

Franklin County Legal Journal

Vol. 41, No. 13

September 29, 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.

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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 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 Maxine P. Barnes, a/k/a Maxine Potter Barnes, a/k/a Maxine E. Barnes, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Ronald E. Barnes

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

9/29, 10/6, 10/13/2023

Estate of John S. Cantler, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Edda Gibson

c/o Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans

2021 East Main Street

Waynesboro, PA 17268

9/29, 10/6, 10/13/2023

Estate of Penne Jane Covert, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Kevin L. Covert

c/o Nicklas & Snyder

183 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Kristin D. Nicklas

Nicklas & Snyder

183 Lincoln Way East

Chambersburg, PA 17201

9/29, 10/6, 10/13/2023

Estate of Vivian M. Dangler, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Richard E. Dangler

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

9/29, 10/6, 10/13/2023

Estate of Douglas Eugene Fries, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Alice J. Fries

278 Hawbaker Drive South, P.O. Box 57

Fort Loudon, PA 17224

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

9/29, 10/6, 10/13/2023

Estate of Rosemary A. Gower, a/k/a Rosemary Gower, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda L. Burtman

80 Nottingham Drive

Chambersburg, PA 17201

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

9/29, 10/6, 10/13/2023

Estate of Orpha M. Lyter, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Linda K. Swartz

832 Falling Spring Road

Chambersburg, PA 17202

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

9/29, 10/6, 10/13/2023

Estate of Ruth M. Maginsky, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Nancy C. Fama

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

9/29, 10/6, 10/13/2023

Estate of Beulah B. Mahon, a/k/a Beulah Mahon, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Donna R. Sterner, a/k/a Donna R. Mahon

325 Overhill Drive

Chambersburg, PA 17202

Attorney:

Tracy J. Ross

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

9/29, 10/6, 10/13/2023

PUBLIC NOTICES

Estate of Audrey J. Milho, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Kathleen A. Harkins
236 Dickinson Avenue
Waynesboro, PA 17268

Attorney:

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

9/29, 10/6, 10/13/2023

Estate of Norma J. Monn, a/k/a Norma Jean Monn, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Jenny L. Monn
135 Norlawn Circle
Lancaster, PA 17601

Attorney:

Timothy W. Misner, of Counsel
The Law Offices of Samantha K. Wolfe LLC
39 South Broad Street
Waynesboro, PA 17268-1610

9/29, 10/6, 10/13/2023

Estate of Merle R. Pefley, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Sheldon L. Pefley
622 Rockview Avenue
Chambersburg, PA 17202

Attorney:

Elliott B. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

9/29, 10/6, 10/13/2023

Estate of John R. Slick, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

John Robert Slick, Jr.
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

9/29, 10/6, 10/13/2023

Estate of Merle C. Vaughn, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Keith E. Vaughn
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

9/29, 10/6, 10/13/2023

Estate of Daniel C. Weller, Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Jurdon C. Weller
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

9/29, 10/6, 10/13/2023

Second Publication

Estate of Glenn R. Graham, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Quentin D. Graham
795 Nenix Hill Road
Juniata, PA 17086

Attorney:

Barbara Townsend
32 West Queen Street
Chambersburg, PA 17201

9/22, 9/29, 10/6/2023

Estate of Janet M. Martin, a/k/a Janet Marie Martin, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Larry Eugene Martin & Linda Ann Boyer
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

9/22, 9/29, 10/6/2023

Estate of Jeryl L. Martin, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Glenda K. Martin
c/o James D. Hughes
Salzmann Hughes, P.C.
354 Alexander Spring Road, Suite 1
Carlisle, PA 17015

Attorney:

James D. Hughes
Salzmann Hughes, P.C.
354 Alexander Spring Road, Suite 1
Carlisle, PA 17015

9/22, 9/29, 10/6/2023

PUBLIC NOTICES

Estate of Terry Lee Reeder, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Donna D. Zeigler

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

9/22, 9/29, 10/6/2023

Estate of Ralph Harry Space, III, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Barbara A. Henicle

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

9/22, 9/29, 10/6/2023

Third Publication

Estate of Larry R. Bowers, a/k/a Larry Richard Bowers, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Michael A. Bowers

c/o Salzmman Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

Attorney:

