

Franklin County Legal Journal

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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

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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 Janet L. Besore, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Mary E. Rosenberry
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

6/2, 6/9, 6/16/2023

Estate of Steven L. McCleaf, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Jeanne Marie McCleaf
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

6/2, 6/9, 6/16/2023

Estate of Tina M. Strait, a/k/a Tina Marie Strait, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Amanda M. McCusker
6901 Tenth Street North
St. Petersburg, FL 33702
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

6/2, 6/9, 6/16/2023

Second Publication

Estate of David G. Alleman, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Judene M. Dunagan
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

5/26, 6/2, 6/9/2023

Estate of Marlene R. Bingaman, a/k/a Marlene Ray Bingaman, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Donald E. Bingaman III
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

5/26, 6/2, 6/9/2023

Estate of Janet A. Fleagle, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Thomas E. Fleagle
7338 Anthony Highway
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

5/26, 6/2, 6/9/2023

Estate of Joyce Mills, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Jeffrey R. Mills
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

5/26, 6/2, 6/9/2023

Estate of Barbara E. Neil, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:
Randall Amos Neil
8629 Sweetwater Road
Fort Loudon, PA 17224
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

5/26, 6/2, 6/9/2023

Estate of Harold Leroy Plasterer, a/k/a Harold L. Plasterer, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Steven L. Plasterer
2925 Sollenberger Drive
Chambersburg, PA 17202
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

5/26, 6/2, 6/9/2023

PUBLIC NOTICES

Estate of Pauline Price, a/k/a Pauline Corrigan Price, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Todd A. Price
12155 Gehr Road
Waynesboro, PA 17268
Attorney:
Elliott B. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

5/26, 6/2, 6/9/2023

Estate of Richard E. Reeder, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Gary E. Reeder
724 Lincoln Way East
Chambersburg, PA 17201
Sherry L. Reeder
221 Colonial Drive
Chambersburg, PA 17202
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

5/26, 6/2, 6/9/2023

Estate of Beverly E. Wile, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:
Thomas E. Wile
Steven E. Wile
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

5/26, 6/2, 6/9/2023

Estate of Kenneth M. Witmer, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Rachel L. Witmer
4132 Shatzer Street
Chambersburg, PA 17202
David G. Witmer
12082 Bayer Drive
Waynesboro, PA 17268
Attorney:
John W. Frey
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

5/26, 6/2, 6/9/2023

Third Publication

Estate of Hazel B. Baer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Julie M. Searles
14873 Sherwood Drive
Greencastle, PA 17225
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

5/19, 5/26, 6/2/2023

Estate of Duffy W. Carbaugh, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Heather L. Carbaugh
965 Edith Drive
Chambersburg, PA 17202
Attorney:
Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

5/19, 5/26, 6/2/2023

Estate of Shirley Ann Carmack, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Leah D. Carmack
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

5/19, 5/26, 6/2/2023

Estate of Gladys W. Clapsaddle, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Kathy J. Sanders
10310 Birchwood Lane
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

5/19, 5/26, 6/2/2023

Estate of Betty L. Freeman, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:
Cathy A. Sweet
7126 Mentzer Gap Road
Waynesboro, PA 17268
Christie L. Freeman
9543 Tomstown Road
Waynesboro, PA 17268
Attorney:
James M. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
13 West Main Street, Suite 210
Waynesboro, PA 17268

5/19, 5/26, 6/2/2023

PUBLIC NOTICES

Estate of David M. Glotfelty, a/k/a David Mark Glotfelty, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
James B. Glotfelty
c/o Barbara Entwistle
Entwistle & Roberts, PC
37 West Middle Street
Gettysburg, PA 17325
Attorney:
Barbara Entwistle
Entwistle & Roberts, PC
37 West Middle Street
Gettysburg, PA 17325

5/19, 5/26, 6/2/2023

Estate of William Landis, a/k/a William B. Landis, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:
Jack Poe
2432 Wenger Lane
Chambersburg, PA 17201
Kaye Davis
36 Kensington Drive
Chambersburg, PA 17202
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

