

Franklin County Legal Journal

Vol. 39, No. 28

January 7, 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 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 Earl Ray Bitzel, late of Warren Township, Franklin County, Pennsylvania.

Personal Representative:
Howard R. Bitzel, II
100 North Center Street, Apt. 5
Westminster, MD 21157
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

1/7, 1/14, 1/22/2022

Estate of Delores E. Henry, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
Anne K. Corwell
Robert T. Henry, Jr.
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

1/7, 1/14, 1/22/2022

Estate of Betty J. Houpt, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Stephanie J. Reilly
7875 Nyesville Road
Chambersburg, PA 17202
Attorney:
Jerrold A. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

1/7, 1/14, 1/22/2022

Estate of Mary J. Johns, a/k/a Mary Johns, a/k/a Mary Janniece Johns, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Janniece Marie Johns
4201 Woodberry Street
University Park, MD 20782
Attorney:
Elizabeth A. Clark, Esquire
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

1/7, 1/14, 1/22/2022

Estate of Virginia Faye Martin, a/k/a Virginia F. Martin, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Marty Lynn Martin
7178 Talhelm Road
Chambersburg, PA 17202
Attorney:
Tracy J. Ross
Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

1/7, 1/14, 1/22/2022

Estate of Nancy C. Moats, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
David McLucas
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

1/7, 1/14, 1/22/2022

Estate of Nancy O. Myers, 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:
Glen and Glen, LLC
237 East Queen Street
Chambersburg, PA 17201-2205

1/7, 1/14, 1/22/2022

Estate of John A. Roberts, a/k/a John A. Roberts, Jr., a/k/a John Allen Roberts, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Dianna M. Smith
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

1/7, 1/14, 1/22/2022

Second Publication

Estate of Daniel G. Blocher, a/k/a Dan Blocher, a/k/a Danny Blocher, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
David Blocher
6 Greenbriar Lane
Gettysburg PA 17325

12/31/2021, 1/7/2022, 1/14/2022

PUBLIC NOTICES

Estate of Glenn E. Deardorff, Sr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Jacqueline S. Stenger
2885 Wiles Road
Chambersburg, PA 17202
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

12/31/2021, 1/7/2022, 1/14/2022

Estate of Annette Teresa Florek, a/k/a Annette Florek, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Dianna M. Smith
c/o Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2021 East Main Street
Waynesboro, PA 17268

12/31/2021, 1/7/2022, 1/14/2022

Estate of Louise K. Hockenberry, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Jennifer J. Casner-Hockenberry, LSW
533 Bucks Valley Road
Newport, PA 17074

12/31/2021, 1/7/2022, 1/14/2022

Estate of Alvey C. Kennedy, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Jessie C. Kennedy
15296 Ridge Road
Waynesboro, PA 17268
Jamie I. Kennedy
1585 Mark Drive
Chambersburg, PA 17201
Attorney:
Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

12/31/2021, 1/7/2022, 1/14/2022

Estate of Betty A. Myers, late of Franklin County, Pennsylvania.

Personal Representative:
Brittany A. Myers
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

12/31/2021, 1/7/2022, 1/14/2022

Estate of Brian L. Myers, late of the Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:
Debra A. Myers
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

12/31/2021, 1/7/2022, 1/14/2022

Estate of Phyllis Jean Rienks, a/k/a Phyllis J. Rienks, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Fay E. Perviance
6570 Hill Road
Fayetteville, PA 17222
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

12/31/2021, 1/7/2022, 1/14/2022

Estate of Robert E. Shields, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Mona T. Shields
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

12/31/2021, 1/7/2022, 1/14/2022

Estate of Janice H. Statler, a/k/a Janice Houck Statler, late of St. Thomas Township Township, Franklin County, Pennsylvania.

Personal Representative:
Duane Edmund Statler
9801 Circle Drive
Chambersburg, PA 17201
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

12/31/2021, 1/7/2022, 1/14/2022

PUBLIC NOTICES

Estate of Jennifer Jo Ward, late of Hamilton Township Township, Franklin County, Pennsylvania.

Personal Representative:

David Hill

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

12/31/2021, 1/7/2022, 1/14/2022

Estate of Douglas B. Werner, Jr., a/k/a Douglas Bentz Werner, Jr., late of Shippensburg Township Township, Franklin County, Pennsylvania.

