

Franklin County Legal Journal

Vol. 36, No. 10

September 7, 2018

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.

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 M. Irene Gattiker, a/k/a Irene Gattiker, a/k/a Mildred Irene Gattiker, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Anne E. Gattiker
2503 Pinewood Terrece
Austin, TX 78757

Attorney:

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

9/7, 9/14, 9/21/2018

Estate of Melvin T. Kadar, late of Franklin County, Pennsylvania.

Personal Representative:

Brad Jahn
423 Limekiln Drive
Chambersburg, PA 17201

Attorney:

John P. Basial
Law Office of John Basial
1009 Rockledge Drive
Carlisle, PA 17015

9/7, 9/14, 9/21/2018

Estate of James R. Menter, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Kristen L. Pelka
98 Laura Street
Philipsburg, PA 16866

Attorney:

David R. Thompspn
308 Walton Street
P.O. Box 587
Philipsburg, PA 16866

9/7, 9/14, 9/21/2018

Estate of Dorothy P. Stevens, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Randy P. Stevens
Tami S. Hopkins
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

9/7, 9/14, 9/21/2018

Estate of Gary E. Stevens, a/k/a Gary Eugene Stevens, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Randy P. Stevens
Tami S. Hopkins
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

9/7, 9/14, 9/21/2018

Estate of Charlene Kay Thomas, a/k/a Charlene K. Thomas, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Christopher Michael Wright
32 Newington Court North
Charles Town, WV 25414

Attorney:

Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

9/7, 9/14, 9/21/2018

PUBLIC NOTICES

Estate of James B. Weigle, a/k/a James Bud Weigle, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Paula L. Weigle
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

9/7, 9/14, 9/21/2018

Second Publication

Estate of Norma J. Barnes, a/k/a Norma J. Snively, a/k/a Norma Jean Snively, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Kimberly S. Woodring
Pamela Pritt
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

8/31, 9/7, 9/14/2018

Estate of George H. Brindle, Sr., late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Bobbie R. Knepper
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

8/31, 9/7, 9/14/2018

Estate of Merritt Bruce Clabaugh, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Ann C. Vogt
c/o Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

Attorney:

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

8/31, 9/7, 9/14/2018

Estate of Jean Geiser Dienstag, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Clinton T. Barkdoll
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

8/31, 9/7, 9/14/2018

Estate of Paul E. Heckman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Amelia Miller
334 West Main Street
Fayetteville, PA 17222
Alisa Wiegand
4494 Duffield Road
Chambersburg, PA 17202

Attorney:

Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

8/31, 9/7, 9/14/2018

Estate of Robert Leroy Helman, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:

Wayne E. Helman
6474 Rowe Run Road
Chambersburg, PA 17202

Attorney:

Jan G. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

8/31, 9/7, 9/14/2018

Estate of Evelyn Virginia Hockman, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Earnest E. Hockman
12 West Walter Avenue
Greencastle, PA 17225

Attorney:

Jessica E. Weaver
Mooney & Associates
230 York Street
Hanover, PA 17331

8/31, 9/7, 9/14/2018

Estate of Barbara L. Holly, late of Dublin Township, Fulton County, Pennsylvania.

Personal Representative:

William H. Thomas, Jr.
1024 Warm Spring Road
Chambersburg, PA 17202

Attorney:

Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

8/31, 9/7, 9/14/2018

Estate of Edgar J. Lake, late of Licking Creek Township, Fulton County, Pennsylvania.

Personal Representative:

Daniel J. Lake
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

8/31, 9/7, 9/14/2018

PUBLIC NOTICES

Estate of Richard D. Montello, a/k/a Richard Dominic Montello, late of Green Township, Franklin County, Pennsylvania.

Personal Representatives:
Kristen Montello Weiser
38 Cameron Court
Royersford, PA 19468
James P. Montello
921 Wilson Avenue
Chambersburg, PA 17201
Attorney:
Jerrold A. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

8/31, 9/7, 9/14/2018

Estate of William O. Sellers, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Sandra K. Corwell
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

8/31, 9/7, 9/14/2018

Estate of Vivian Tschopp, 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

8/31, 9/7, 9/14/2018

Third Publication

Estate of Carl H. Maxwell, a/k/a Carl Harrum Maxwell, late of Franklin County, Pennsylvania.

