva Jean Connor, late of Franklin County, Pennsylvania.

Personal Representative:

Brian F. Levine  
Levine Law, LLC  
22 East Grant Street  
New Castle, PA 16101-2279

Attorney:

Brian F. Levine  
Levine Law, LLC  
22 East Grant Street  
New Castle, PA 16101-2279

2/10, 2/17, 2/24/2023

## PUBLIC NOTICES

Estate of Patricia L. Corman, a/k/a Patricia Louise Corman, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

David A. Corman  
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

2/10, 2/17, 2/24/2023

Estate of Sandra L. Coy, a/k/a Sandra Lou Coy, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Lisa C. Coy  
c/o Mooney Law  
80 North Second Street  
Chambersburg, PA 17201  
Attorney:  
Clayton A. Lingg  
Mooney Law  
80 North Second Street  
Chambersburg, PA 17201

2/10, 2/17, 2/24/2023

Estate of Debra L. Crawford, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Diane M. Hill  
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

2/10, 2/17, 2/24/2023

Estate of Angela G. Daywalt, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Robert L. Daywalt Jr.  
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

2/10, 2/17, 2/24/2023

Estate of Thomas Wayne Kelskey, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Harry Barr  
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

2/10, 2/17, 2/24/2023

Estate of Lyndell E. Meyers, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Carolyn S. George  
Alan L. Meyers  
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

2/10, 2/17, 2/24/2023

Estate of Rodney Irvin Shatzer, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Robert D. Shatzer  
c/o Bradley L. Griffie  
Griffie & Associates  
100 Lincoln Way East, Suite D  
Chambersburg, PA 17201  
Attorney:  
Bradley L. Griffie  
Griffie & Associates  
100 Lincoln Way East, Suite D  
Chambersburg, PA 17201

2/10, 2/17, 2/24/2023

Estate of Donald L. Shetter, Sr., a/k/a Donald L. Shetter, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Donald L. Shetter, Jr. & Tony L. Shetter  
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

2/10, 2/17, 2/24/2023

## PUBLIC NOTICES

Estate of Gerald S. Snider, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Justine L. Hartman  
515 Limestone Road  
Carlisle, PA 17015  
Krista A. Dunne  
873 Center Road  
Cornish, NH 03745  
Amy N. Plack  
8300 Cape View Avenue  
Norfolk, VA 23518  
Attorney:

George E. Wenger, Jr.  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/10, 2/17, 2/24/2023

Estate of Freda K. Weaner, a/k/a Freda Kathryn Weaner, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Susan D. Pelc  
180 Park Street  
PO Box 188  
Aspers, PA 17304  
Attorney:

Bernard A. Yannetti  
Hartman & Yannetti Inc, Law Office  
126 Baltimore Street  
Gettysburg, PA 17325

2/10, 2/17, 2/24/2023

### **Third Publication**

Estate of Nellie E. Atherton, a/k/a Nellie Elizabeth Atherton, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Glen A. Atherton  
4480 Race Track Road  
St. Thomas, PA 17252  
Kevin E. Atherton  
11119 Hunter Road  
Mercersburg, PA 17236  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

2/3, 2/10, 2/17/2023

Estate of Christina K. Bemus, a/k/a Christina Bemus, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Patricia D. Lacy & Terriann Hilbinger  
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

2/3, 2/10, 2/17/2023

Estate of Betty J. Doyle, a/k/a Betty Jane Doyle, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Ronald Leroy Doyle  
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

2/3, 2/10, 2/17/2023

Estate of John Ray Doyle, a/k/a John R. Doyle, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Ronald Leroy Doyle  
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

2/3, 2/10, 2/17/2023

Estate of Nancy Ann Furry, a/k/a Nancy A. Furry, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Beth Marie Loftus  
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

2/3, 2/10, 2/17/2023

Estate of Monty R. Higgins, a/k/a Monty Higgins, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Travis R. Higgins  
640 Mickey Inn Road, Lot 90  
Chambersburg, PA 17202  
Troy E. Higgins  
640 Mickey Inn Road, Lot 85  
Chambersburg, PA 17202  
Attorney:  
George E. Wenger, Jr.  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/3, 2/10, 2/17/2023

## PUBLIC NOTICES

Estate of Janice Arlene Kline, late of the Borough of  
Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Wayne K. Kline, Jr. and Thomas M. Kline  
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

2/3, 2/10, 2/17/2023

Estate of Myrtle E. Kriner, late of Southampton Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Kathy A. Pinko  
305 Shed Road  
Newville, PA 17241  
Robert J. Monismith  
1153 Means Hollow Road  
Shippensburg, PA 17257

Attorney:

Richard L. Webber, Jr.  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

2/3, 2/10, 2/17/2023

Estate of Charles Monn, late of Franklin County,  
Pennsylvania.