Personal Representative:

Carol E. Freeman

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

12/31/2021, 1/7/2022, 1/14/2022

Third Publication

Estate of Mary Jane Beck, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Roger Owen Beck

1087 Church Hill Road

Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

12/24, 12/31/2021, 1/7/2022

Estate of Clarence Marvin Bierd, Jr., a/k/a Clarence Bierd, Jr., late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Sheila D. Kassube Bierd

6825 Dumeny Road

Greencastle, PA 17225

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

12/24, 12/31/2021, 1/7/2022

Estate of Larry R. Bietsch, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Tracey D. Hammond

c/o Keller, Keller, Beck & Ross, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

Attorney:

David C. Cleaver

Keller, Keller, Beck and Ross, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

12/24, 12/31/2021, 1/7/2022

Estate of Nancy R. Garman, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Joanne L. Bly

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

12/24, 12/31/2021, 1/7/2022

Estate of Sondra Jean Hockensmith, a/k/a Sondra J. Hockensmith, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Colby Morgan Hockensmith

70 1st Street

Anniston, AL 36201-6295

Attorney:

Timothy S. Sponseller

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

12/24, 12/31/2021, 1/7/2022

Estate of Kathryn Laverne Kelly, a/k/a Kathryn Kelly, a/k/a Kathryn L. Kelly, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Donald Kelly

1816 Leedy Drive

Chambersburg, PA 17202

Attorney:

David M. D'Orlando

R+D Estate Consulting, PLLC

53 South Main Street

Yardley, PA 19067

12/24, 12/31/2021, 1/7/2022

PUBLIC NOTICES

Estate of Barbara J. Killian, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Tonia R. Killian
Kevin G. Killian
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

12/24, 12/31/2021, 1/7/2022

Estate of Linda M. McKenzie, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Michael Gregory McKenzie
Timothy Blake McKenzie
c/o Bybel Rutledge, LLP
1017 Mumma Road, Suite 302
Lemoyne, PA 17043
Attorney:
Alexandra M. Sipe
Bybel Rutledge, LLP
1017 Mumma Road, Suite 302
Lemoyne, PA 17043

12/24, 12/31/2021, 1/7/2022

Estate of Susan J. Parish, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Robert S. Derelo
c/o Johnson, Duffie, Stewart & Weidner, P.C.
301 Market Street - P.O. Box 109
Lemoyne, PA 17043
Attorney:
Rosemarie Gavin-Casner
Johnson, Duffie, Stewart & Weidner, P.C.
301 Market Street - P.O. Box 109
Lemoyne, PA 17043

12/24, 12/31/2021, 1/7/2022

Estate of Raymond I. Pugh, a/k/a Raymond Irvin Pugh, late of the Borough of Orrstown, Franklin County, Pennsylvania.

Personal Representatives:

William D. Pugh
46 Anthony Highway
Fayetteville, PA 17222
Ray A. Pugh
20 Lippizan Drive
Shippensburg, PA 17257
Cheryl A. Runshaw
10400 Blind Lane
Shippensburg, PA 17257
Attorney:
Joseph A. Macaluso
P.O. Box 83
Orrstown, PA 17244

12/24, 12/31/2021, 1/7/2022

Estate of Carl Rosenberry, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

David C. Rosenberry
William H. Rosenberry
c/o Vance E. Antonacci
McNees Wallace & NurickLLC
570 Lausch Lane, Suite 200
Lancaster, PA 17601
Attorney:
Vance E. Antonacci
McNees Wallace & NurickLLC
570 Lausch Lane, Suite 200
Lancaster, PA 17601

12/24, 12/31/2021, 1/7/2022

Estate of Nicholas B. Sollenberger, a/k/a Nicholas Benjamin Sollenberger, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Michelle Lynn Powers
971 Black Gap Road
Fayetteville, PA 17222
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

12/24, 12/31/2021, 1/7/2022

Estate of Marion E. Truett, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Richard T. Truett
3052 Cook Road
Fayetteville, PA 17222
Wilbur R. Truett, III
202 Ann Drive
Fayetteville, PA 17222
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

12/24, 12/31/2021, 1/7/2022

PUBLIC NOTICES

SHERIFF'S SALE JANUARY 14, 2022

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 to be hosted by B1D4ASSETS.COM. For more information, please visit www.bid4assets.com/franklincountypasherriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than FEBRUARY 11, 2022 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. 2020-1092
MIDFIRST BANK
VS
BOBBI JO BAUM**

PROPERTY ADDRESS: 11273 Forge Hill Road, Orrstown, PA 17244
UPI / TAX PARCEL NUMBER: 13-0G13D-004-.000000
ALL the following described real estate, lying and being situate in Lurgan Township, Franklin County Pennsylvania

**No. 2020-66
ROCKET MORTGAGE LLC
VS**

Laurie Bryner, Darren E. Bryner

PROPERTY ADDRESS: 122 Walnut Street, Mont Alto, PA 17237
UPI / TAX PARCEL NUMBER: 16-4A00-.049-.000000
ALL that tract of real estate, lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania

**No. 2020-454
TRUISTBANK
VS
BARBARA E COX**

PROPERTY ADDRESS: 314 North Grant Street, Waynesboro, PA 17268
UPI / TAX PARCEL NUMBER: 25-5841-.007-.000000
ALL the following real estate lying and being situate along the northwesterly side of North Grant Street in the Borough of Waynesboro, County of Franklin, Commonwealth of Pennsylvania, in the plan of lots known as Grandview, improved by a dwelling known as 314 North Grant Street, bounded and limited as follows:

**No. 2019-4575
US BANK NATIONAL ASSOCIATION
VS**

Guy Matthew Elden

PROPERTY ADDRESS: 120 East Second Street, Waynesboro, PA 17268
UPI / TAX PARCEL NUMBER: 24-5D17-.052-.000000
ALL that real estate of two tracts of land situate in the Borough of Waynesboro, County of Franklin, and State of Pennsylvania

**No. 2017-315
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY**

**VS
EVERETT L FERGUSON**

PROPERTY ADDRESS: 2154 SOLLENBERGER ROAD, CHAMBERSBURG, PA 17201
UPI / TAX PARCEL NUMBER: 11-0E10-.124-.000000
ALL the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania with improvements thereon being known, bounded and limited as follows:

**No. 2020-772
NATIONSTAR MORTGAGE LLC D/B/A MR.
COOPER**

**VS
DELORES KELLY**

PROPERTY ADDRESS: 5925 Gabrielle Lane, Chambersburg, PA, 7202
UPI / TAX PARCEL NUMBER: 09-0C04P-028A-000000
ALL the property located in Greene Township, Franklin County, Pennsylvania

**No. 2018-4285
PATRIOT FEDERAL CREDIT UNION
VS**

HEIDI E LAMNATOS

PROPERTY ADDRESS: 2278 Sollenberger Road, Chambersburg, PA 17201
UPI / TAX PARCEL NUMBER: 11-0E09-.037D-000000
ALL the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania.

**No. 2020-3686
LEGACY MORTGAGE ASSET TRUST**

**VS
SUSANMMONN**

PROPERTY ADDRESS: 205 West Main Street, Fayetteville, PA 17222
UPI / TAX PARCEL NUMBER: 09-0C26B-022-.000000
ALL the following described real estate, together with the improvements thereon erected, lying and being situate in the Village of Fayetteville, Greene Township, Franklin County, Pennsylvania

**No. 2019-2434
FREEDOM MORTGAGE CORPORATION
VS
DEBRALRAY**

PROPERTY ADDRESS: 11645 Woodlea Drive, Waynesboro, PA 17 268
UPI / TAX PARCEL NUMBER: 23-0Q13-.187-.000000
ALL that tract of real estate together with the improvements thereon erected, lying and being situate in Washington Township, Franklin County, Pennsylvania

PUBLIC NOTICES

No. 2019-4192

M&T BANK

vs

KENNETH PATRICK RAY, TRACY SPRING RAY

PROPERTY ADDRESS: 11734 Ridge Road,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A23.-008.-000000

ALL that certain parcel or tract of land situate in the
Township of Antrim, County of Franklin, Commonwealth
of Pennsylvania.

No. 2018-3152

DITECH FINANCIAL LLC

vs

TERESA D SMITH, AARON J SMITH

PROPERTY ADDRESS: 6829 Shoestring Hill Road,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 19-0L13J-026.-000000

ALL the following described real estate locally known
as 6829 Shoestring Hill Road, lying and being situate in
Quincy Township, Franklin County, Pennsylvania

No. 2011-89

UMB BANK

vs

JAMES A SWANK, NICOLE R. SWANK

PROPERTY ADDRESS: 8752 Rice Road, Shippensburg,
PA 17257

UPI/ TAX PARCEL NUMBER: 21-0N13.-066.-000000

ALL the following described real estate lying and being
situate in Southampton Township, Franklin County,
Pennsylvania

No. 2020-1448

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION

MORTGAGE COMPANY

vs

**UNKNOWN HEIRS SUCCESSORS, AND ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE**

AND INTEREST UNDER PATRICIA SOCKS

PROPERTY ADDRESS: 37 North Broad Street,
Waynesboro, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D09.-035.-000000

ALL that certain parcel of land situate in the Borough
of Waynesboro, County of Franklin, Commonwealth of
Pennsylvania being known and designated as follows:

No. 2021-2425

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

**LEE E WILLIAMS, TRISHA F WILLIAMS, TENANTS/
OCCUPANTS**

PROPERTY ADDRESS: 24 LURGAN AVENUE,
SHIPPENSBURG, PA 17257

UPI / TAX PARCEL NUMBER: 27-6B25.-006.-000000

ALL the following described real estate lying and being
situate in the Borough of Shippensburg, 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 Bid4Assets per their instruction. The purchaser shall pay the balance of 90% of the purchase price for each property purchased by 4:30 pm EST on the 10th calendar day, following the auction. If the 10% payment is not made the following day of the sale or the balance due is not made, all money previously paid will be forfeited and the property may be offered to the next highest bidder by Bid4Assets, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

2022 SHERIFF SALE DATES

CUT OFF DATES	SALE DATES
Nov 5, 2021	Jan 14, 2022
Jan 7, 2022	March 11, 2022
March 5, 2022	May 13, 2022
May 7, 2022	July 8, 2022
July 2, 2022	Sept 9, 2022
Sept 12, 2022	Nov 18, 2022
Nov 7, 2022	Jan 13, 2023
	12/24, 12/31/2021, 1/7/2022