Personal Representative:
Edward C. Maxwell
1332 Brandt Avenue
New Cumberland, PA 17070
Attorney:
David W. Rahauser
157 East Washington Street
Chambersburg, PA 17201

8/24, 8/31, 9/7/2018

Estate of Dorothy Elizabeth Meadows, a/k/a Dorothy Meadows, late of Franklin County, Pennsylvania.

Personal Representative:
Barbara Channing
799 Rosewood Court
Chambersburg, PA 17201
Attorney:
David W. Rahauser
157 East Washington Street
Chambersburg, PA 17201

8/24, 8/31, 9/7/2018

Estate of Doris Joy Stone, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Kristie B. Hamrick
c/o Andrew H. Shaw
2011 West Trindle Road
Carlisle, PA 17013
Attorney:
Andrew H. Shaw
2011 West Trindle Road
Carlisle, PA 17013

8/24, 8/31, 9/7/2018

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that on or about August 13, 2018, an application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania pursuant to the Fictitious Name Act, for the purpose of registering a Pennsylvania fictitious name. The fictitious name is THE ROYAL UNITED COMPANY and its registered office is located at 11020 Mercersburg Road, Mercersburg, PA 17236. The fictitious name is registered to Royal United Sportsman, LLC, 11020 Mercersburg Road, Mercersburg, PA 17236.

Samuel E. Wiser, Jr., Esquire
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, Pennsylvania 17201

9/7/2018

PUBLIC NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS 39TH
JUDICIAL DISTRICT OF PENNSYLVANIA,
FRANKLIN COUNTY BRANCH

D.S.B. No. 2009-2288

The Mayor and Town Council of the Borough of
Chambersburg

vs.

Vivian A. Grice, Administratrix of the Estate of Joseph
Belton Baldwin

NOTICE

**TO: Vivian A. Grice, Administratrix of the Estate of
Joseph Belton Baldwin**

PLEASE TAKE NOTICE that a pleading seeking relief
against you has been filed in the above-captioned
matter. The nature of the relief being sought is as follows:

The Plaintiff requests the issuance of a Writ of Scire
Facias in accordance with 53 P.S. § 7185 against
the property located at 135-137 Garfield Street,
Chambersburg, Pennsylvania 17201.

NOW, you are hereby notified to file an affidavit
of defense to said claim, if any, in the office of the
Prothonotary of our said Court within fifteen (15) days
after service of this notice upon you. If no affidavit
of defense is filed within said time, judgment may be
entered against you for the whole claim and the property
described in the claim sold to recover the amount due.

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.

Pennsylvania Bar Association - Lawyer Referral
Service

Telephone 1-800-692-7375 (PA Only)

or 717-238-6715

By: Samuel E. Wiser, Jr., Esquire

Attorney I.D. No. 203665

Mary Beth Shank, Esquire

Attorney I.D. No. 94655

79 St. Paul Drive

Chambersburg, PA 17201

(717) 263-2121

Solicitor for Borough of Chambersburg

8/24, 8/31, 9/7/2018

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS 39TH
JUDICIAL DISTRICT OF PENNSYLVANIA,
FRANKLIN COUNTY BRANCH

D.S.B. No. 2016-3000

The Mayor and Town Council of the Borough of
Chambersburg

vs.

Vivian A. Grice, Administratrix of the Estate of Joseph
Belton Baldwin

NOTICE

**TO: Vivian A. Grice, Administratrix of the Estate of
Joseph Belton Baldwin**

PLEASE TAKE NOTICE that a pleading seeking relief
against you has been filed in the above-captioned
matter. The nature of the relief being sought is as follows:

The Plaintiff requests the issuance of a Writ of Scire
Facias in accordance with 53 P.S. § 7185 against
the property located at 135-137 Garfield Street,
Chambersburg, Pennsylvania 17201.