5/19, 5/26, 6/2/2023

Estate of Deborah Ann Leatherman, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Michael Shawn Leatherman
1 Louise Trail
Fairfield, PA 17320
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

5/19, 5/26, 6/2/2023

Estate of Donald S. Mower, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Judy D. Pearson
1057 Mower Road
Chambersburg, PA 17202
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

5/19, 5/26, 6/2/2023

Estate of Donna R. Nead, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Dustin Nead
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

5/19, 5/26, 6/2/2023

Estate of Thomas Sere, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Robert Purvis
4142 Barnsley Drive
Orlando, FL 32812
Attorney:
Barbara Townsend
32 West Queen Street
Chambersburg, PA 17201

5/19, 5/26, 6/2/2023

Estate of Nancy E. Toms, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Kenneth L. Toms, Jr.
Kimberly S. Toms Christophel n/k/a
Kimberly S. Christophel
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

5/19, 5/26, 6/2/2023

Estate of Marilyn J. Yale, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Richard D. Yale
11791 Buchanan Trail West
Mercersburg, PA 17236
Attorney:
Erich E. Hawbaker
11-A West Seminary Street
Mercersburg, PA 17236

5/19, 5/26, 6/2/2023

PUBLIC NOTICES

LEGAL NOTICE

LOGS LEGAL GROUP LLP
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KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 19-062627

Bank of New York Mellon Trust Company, N.A. as
Trustee for Mortgage Assets Management Series I
Trust, PLAINTIFF
VS.

Fred H. Guyer, Jr., Known Heir of Fred H. Guyer Sr.,
Deceased; Michael S. Guyer, Known Heir of Fred H.
Guyer Sr., Deceased; Chester Wilbur Guyer, Known
Heir of Fred H. Guyer, Sr., Deceased; and Unknown
Heirs, Successors, Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest from or
under Fred H. Guyer, Sr., deceased, DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
FRANKLIN COUNTY
NO: 2019-2659

To the Defendants, Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations Claiming Right,
Title or Interest from or under Fred H. Guyer, Sr.,
deceased: TAKE NOTICE THAT THE Plaintiff, Bank
of New York Mellon Trust Company, N.A. as Trustee
for Mortgage Assets Management Series I Trust has
filed an amended action Mortgage Foreclosure, as
captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER
A WRITTEN APPEARANCE PERSONALLY OR
BY ATTORNEY AND FILE YOUR DEFENSE OR
OBJECTIONS 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 NOTICE 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 Bar Association
Pennsylvania Lawyer Referral Service
100 South Street, P.O. Box 186
Harrisburg, PA 17108

6/2/2023

LEGAL NOTICE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

BankUnited N.A., PLAINTIFF
VS.

Amie Turner, known Heir of Margaret L. Keefer,
deceased and Dawn Smith a/k/a Dawn Kriner, known
Heir of Margaret L. Keefer, deceased and Unknown
Heirs, Successors, Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest from or
under Margaret L. Keefer, deceased, DEFENDANTS
COURT OF COMMON PLEAS

CIVIL DIVISION

FRANKLIN COUNTY

NO: 2022-00496

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 Margaret L. Keefer, deceased

101 Fairview Avenue
Waynesboro, PA 17268

Your house (real estate) at:

101 Fairview Avenue, Waynesboro, PA 17268
Parcel ID: 26-5A63-.049-.000000

is scheduled to be sold at Sheriff's Sale at [https://www.
bid4assets.com/franklincountypasheriffsales](https://www.bid4assets.com/franklincountypasheriffsales) on July
14, 2023 at 1:00PM to enforce the court judgment of
\$114,795.80 obtained by BankUnited N.A. 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:

The sale will be cancelled if you pay back to BankUnited
N.A. 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: LOGS Legal Group, LLC. (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed
by the Sheriff on a date specified by the Sheriff not later
than thirty (30) days after sale. Distribution will be made
in accordance with the schedule unless exceptions are
filed thereto within 20 days after the filing of the schedule.

6/2/2023