Personal Representative:

Gladys Monn  
c/o William R. Kaufman  
940 Century Drive  
Mechanicsburg, PA 17055-4376

Attorney:

William R. Kaufman  
940 Century Drive  
Mechanicsburg, PA 17055-4376

2/3, 2/10, 2/17/2023

Estate of Steve A. Raker, late of Montgomery Township,  
Franklin County, Pennsylvania.

Personal Representative:

Loretta K. Raker  
8125 Charlestown Road  
Mercersburg, PA 17236

Attorney:

Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

2/3, 2/10, 2/17/2023

Estate of Willis C. Ritchey, late of St. Thomas Township,  
Franklin County, Pennsylvania.

Personal Representative:

Bruce E. Ritchey  
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

2/3, 2/10, 2/17/2023

Estate of Beverly J. Robinson, late of the Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Dawn R. Nenninger  
Carolyn K. Bricker  
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

2/3, 2/10, 2/17/2023

Estate of Darlene L. Truax, a/k/a Darlene Louise Truax,  
late of Belfast Township, Fulton County, Pennsylvania.

Personal Representatives:

Tammy Sue Steiner  
Claude Brent Truax, 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

2/3, 2/10, 2/17/2023

Estate of Carl B. Vallow, late of the Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers & Merchants Trust Company of  
Chambersburg  
P.O. Box 6010  
Chambersburg, PA 17201

Attorney:

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

2/3, 2/10, 2/17/2023

Estate of Jean E. Zimmerman, a/k/a Jean Elizabeth  
Zimmerman, late of Montgomery Township, Franklin  
County, Pennsylvania.

Personal Representatives:

Kimberly S. Murdaugh  
6511 Edwards Drive  
Mercersburg, PA 17236  
Victoria D. Martin  
9281 Anderson Road  
Mercersburg, PA 17236

Attorney:

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

2/3, 2/10, 2/17/2023

## **PUBLIC NOTICES**

### **DISSOLUTION NOTICE**

Notice is hereby given to all persons interested or who may be affected by NITTERHOUSE PROPERTIES, LP, a Pennsylvania limited partnership ("Partnership"), that the General Partner and Limited Partners are now engaged in winding up and settling the affairs of said Partnership so that its existence shall be ended by the filing of a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Uniform Limited Partnership Act. It is hereby publically requested that all persons with claims against said Partnership present them in accordance with this notice. Any such claims must be submitted in writing to Barley Snyder LLP, 213 Market Street, 12th Floor, Harrisburg, PA 17101, Attn: Thomas J. Nehilla, Esq., Re: Nitterhouse Properties, LP. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said Partnership will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

BARLEY SNYDER LLP, Attorneys

2/17/2023

### **LEGAL NOTICE**

**IN THE COURT OF COMMON PLEAS OF  
FRANKLIN COUNTY, PENNSYLVANIA  
CIVIL DIVISION NO: 2022-04001**

**WELLS FARGO BANK, N.A., AS TRUSTEE, ON  
BEHALF OF THE REGISTERED HOLDERS OF  
MORGAN STANLEY ABS CAPITAL I INC. TRUST  
2005-WMC4, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-WMC4 vs. SANDRA  
L. POGUE, AS SURVIVING HEIR TO DARAN M.  
POGUE A/K/A DARAN MARK POGUE, DECEASED,  
LORI DOWNIN, AS SURVIVING HEIR TO DARAN M.  
POGUE A/K/A DARAN MARK POGUE, DECEASED,  
UNKNOWN SURVIVING HEIRS OF DARAN M.  
POGUE, DECEASED,**

#### **NOTICE**

TO THE DEFENDANTS:

You are hereby notified Wells Fargo Bank, N.A., as Trustee, on behalf of the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2005-WMC4, Mortgage Pass-Through Certificates, Series 2005-WMC4, has filed a Complaint in Mortgage Foreclosure with regard to 8279 Sweetwater Road, Fort Loudon, PA 17224, endorsed with a Notice to Defend, against you at No. 2022-04001 in the Civil Division of the Court of Common Pleas of Franklin County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Franklin County Sheriff.

