

# Franklin County Legal Journal

Volume 43, No. 50

June 12, 2026

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

VISIT US AT ***WWW.FRANKLINBAR.ORG***

Our website includes:

- Calendar of Events
- Find a Lawyer Search
- FCL Journal Public Notices
- FCBA Members' Section
- 39th Judicial District Court Calendar

FOLLOW US ON FACEBOOK at  
[www.facebook.com/FranklinCountyBarAssociation](http://www.facebook.com/FranklinCountyBarAssociation)

### **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 Sharon Louise Davis, a/k/a Sharon L. Davis, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Matthew T. Gutshall  
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

6/12, 6/19, 6/26/2026

Estate of Mildred L. Hornbaker, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:  
Sharon L. Bair  
Jeffrey S. Hornbaker  
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

6/12, 6/19, 6/26/2026

Estate of Charlotte D. Lentz, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Bernice L. Meeker  
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

6/12, 6/19, 6/26/2026

Estate of David W. Rahauser, late of Guilford Township, Franklin County, Pennsylvania.

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

6/12, 6/19, 6/26/2026

### **Second Publication**

Estate of Sylvia P. Bloom, late of Franklin County, Pennsylvania.

Personal Representative:  
Cynthia B. Mohler  
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

6/5, 6/12, 6/19/2026

Estate of William A. Brindle, a/k/a William Alfred Brindle, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Susan J. Ferris  
300 Cormorant Place, Apt. 1422  
Frederick, MD 21701  
Attorney:  
Clayton A. Lingg  
Mooney Law  
230 York Street  
Hanover, PA 17331

6/5, 6/12, 6/19/2026

Estate of Claude J. Byers, Jr., late of Franklin County, Pennsylvania.

Personal Representative:  
Angela Michelle Nunley  
c/o The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268  
Attorney:  
Jonathan M. Biedler  
The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268

6/5, 6/12, 6/19/2026

Estate of Nancy Lee Coady, late of Franklin County, Pennsylvania.

Personal Representative:  
Michael Edward Gates  
c/o The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268  
Attorney:  
Jonathan M. Biedler  
The Law Offices of Samantha K. Wolfe, LLC  
20 East Sixth Street, Suite 206  
Waynesboro, PA 17268

6/5, 6/12, 6/19/2026

## PUBLIC NOTICES

Estate of Sandra J. Dresser, a/k/a Sandra Joy Dresser, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Deborah Dresser Neiderer  
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

6/5, 6/12, 6/19/2026

Estate of Alma L. Martin, a/k/a Alma Louise Martin, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:  
Pamela J. Martin  
Edwin D. 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

6/5, 6/12, 6/19/2026

Estate of Dorcas T. Showalter, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Kimberly S. Taylor  
4756 Burkholder Road  
Chambersburg, PA 17202  
Attorney:  
Paul T. Schemel  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

6/5, 6/12, 6/19/2026

Estate of Carson Lee Walter, Sr., late of Fayetteville, Franklin County, Pennsylvania.

Personal Representative:  
Jennifer Kerlin  
32224 Great Cove Road  
Fort Littleton, PA 17223  
Attorney:  
Sheri D. Coover  
Coover & Associates, PLLC  
2 South Hanover Street  
Carlisle, PA 17013

6/5, 6/12, 6/19/2026

Estate of David R. Wilson, a/k/a Dave Wilson, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
Suzette C. Wilson  
c/o Aevitas Law, PLLC  
275 Hess Boulevard, Suite 101  
Lancaster, PA 17601  
Attorney:  
Neil R. Vestermark  
Aevitas Law, PLLC  
275 Hess Boulevard, Suite 101  
Lancaster, PA 17601

6/5, 6/12, 6/19/2026

Estate of Tammy J. Zullinger, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Brenda G. Zullinger  
2862 Fillmore Drive  
Chambersburg, PA 17201  
Attorney:  
Timothy S. Sponseller  
223 Lincoln Way East  
Chambersburg, PA 17201