Nancy H. Meyers

Salzmman Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

9/15, 9/22, 9/29/2023

Estate of Geraldine Elaine Daywalt, a/k/a Geraldine E. Daywalt, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Donald E. Minnich 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

9/15, 9/22, 9/29/2023

Estate of Eric R. Hammond, aka Eric Rene Hammond, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Casey D. Hammond

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

9/15, 9/22, 9/29/2023

Estate of Anne R. Miller, a/k/a Elizabeth Anne Robb Miller, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Kathi M. Bietsch

530 East Liberty Street

Chambersburg, PA 17201

Michael K. Miller

68 Field Circle

Chambersburg, PA 17202

Attorney:

James L. Green

518 North Allegheny Street

Bellefonte, PA 16823

9/15, 9/22, 9/29/2023

Estate of Soniale G. Miller, a/k/a Susie G. Miller, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Gregory G. Miller

5229 Old Forge Road

Fayetteville, PA 17222

Attorney:

Andrew J. Benchoff

Kornfield and Benchoff, LLP

100 Walnut Street

Waynesboro, PA 17268

9/15, 9/22, 9/29/2023

Estate of Linda J. Morrow, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Orrstown Bank

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

9/15, 9/22, 9/29/2023

PUBLIC NOTICES

Estate of Diana R. Shatzer, late of Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

Stephanie C. Shatzer
201 South Fileys Road
Dillsburg, PA 17019
Jamie N. Fahnestock
2474 McDowell Road
Saint Thomas, PA 17252

Attorney:

Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

9/15, 9/22, 9/29/2023

Estate of William Roy Williams, Jr., a/k/a William R. Williams, Jr., a/k/a William R. Williams, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Mary H. Watson
507 High Street
Elmira, NY 14901

Attorney:

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

9/15, 9/22, 9/29/2023

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act, Act No. 1982-295, of the filing with the Department of State of the Commonwealth of Pennsylvania on or about September 11, 2023, of an application for a certificate of conducting a business under the assumed or fictitious name of: Pete's Processing, with its principal place of business at 11121 Roxbury Road, Roxbury, Pennsylvania 17251.

The name and address of the party interested in said business is: Cynthia M. Peck, 11121 Roxbury Road, Roxbury, Pennsylvania 17251.

ANDREW J. FRANKLIN, ESQUIRE
825 West King Street, Suite E
Shippensburg, PA 17257

9/29/2023

LEGAL NOTICE

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

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

DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

FRANKLIN COUNTY

NO: 2019-2659

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 Fred H. Guyer, Sr., deceased
424 Highland Avenue

Chambersburg, PA 17201

Your house (real estate) at:

424 Highland Avenue, Chambersburg, PA 17201

Parcel ID:06-1E42-.087A-000000

is scheduled to be sold at Sheriff's Sale at <http://www.bid4assets.com> on November 10, 2023 at 1:00PM to enforce the court judgment of \$252,390.30 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust 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, LLP.,(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.

9/29/2023

PUBLIC NOTICES

LEGAL NOTICE CIVIL ACTION

COURT OF COMMON PLEAS
FRANKLIN COUNTY, PA

CIVIL ACTION-LAW NO. 2023-01946
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

BANK OF NEW YORK MELLON TRUST COMPANY,
N.A. AS TRUSTEE FOR MORTGAGE ASSETS
MANAGEMENT SERIES I TRUST, Plaintiff

v.

MICHAEL E. MARTIN, IN HIS CAPACITY AS
EXECUTOR AND HEIR OF THE ESTATE OF MAE
ELLEN MARTIN A/K/A MAE E. MARTIN; ET AL.,
Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS,
CLAIMING RIGHT, TITLE, OR INTEREST FROM OR
UNDER MAE ELLEN MARTIN A/K/A MAE E. MARTIN
Defendant(s), 5495 RACETRACK ROAD A/K/A 5495
RACE TRACK ROAD SAINT THOMAS, PA 17252