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 requested by the plaintiff. 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, 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 Lawyer Referral Service  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street, P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375

PLAINTIFF'S ATTORNEY:  
STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO & FEDERMAN, LLP  
298 WISSAHICKON AVENUE  
NORTH WALES, PA 19454, (215) 855-9521

2/17/2023

# PUBLIC NOTICES

## **LEGAL NOTICE**

IN THE COURT OF COMMON PLEAS OF THE  
39th JUDICIAL DISTRICT OF PENNSYLVANIA -  
FRANKLIN COUNTY BRANCH

Civil Action - Law No. 2022-3901 Quiet Title Action

Douglas A. Peiffer, Plaintiffs  
vs.

Unknown, Defendant(s)

### **PRAECIPE TO REINSTATE COMPLAINT**

To the Prothonotary:

Please reinstate the Complaint by Adverse Possession to Quiet Title, filed on December 20, 2022, in the above-captioned matter.

Date: February 6, 2023  
Stephen D. Kulla, Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE  
39th JUDICIAL DISTRICT OF PENNSYLVANIA -  
FRANKLIN COUNTY BRANCH

Civil Action - Law No. 2022-3901 Quiet Title Action

Douglas A. Peiffer, Plaintiffs  
vs.

Unknown, Defendant(s)

### **NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, 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 claims or relief requested by the Plaintiff. You may also 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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](http://www.franklinbar.org/find)

Stephen D. Kulla, Esquire  
Attorney for Plaintiff

IN THE COURT OF COMMON PLEAS OF THE  
39th JUDICIAL DISTRICT OF PENNSYLVANIA -  
FRANKLIN COUNTY BRANCH

Civil Action - Law No. 2022-3901 Quiet Title Action

Douglas A. Peiffer, Plaintiffs  
vs.

Unknown, Defendant(s)

### **COMPLAINT BY ADVERSE POSSESSION TO QUIET TITLE**

NOW COME the Plaintiff in the above captioned matter, by and through their undersigned attorney, and sets

forth the following:

1. The Plaintiff is Douglas A. Peiffer (hereinafter "Peiffer"), a sui juris adult living and residing at 7832 Mentzer Gap Road, Waynesboro, Franklin County, Pennsylvania.

2. Peiffer owns certain real estate located at 7832 Mentzer Gap Road, Waynesboro, PA. Said property is recorded via deed with the Franklin County Recorded of Deeds Record Book 1706, Page 271, and Book 1842, Page 629.

3. The above referenced property abuts an alley, which runs along the west and south boundary of the Peiffer property. Said alley has never been opened and has never been ordained by Quincy Township, PA. At this time, the alley is an abandoned, undeeded, and untaxed area of land. A survey showing the alley area is attached hereto and incorporated herein.

4. The subject alley has been commonly used by Peiffer and his predecessors for at least the last 21 years. Peiffer and his predecessors have exclusively used the alley as essentially an extension of the existing yard.

5. Peiffer has made good faith efforts to determine if anyone else has an ownership interest in the alley. Upon conducting an extensive title search and survey and conferring with surveyor Eric Kauffman, it is believed and, therefore, averred that Quincy Township has no ownership interest in the alley, and moreover, the alley is undeeded land.

6. For more than 21 years, Peiffer and his predecessors in interest have been in open, exclusive, hostile, adverse, and actual possession of the property. Peiffer is not aware of any potential Defendants who may viably claim ownership to the property.

7. Peiffer holds title to the disputed property by adverse possession. Consequently, he is the sole owner in fee simple of the disputed property.

8. Any potential Defendants are barred from asserting any real, equitable or beneficial interest in the disputed property by reason of the actual, continuous, exclusive, visible, notorious, distinct and hostile possession of the disputed property by Peiffer for more than 21 years.