NOW, you are hereby notified to file an affidavit
of defense to said claim, if any, in the office of the
Prothonotary of our said Court within fifteen (15) days
after service of this notice upon you. If no affidavit
of defense is filed within said time, judgment may be
entered against you for the whole claim and the property
described in the claim sold to recover the amount due.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER
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Service

Telephone 1-800-692-7375 (PA Only)

or 717-238-6715

By: Samuel E. Wiser, Jr., Esquire

Attorney I.D. No. 203665

Mary Beth Shank, Esquire

Attorney I.D. No. 94655

79 St. Paul Drive

Chambersburg, PA 17201

(717) 263-2121

Solicitor for Borough of Chambersburg

8/24, 8/31, 9/7/2018

PUBLIC NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS 39TH
JUDICIAL DISTRICT OF PENNSYLVANIA,
FRANKLIN COUNTY BRANCH

D.S.B. No. 2017-1297

The Mayor and Town Council of the Borough of
Chambersburg

vs.

Vivian A. Grice, Administratrix of the Estate of Joseph
Belton Baldwin

NOTICE

TO: Vivian A. Grice, Administratrix of the Estate of Joseph Belton Baldwin

PLEASE TAKE NOTICE that a pleading seeking relief against you has been filed in the above-captioned matter. The nature of the relief being sought is as follows:

The Plaintiff requests the issuance of a Writ of Scire Facias in accordance with 53 P.S. § 7185 against the property located at 135-137 Garfield Street, Chambersburg, Pennsylvania 17201.

NOW, you are hereby notified to file an affidavit of defense to said claim, if any, in the office of the Prothonotary of our said Court within fifteen (15) days after service of this notice upon you. If no affidavit of defense is filed within said time, judgment may be entered against you for the whole claim and the property described in the claim sold to recover the amount due.

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.

Pennsylvania Bar Association - Lawyer Referral
Service

Telephone 1-800-692-7375 (PA Only)

or 717-238-6715

By: Samuel E. Wiser, Jr., Esquire

Attorney I.D. No. 203665

Mary Beth Shank, Esquire

Attorney I.D. No. 94655

79 St. Paul Drive

Chambersburg, PA 17201

(717) 263-2121

Solicitor for Borough of Chambersburg

8/24, 8/31, 9/7/2018

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF
THE THIRTY-NINTH JUDICIAL DISTRICT OF
PENNSYLVANIA

WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a
CHRISTIANA TRUST, AS TRUSTEE FOR CARLSBAD
FUNDING MORTGAGE TRUST C/O RUSHMORE
LOAN MANAGEMENT SERVICES, LLC, Plaintiff, vs.
DERRICK J. WOLF, Defendant. Case No. 2018-00482.

Quiet Title Action regarding real property situated in the Borough of Waynesboro, County of Franklin, Commonwealth of Pennsylvania, being known as Parcel #26-5C23-033, and having an address of 202 W. Fifth Street, Waynesboro, PA 17268.

TO: DERRICK J. WOLF (Defendant):

NOTICE

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and filing your defenses or objections in writing with this 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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LEGAL REFERENCE SERVICE
FRANKLIN-FULTON COUNTIES
Franklin County Courthouse
Chambersburg, PA 17201
(717) 261-3848

Plaintiff's Attorney: Frank Kosir, Jr., Meyer Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222, 412-456-2825.

9/7/2018

PUBLIC NOTICES

SHERIFF'S SALE SEPTEMBER 14, 2018

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 by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on OCTOBER 15, 2018 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter. Sheriff James W. Brown

**SALE # 1, 2018-84
JPMORGAN CHASE BANK, N.A., SUCCESSOR
BY MERGER TO CHASE HOME FINANCE
LLC, SUCCESSOR BY MERGER TO CHASE
MANHATTAN MORTGAGE CORPORATION
ATTY: SHAPIRO & DENARDO
V. ANTHONY R. SPOWE**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1807 Sollenberger Road, Chambersburg, PA 17202, UPI # 11-0E10.-156.-000000, Franklin County Deed Book Volume. 1860, Page 535

**SALE # 2, 2018-95
ACNB BANK, FORMERLY KNOWN AS ADAMS
COUNTY NATIONAL BANK
ATTY: CGA FIRM
V. JAMIE E. SOUDERS**

All those two tracts of land lying and situate in Washington Township, Franklin County, Pennsylvania, with an address of 10709 Bailey Springs Road, Waynesboro, PA 17268, UPI # 23-0Q13M-015.-000000, Deed Instrument # 2008-013108