6/5, 6/12, 6/19/2026

### **Third Publication**

Estate of Mary Ellen Goldsmith, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Katrina M. Cerniglia  
7823 Redwood Avenue  
Fayetteville, NC 28314  
Attorney:  
Jerrold A. Sulcove  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

5/29, 6/5, 6/12/2026

Estate of Curtis L. Cramer, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Catherine H. Cramer  
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

5/29, 6/5, 6/12/2026

Estate of Delores A. Creager, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Clinton Barkdoll  
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

5/29, 6/5, 6/12/2026

## PUBLIC NOTICES

Estate of Patricia A. Elliott, a/k/a Patricia Ann Elliott, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

William G. Elliott, III  
Douglas K. Elliott  
c/o Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

Attorney:

Joel R. Zullinger  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

5/29, 6/5, 6/12/2026

Estate of William M. Hine, late of Franklin County, Pennsylvania.

Personal Representative:

Derek W. Hine  
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

5/29, 6/5, 6/12/2026

Estate of Kristi A. Iovseich, late of Franklin County, Pennsylvania.

Personal Representative:

Rosemary Pritchard  
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

5/29, 6/5, 6/12/2026

Estate of H. Duane Kinzer, a/k/a Harold D. Kinzer, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Sandra L. Kinzer  
39 Celestial Terrace  
Greencastle, PA 17225

Attorney:

Aaron C. Jackson  
Jackson Law Firm, PLLC  
1215 Manor Drive, Suite 202  
Mechanicsburg, PA 17055

5/29, 6/5, 6/12/2026

Estate of Shane M. Sneary, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Heather E. Sneary  
11288 Koons Road  
Waynesboro, PA 17268

Attorney:

James M. Stein  
DSS Law  
10440 Buchanan Trail East  
Waynesboro, PA 17268

5/29, 6/5, 6/12/2026

Estate of Louise Wentzel, a/k/a Louise S. Wentzel, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Jennifer A. Henderson  
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

5/29, 6/5, 6/12/2026

# PUBLIC NOTICES

## **LEGAL NOTICE**

**CIVIL ACTION LAW**  
COURT OF COMMON PLEAS  
FRANKLIN COUNTY  
Number 2025-635

Truist Bank

v.

Jacinta Shaw, Known Surviving Heir of Justina M. Shaw  
and Unknown Surviving Heirs of Justina M. Shaw

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Jacinta Shaw, Known Surviving Heir of Justina M. Shaw

Your house (real estate) at **755 Golden Spring Drive, Waynesboro, Pennsylvania 17268** is scheduled to be sold at Sheriffs Sale on **July 10, 2026** at 1:00PM, at a public on-line auction conducted by Bid4Assets, <https://www.bid4assets.com/> to enforce the court judgment of \$277,147.65 obtained by Truist Bank against the above premises.

### NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriffs Sale you must take immediate action:

1. The sale will be canceled if you pay to Truist Bank the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

### YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriffs Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**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.**

**LAWYER REFERRAL SERVICE  
ASSOCIATION DE LICENCIADOS  
Franklin County Bar Association  
Find A Lawyer Service  
100 Lincoln Way East, Suite E  
Chambersburg, Pennsylvania 17201  
717-660-2118**

**McCABE, WEISBERG & CONWAY, LLC**  
Attorneys for Plaintiff  
1420 Walnut Street, Suite 1105,  
Phila., PA 19102, 215-790-1010

6/12/2026

## **NAME CHANGE NOTICE**

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

Civil Action – Law, Case No. 2026 - 1378

Judge Assigned: Krom

In Re: Petition for Name Change of  
Derek Austin Bryan

NOTICE IS HEREBY GIVEN that Petitioner, Derek Austin Bryan, filed a Petition for Name Change on April 23, 2026 in the above Court, requesting a decree to change their name to Derek Austin Pine. The Court has ordered a hearing on the Petition on June 25, 2026 at 9:30 a.m., in Courtroom 4, Chambersburg, Pa. All persons interested may appear and show cause, if they have any, why the requested relief should not be granted.

6/12/2026