9. Per the attached survey, Peiffer is claiming ownership of the alley, which is approximately 0.0829 acres, more or less.

WHEREFORE, Plaintiffs respectfully request that they be declared the legal and equitable owners of the undeeded alley, and that any potential Defendants be forever barred and estopped from having or claiming any right, title or interest thereto and that this Court grant such other relief as may be appropriate.

Stephen D. Kulla, Esquire  
Attorney for Plaintiff  
9 East Main Street  
Waynesboro, PA 17268  
717-762-3374  
Attorney ID#59003

### **VERIFICATION**

I verify that the statements made above are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. §4904, relating to unsworn falsifications to authorities.

Date: December 15, 2022  
Douglas A. Peiffer

2/17/2023



## **PUBLIC NOTICES**

### **NAME CHANGE NOTICE**

NOTICE IS HEREBY GIVEN that on December 13th, 2022, a Petition for Change of Name of a Minor Child of Destiny Nicole Anderson and James Mason Barnhart, parents of the minor child, was filed in the Court of Common Pleas of Franklin County, Pennsylvania, requesting a Decree to change the name of their minor child from RoseLee Sawyer Barnhart to RoseLee Sawyer Anderson.

The Court has fixed Tuesday, February 28th, 2023, at 9:00 a.m. in Courtroom four of the Franklin County Judicial Center, 14 North Main Street, Chambersburg, Pennsylvania, as the time and place for the hearing on said Petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the Application should not be granted.

2/17/2023

### **NAME CHANGE NOTICE**

In the Court of Common Pleas of the 39th Judicial District of Pennsylvania, Franklin County Branch

Notice is hereby given that on January 31, 2023, the petition of Orville Smith, Jr., was filed in the above-named court petitioning for a decree to change the name of Rachelle Leigh Harris to Rachelle Leigh Smith.

The court has set March 6, 2023, at 3:00 p.m., in the Franklin County Judicial Center, Chambersburg, Pennsylvania as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the petition should not be granted.

2/17/2023

### **NAME CHANGE NOTICE**

In the Court of Common Pleas of the 39th Judicial District of Pennsylvania, Franklin County Branch

Notice is hereby given that on January 31, 2023, the petition of Orville Smith, Jr., was filed in the above-named court petitioning for a decree to change the name of Skylar Hope Harris to Skylar Hope Smith.

The court has set March 6, 2023, at 3:00 p.m., in the Franklin County Judicial Center, Chambersburg, Pennsylvania as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the petition should not be granted.

2/17/2023

### **NAME CHANGE NOTICE**

**Notice is hereby given** that on **January 3, 2023**, a Petition for Change of Name of a Minor Child of Alexandra Ann Milligan and Daniel Edward Manahan, parents of the minor child, was filed in the Court of Common Pleas of Franklin County, Pennsylvania, requesting a Decree to change the name of their minor child from **Kier Jermaine Milligan** to **Kier James Manahan**. The Court has fixed March 21, 2023, at 9:00 a.m. in Courtroom 4 of the Franklin County Courthouse, Chambersburg, Pennsylvania, as the time and place for the hearing on said Petition when and where all persons interested in the proposed change of name may appear and show cause, if they have any, as to why the Petition should not be granted.

2/17/2023

### **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: March 2, 2023.

**CHAMBERSBURG CEMETERY COMPANY:** Account of proposed distributions and notice to creditors of James A. Strite, Jr., President of the Chambersburg Cemetery Company, Borough of Chambersburg, Franklin County, Pennsylvania.

**MELLOTT:** First and Final Account of proposed distributions and notice to creditors of Orrstown Bank, Executor of the Estate of John S. Mellott, late of Peters Township, Franklin County, Pennsylvania, deceased.

**RUSSO:** First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg and Edwin P. Heckman, Co-Personal Representatives of the Estate of MaryAnn F. Russo, late of Greene Township, Franklin County, Pennsylvania, deceased.

**TOOKE:** First and Final Account of proposed distributions and notice to creditors of Anne Tooke, Executrix of the Estate of Lucille C. Tooke, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

2/17, 2/24/2023