**SALE # 3, 2018-21
FARMERS & MERCHANTS TRUST CO.
ATTY: MANLEY DEAS KOCHALSKI
V. JANICE B. BENTHALL**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 8895 picadilly Circle, Waynesboro, PA 17268, UPI # 23-0Q07K-022B-000000, Franklin County Deed Book Volume 2412, Page 407

**SALE # 4, 2013-1207
NATIONSTAR MORTGAGE LLC
ATTY: MILSTEAD & ASSOCIATES
V. ROBERT E. RANSOM AND JENNIFER M.
RANSOM**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 25 Lincoln Drive, Fayetteville, PA 17222, UPI # 10-0D10F-059.-000000, Franklin County Deed Book Volume 1286, Page 131

**SALE # 5, 2018-841
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR LEHMAN MORTGAGE TRUST
MORTGAGE PASS THROUGH CERTIFICATES
SERIES 2005-1
ATTY: SHAPIRO & DENARDO
V. JEFFREY M. HOTTLE AND KELLEY J. HOTTLE**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 1294 Hillendale Road, Chambersburg, PA 17201, UPI # 10-0D09S-040.-000000, Franklin County Deed Book Volume 2882, Page 146

**SALE # 6, 2018-177
HSBC BANK USA, N.A.
ATTY: MCCABE WEISBERG & CONWAY
V. STEPHEN S. GENTRY AND KANDICE K.
GENTRY**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 40 Nottingham Drive, Chambersburg, PA 17201, UPI # 11-0E10.-147.-000000, Deed Instrument # 201508533

**SALE # 7, 2018-308
FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG
ATTY: JSDC LAW OFFICES
V. JULIA M. FUNK-SMITH A/K/A JULIA M. FUNK**

All the following described lot of ground lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 122 Spring Valley Road, Chambersburg, PA 17202, UPI # 10-0D05.-037.-000000, Franklin County Deed Book Volume 1089, Page 190

**SALE # 8, 2018-1232
BRANCH BANKING AND TRUST COMPANY,
SUCCESSOR IN INTEREST TO SUSQUEHANNA
BANK
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CANDI S. SHARRAH**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 10294 Wharf Road, Waynesboro, PA 17268, UPI # 19-0L17.-014B-000000, Deed Instrument # 201503346

**SALE # 9, 2018-1128
J.P. MORGAN MORTGAGE ACQUISITION CORP.
ATTY: SHAPIRO & DENARDO
V. TRAVIS CALHOUN AND TRISTA CALHOUN**

All that certain lot or parcel of land lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 20 East Third Street, Waynesboro, PA 17268, UPI # 24-5C24.-027.-000000, Deed Instrument # 2008-017015

PUBLIC NOTICES

SALE # 10, 2015-157

**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BUNGALOW SERIES F TRUST
ATTY: MARTHA E VON ROSENSTIEL
V. CHRISTINA L. DATTILIO FKA CHRISTINA L. TEDRICK AKA CHRISTINA LAVONNE DATTILIO
FKA CHRISTINA LAVONNE TEDRICK**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 11851 Carol Avenue, Greencastle, PA 17225, UPI # 01-0A21-.367.-000000, Franklin County Deed Book Volume 2610, Page 432

SALE # 11, 2018-89

**PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JUSTIN R. RIDENOUR**

All that certain parcel of land situated in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 324 West 4th Street, a/k/a 324 West Fourth Street, Waynesboro, PA 17268, UPI # 26-5C15-.083.-000000, Franklin County Deed Book Volume 3411, Page 81

**SALE # 12
CANCELLED**

SALE # 13, 2018-1293

**BRANCH BANKING AND TRUST COMPANY S/B/M
TO SUSQUEHANNA BANK
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ALLEN L. SHULTZ, III AND FAITH E. SHULTZ**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 10844 Loop Road, Fayetteville, PA 17222, UPI # 19-0L05.-124.-000000, Franklin County Deed Book Volume 1328, Page 474

SALE # 14, 2018-1609

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FANNIE MAE")
ATTY: MARTHA E. VON ROSENSTIEL
V. PAUL R. KUHLMAN AND FARRAH L. KUHLMAN**

