

Franklin County Legal Journal

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September 19, 2025

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.

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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 Eric Dennis Bell, a/k/a Eric D. Bell, a/k/a Eric Bell, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Cheryl Bell Bentley
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

9/19, 9/26, 10/3/2025

Estate of Ronald L. Chamberlain, a/k/a Ronald Lee Chamberlain, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Terry Reiber
11262 Gopher Drive
Waynesboro, PA 17268

Attorney:

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

9/19, 9/26, 10/3/2025

Estate of Mary Hirsch Hawk, a/k/a Mary H. Hawk, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Claire H. Naples
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

9/19, 9/26, 10/3/2025

Estate of Robert Noel Spence, a/k/a Robert Spence, a/k/a R. Noel Spence, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Robert N. Spence, Jr.
c/o Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

9/19, 9/26, 10/3/2025

Estate of Roy E. Statler, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Alexander L. Statler
Anna M. Cordell
Robert L. Statler
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

9/19, 9/26, 10/3/2025

Second Publication

Estate of Beulah V. Beatty, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Jenny Stoner
Angela Wiand
c/o L. Rebecca Ables
Kelso Law, LLC
9974 Molly Pitcher Highway, Suite 3
Shippensburg, PA 17257

Attorney:

L. Rebecca Ables
Kelso Law, LLC
9974 Molly Pitcher Highway, Suite 3
Shippensburg, PA 17257

9/12, 9/19, 9/26/2025

Estate of Andrew Lentine, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Kimberly Morgan
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

Attorney:

Clinton Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

9/12, 9/19, 9/26/2025

Estate of Myron M. Saterbak, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Shauna D. Rosenberger
Susan M. Martin
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

9/12, 9/19, 9/26/2025

PUBLIC NOTICES

Estate of Alfred B. Weirich, a/k/a Alfred Barton Weirich, a/k/a A. Barton Weirich, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

John B. Weirich
Kyle S. Weirich
c/o Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
Murphy & Childers, P.C.
237 East Queen Street
Chambersburg, PA 17201

9/12, 9/19, 9/26/2025

Third Publication

Estate of Helen Marie Benchoff, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Elizabeth M. Benchoff
11435 Country Hill Court
Waynesboro, PA 17268

Attorney:

Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

9/5, 9/12, 9/19/2025

Estate of Jeffrey Lee Davis, a/k/a Jeffrey L. Davis, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Lennah E. Mellott
2734 Warmspring Road
Chambersburg, PA 17202

Attorney:

Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

9/5, 9/12, 9/19/2025

Estate of James W. Shira, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Orrstown Bank
77 East King Street
Shippensburg, PA 17257

Attorney:

Lawrence R. Rife IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

9/5, 9/12, 9/19/2025

Estate of Mary E. Smith, a/k/a Mary Smith, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Denton Smith
9797 Waterfall Road
Hustontown, PA 17229
Alice Cramer
12328 Snyder Avenue
Waynesboro, PA 17268

Attorney:

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

9/5, 9/12, 9/19/2025

Estate of Greg Wesley Tourney, a/k/a Greg W. Tourney, a/k/a Greg Tourney, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Samuel W. Tourney
Michele M. Lavoie
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

9/5, 9/12, 9/19/2025

PUBLIC NOTICES

LEGAL NOTICE

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON PLEAS OF FRANKLIN
COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW NO. 2024 03896
PennyMac Loan Services, LLC
vs.
Caylee A. Blades, Michael D.Hogan

NOTICE

TO: Caylee A. Blades

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TAKE NOTICE that the real estate located at 121 North Broad Street, Waynesboro, Pennsylvania 17268, is scheduled to be sold at Sheriff's Sale on **November 14, 2025 at 1:00 P.M. at <https://www.bid4assets.com/franklincountypasheriffsales>**, to enforce the Court Judgment of \$202,941.04 obtained by PennyMac Loan Services, LLC against you.

Property situated in Franklin County

BEING premises: 121 North Broad Street, Waynesboro, Pennsylvania 17268

Tax Parcel: 24-5D02-.034-.00000

Improvements consist of residential property.

Sold as the property of Caylee A. Blades and Michael D. Hogan

TERMS OF SALE: The purchaser at sale must pay the full amount of his/her bid by two o'clock P.M. on the day of the sale, and if complied with, a deed will be tendered by the Sheriff at the next Court of Common Pleas for Franklin County conveying to the purchaser all the right, title and claim which the said defendant has in and to the said property at the time of levying the same. If the above conditions are not complied with on the part of the purchaser, the property will again be offered for sale by the Sheriff at three o'clock P.M., on the same day. The said purchaser will be held liable for the deficiencies and additional costs of said sale.

TAKE NOTICE that 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 10 days after the filing of the schedule.

Powers Kirm, LLC
Attorneys for Plaintiff
8 Neshaminy Interplex, Suite 215
Trevese, PA 19053
215.942.2090
Attorney for Plaintiff

9/19/2025

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 2, 2025.**

CLARE: First and Final Account of proposed distributions and notice to creditors of Lori Jean Wolfe, Executrix of the Estate of Dorothy Louise Clare, late of Antrim Township, Franklin County, Pennsylvania, deceased.

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

9/19, 9/26/2025