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of FRANKLIN County, PA docketed to No. 2023-01946, seeking to foreclose the mortgage secured on your property located, 5495 RACETRACK ROAD A/K/A 5495 RACE TRACK ROAD SAINT THOMAS, PA 17252.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 claim or 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 THE 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

Robertson, Anschutz, Schneid, Crane & Partners,
PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

9/29/2023

PUBLIC NOTICES

NOTICE OF JUDICIAL TAX SALE TO BE HELD NOVEMBER 13, 2023

Notice is hereby given that a tax sale of real estate on which 2019-2020 taxes have not been paid, and which have been cleared by the Court for judicial sale, will be held on Monday, November 13, 2023 at the Franklin County Administrative Building, 272 N Second Street, Chambersburg Pennsylvania at 9:30am. Any property may be removed for full payment of taxes by owner or at the discretion of the Tax Claim Bureau. No bid will be accepted unless it is at least equal to the costs. Payment: Money Order, Cashier's Check, Cash or Approved Local Check. Sale is subject to prior payment of taxes and costs by Owner(s). Owners may not purchase or have someone buy for them. At time of PREREGISTRATION, ALL BUYERS MUST PROVIDE A NAME, ADDRESS AND TELEPHONE NUMBER FOR RECEIPT OF BID NUMBER AND EXECUTE AN AFFIDAVIT THAT NO TAXES OR MUNICIPAL UTILITY BILLS ARE OWED BY THEM IN THE MUNICIPALITY IN WHICH THE PROPERTY SOLD IS LOCATED AND THAT OWNER HAS NO INTEREST WHATSOEVER IN THE PROPERTY TO BE SOLD. This tax sale is subject to the provisions of the Act of October 29, 2020, P.L. No. 101, known as the Municipality Condemnation Order Act, which provides, among other things, that in accordance with Section 4 therefore, "A municipality may recover the cost of recording a condemnation order on a property from the tax sale proceeds or directly from the purchaser of the property." Furthermore, and in accordance with Section 5 thereof, a properly recorded condemnation order shall be a lien on the property and shall not be affected by an upset sale, a judicial sale or a repository sale of the property.

Bidder registration will be required by November 3, 2023 in the office of the Tax Claim Bureau at 272 N Second Street, Ste 200, Chambersburg PA 17201. An Individual Applicant must provide: Name, residential address & phone number. A Corporation, Limited Liability Company, or other Entity must provide: Name of Entity and names, business addresses and phone numbers of all directors/ shareholders, members, managers and any other person with any ownership interest or right in the Corporation, LLC or other entity.

01-0A06.-00SB-0018 ..

Case # 2023-2084

Linda Hartman

1986 Derose Mobile Home

06-IESI.-053.-000000

Case #2023-2091

C Jay Overcash Etal

Cumberland Avenue/Common Green

09-0C26.-026.-002 9 ..

Case # 2023-2085

Lawrence M Phelps

1973 Imperial Mansion Mobile Home

09-0C18.-038A-000000

Case # 2023-2092

Clarence O & Linda M Baker

Edgewood Road

10-0D16R-002.-L00000

Case #2023-2086

Leon Lacombe

1974 Schult-Homestead Mobile Home

15-0H12S-010D-000000

Case# 2022-994

Marie A Hill

Walnut Avenue/Lot 10D

15-0H12S-007D-000000

Case# 2022-995

Marie A Hill

10948 Pine Avenue/Lot 7 Sec D

15-0H12S-007D-L00000

Case # 2023-2087

Marie A Hill

1972 Safeway Mobile Home

17-0J02.-079.-LL0000

Case # 2023-2088

Michael L & Rita J Kelbaugh

2000 Doublewilde

9/29/2023

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: October 5, 2023.

GARBER: First and Final Account of proposed distributions and notice to creditors of F & M Trust Company, Executor of the Estate of Orpha E. Garber, late of Guilford Township, Franklin County, Pennsylvania, deceased.

BAER: First and Final Account of proposed distributions and notice to creditors of Dale R. Baer, Administrator of the Estate of Beth C. Baer, late of Quincy Township, Franklin County, Pennsylvania, deceased.

Todd A. Rock

Clerk, Orphans' Court Division

Franklin County, Pennsylvania

9/22, 9/29/2023