All that certain piece, parcel, or tract of land lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1393 Mallard Drive East, Chambersburg, PA 17202, UPI # 11-0E17.-350.-000000, Franklin County Deed Book Volume 3218, Page 531

SALE # 15, 2017-3518

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4
ATTY: MANLEY DEAS KOCHALSKI
V. MICHAEL KIBLER A/K/A MICHAEL J. KIBLER
AND JENNIFER KIBLER**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 791 Redwood Drive, Waynesboro, PA 17268, UPI # 01-0A32M-053.-000000, Franklin County Deed Book Volume 2259, Page 426

SALE # 16, 2017-4422

**WILMINGTON SAVINGS FUND SOCIETY, FSB,
DOING BUSINESS AS CHRISTINA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-12ATT
ATTY: STERN & EISENBERG
V. LARRY E. ZEGER**

All that certain parcel of real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 3764 Mercersburg Road, Mercersburg, PA 17236, UPI # 18-0K18A-019.-000000, Franklin County Deed Book Volume 2733, Page 468

SALE # 17, 2017-4147

**MID AMERICA MORTGAGE INC.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. GREGORY W. CRIDER, IN HIS CAPACITY AS HEIR OF GARY CRIDER, DECEASED, TIM W. CRIDER, IN HIS CAPACITY AS HEIR TO GARY CRIDER, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GAY CRIDER, DECEASED**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 613 Chicory Spring Court, Waynesboro, PA 17268, UPI # 26-5A00.128.-000000, Deed Instrument # 201311159

SALE # 18, 2018-939

**SUNTRUST MORTGAGE, INC.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JANET E. STAMPER, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF YANCY D. STAMPER A/K/A YANCY STAMPER A/K/A YANCY DEWAYNE STAMPER**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 34 Milnor Road, Greencastle, PA 17225, UPI # 01-0A27.-30A-000000, Deed Instrument # 2008-022024

PUBLIC NOTICES

SALE # 19, 2018-332
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. GERSON M. DURAN A/K/A GERSON MOISE
DURAN AND CHRISTINA S. DURAN A/K/A
CHRISTINA SAN MIGUEL DURAN

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2887 Big Dipper Lane, Chambersburg, PA 17202, UPI # 09-0C19-.395.-000000, Deed Instrument # 201400502

SALE # 20, 2018-698
PENNSYLVANIA HOUSING FINANCE AGENCY
ATTY: PURCELL KRUG & HALLER
V. CHARLES L. GRIFFIN A/K/A CHARLES LOUIS
GRIFFIN

All that certain lot of ground lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 1212 Scotland Avenue, Chambersburg, PA 17201, UPI # 02-1C20.-099.-000000, Franklin County Deed Book Volume 3584, Page 398

SALE # 21, 2018-910
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY
ATTY: PURCELL KRUG & HALLER
V. LATITSHA L. MILLER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 14697 Sherwood Drive, Greencastle, PA 17225, UPI # 01-0A32S-080.-000000, Deed Instrument # 201221654

SALE # 22, 2017-4767
PENNSYLVANIA HOUSING FINANCE AGENCY
ATTY: PURCELL KRUG & HALLER
V. DANIEL A. GUYER AND VICTORIA L. GUYER

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address with 4669 Railroad Road, Chambersburg, PA 17202, UPI # 09-0C08.-051.-000000, Deed instrument # 201415522

SALE # 23, 2018-676
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CHRISTOPHER GARDNER AND EMILY JO
GARDNER A/K/A EMILY J. GARDNER

All the following real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 12839 Main Street, Fort Loudon, PA 17224, UPI # 18-0K08.-011.-000000, Deed Instrument # 201200621

SALE # 24, 2018-1127
QUICKEN LOANS INC.
ATTY: KML LAW GROUP
V. CHRYSTAL L. REED AND DENNIS S. REED

All the following real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 29 North Main Street, Mercersburg, PA 17236, UPI # 14-3A28.-018.-000000, Franklin County Deed Book Volume 1561, Page 415

SALE # 25, 2017-4823
DEUTSCHE BANK TRUST COMPANY AMERICAS,
AS TRUSTEE FOR RESIDENTIAL FUNDING
MORTGAGE SECURITIES I INC., MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2007-S4
% OCWEN LOAN SERVICING, LLC
ATTY: STERN & EISENBERG
V. JULIE A. TAYLOR AND MARK A. TAYLOR

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 406 Sunny Drive, Waynesboro, PA 17268, UPI # 24-5B50.-007.-000000, Franklin County Deed Book Volume 1434, Page 624

SALE # 26, 2018-940
JPMORGAN CHASE BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ERIC CHRISTOPHER STIFFLER A/K/A ERIC
STIFFLER AND HEATHER MARIE STIFFLER A/K/A
HEATHER STIFFLER

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 241 Whitley Drive, Chambersburg, PA 17201, UPI # 04-1G02C-081B-000000, Deed Instrument # 200921042

SALE # 27, 2018-458
WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, AS TRUSTEE FOR
THE CSMC 2017-FHA1 TRUST, MORTGAGE-
BACKED NOTES, SERIES 2017-FHA1
ATTY: MILSTEAD & ASSOCIATES
V. JEFFREY C. MILLER AND SARAH B. MILLER

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 166 Hamilton Avenue, Waynesboro, PA 17268, UPI # 26-5C07.-100.-000000, Franklin County Deed Book Volume 3572, Page 489

SALE # 28, 2018-699
BRANCH BANKING AND TRUST COMPANY, A
NORTH CAROLINA CORPORATION, SUCCESSOR
IN INTEREST TO SUSQUEHANNA BANK S/B/M
GRAYSTONE TOWER BANK S/B/M THE FIRST
NATIONAL BANK OF GREENCASTLE
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. BARRY L. KEPNER AND SALLY A. KEPNER

All the following described real estate lying and being situate in Fannett Township, Franklin County, Pennsylvania, with an address of 21700 Path Valley Road, Doylesburg, PA 17219, UPI # 07-0B15.-002.-000000 and 07-0B15.-002A-000000, Deed Instrument # 2008-007381

PUBLIC NOTICES

SALE # 29, 2018-1148

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MARTHA E. VON ROSENSTIEL
V. LARRY E. SHEFFIELD, JR. IN HIS CAPACITY AS
EXECUTOR AND DEVISEE OF THE ESTATE OF
LARRY E. SHEFFIELD, DECEASED AND CHERYL
D. YOUNG, IN HER CAPACITY AS DEVISEE
OF THE ESTATE OF LARRY E. SHEFFIELD,
DECEASED AND LORIE A. CAMPBELL**

All the following real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 12402 Buchanan Trail West, Mercersburg, PA 17236, UPI # 18-0K21-.054-.000000, Franklin County Deed Book Volume 288, Page 76

SALE # 30, 2016-2545

**LSF9 MASTER PARTICIPATION TRUST
ATTY: KML LAW GROUP
V. MATTHEW M. BAILEY**

All that certain tract or parcel of real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 103 West Seminary Street a/k/a 2 North Park Avenue, Mercersburg, PA 17236, UPI # 14-3A27-.008-.000000, Franklin County Deed Book Vol 3282, Page 511

SALE # 31, 2018-225

**PENNSYLVANIA HOUSING FINANCE AGENCY
ATTY: PURCELL, KRUG, & HALLER
V. JESUS F. MELENDEZ**

All the following real estate situate partly in Greene Township and partly in Guilford Township, Franklin County, Pennsylvania, with an address of 201 Sandy Circle, Chambersburg, PA 17202, UPI # 09-0C23N-113-.000000, Franklin County Deed Book Volume 3553, Page 421

SALE # 32, 2018-1499

**M&T BANK
ATTY: STERN & EISENBERG
V. JASON D. KARPEN AND MARGARET L.
KARPEN**

All that certain described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 854 Rustic Hill Drive, Chambersburg, PA 17201, UPI # 06-1E60-076-.000000, Deed Instrument 198805514

SALE # 33, 2016-3384

**REAL SERVICES, INC.
ATTY: CGA LAW FIRM
V. VELOCITY PARTNERS, LLC**

All the following tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 15038 Buchanan Trail East, Blue Ridge Summit, PA 17214, UPI # 23-0Q20F-013-.000000, Deed Instrument # 201408456

SALE # 34, 2018-1808

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MARTHA E. VON ROSENSTIEL
V. JERRY A. HOWE A/K/A JERRY E. HOWE AND
JEANNINE A. HOWE**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1165 Stanley Avenue, Chambersburg, PA 17201, UPI # 06-1E60-039-.000000, Franklin County Deed Book Volume 1455, Page 290

SALE # 35, 2018-315

**M&T BANK
ATTY: KML LAW GROUP
V. MATTHEW A. LOWANS**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 6158 Furnace Road, Waynesboro, PA 17268, UPI # 190L08178000000, Franklin County Deed Book Volume 2340, Page 001

**SALE # 36
CANCELLED**

SALE # 37, 2018-1507

**U.S. BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. BETH N. REED A/K/A BETH REED A/K/A BETH
N. CULLER A/K/A BETH CULLER A/K/A BETH A.
REED**

All that certain tract of land lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 217 Grove Drive, Shippensburg, PA 17257, UPI # 21-0N10B-058-.000000, Deed Instrument # 201620211

SALE # 38, 2018-595

**MIDFIRST BANK
ATTY: PURCELL KRUG & HALLER
V. JACEE RAE DILE N/K/A JACEE R. VARNER
AND KEITH A. DILE, SR. A/K/A KEITH A. DILE**

All that certain tract of land in Southampton Township, Franklin County, Pennsylvania, with an address of 202 Grove Drive, Shippensburg, PA 17257, UPI # 21-0N10B-046-.000000, Deed Instrument # 201013291

SALE # 39, 2018-1520

**BRANCH BANKING & TRUST COMPANY
ATTY: MCCABE WEISBERG & CONWAY
V. E. DARLENE SCOTT A/K/A ELIZABETH SCOTT**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 5672 Montgomery Church Road, Greencastle, PA 17225, UPI # 17-0J14-.112-.000000, Franklin County Deed Book Volume 2884, Page 479

PUBLIC NOTICES

SALE # 40, 2018-262
SELECT PORTFOLIO SERVICING, INC.
ATTY: MILSTEAD & ASSOCIATES
V. DIRK E. BAER

All those certain two (2) tracts of real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 8756 Orchard Drive, Mercersburg, PA 17236, UPI # 17-0J13.-044.-000000, Franklin County Deed Book Volume 1230, Page 134

SALE # 41, 2018-1929
PNC BANK, NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. NATHAN PULASKI

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 22 Fairview Avenue, Waynesboro, PA 17268, UPI # 26-5A63.-009.-000000, Deed Instrument # 201613452

SALE # 42, 2018-1790
SANTANDER BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. WILSON R. STROCK

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1478 State Street, Chambersburg, PA 17202, UPI # 09-0C13.-462.-000000, Franklin County Deed Book Volume 3068, Page 161

SALE # 43, 2018-1779
COLONIAL SAVINGS, F.A.
ATTY: RICHARD M. SQUIRE & ASSOCIATES
V. BRANDON D. BURKETT AND KAILA S. BURKETT

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 157 N. Allison Street, Greencastle, PA 17225, Deed Instrument # 201120537

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 Sheriff. The balance due shall be paid **NO LATER THAN SEPTEMBER 24, 2018 AT 4:00 PM** prevailing time. If the 10% payment is not made the day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be resold on **FRIDAY SEPTEMBER 28, 2018 at 1:00 pm** prevailing time, in the Franklin County Courthouse, Jury Assembly Room, unless otherwise stated, Chambersburg, Franklin County, Pennsylvania at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES 2018

| CUT OFF | SALE DATES |
|-------------|--------------|
| NOV 3, 2017 | JAN 12, 2018 |
| JAN 5, 2018 | MAR 9, 201 |
| MAR 2, 2018 | MAY 11 2018 |
| MAY 2, 2018 | JUL 13. 2018 |
| JULY 6 2018 | SEPT 14 2018 |
| SEPT 7 2018 | NOV 9, 2018 |
| NOV 2, 2018 | JAN 11, 2019 |

8/24, 8/31, 9/7/2018