

# Franklin County Legal Journal

Vol. 36, No. 9

August 31, 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 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

# PUBLIC NOTICES

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

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

## **Second 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

## **Third Publication**

Estate of Brigitte Akin, late of Washington Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Clinton T. Barkdoll  
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

8/17, 8/24, 8/31/2018

Estate of Patricia A. Bennett, a/k/a Patricia Ann Bennett,  
late of the Borough of Chambersburg, Franklin County,  
Pennsylvania.

Personal Representatives:  
Michelle D. Mills  
Susan M. Gipe  
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

8/17, 8/24, 8/31/2018

## PUBLIC NOTICES

Estate of Marion B. Chalfant, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Paul F. Chalfant, III and  
James D. Chalfant  
c/o Salzmans Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201  
Attorney:  
Eileen C. Finucane  
Salzmans Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

8/17, 8/24, 8/31/2018

Estate of Merle E. Clevenger, a/k/a Mede E. Clevenger, Jr., late of the Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:  
April L. Reese  
4496 Sycamore Grove Road, Lot 19  
Chambersburg, PA 17202  
Toby A. Clevenger  
61 East Main St., Apt. 4  
Mechanicsburg, PA 17055  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

8/17, 8/24, 8/31/2018

Estate of Lillian P. Fisher, a/k/a Lillian Fisher, late of the Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
F & M TRUST COMPANY  
20 S. Main Street, P.O. Box 6010  
Chambersburg, PA 17201-6010  
Attorney:  
Richard K. Hoskinson  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

8/17, 8/24, 8/31/2018

Estate of Bernadine N. Geesaman, late of the Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Jeanne Zody  
Melvin Zody  
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

8/17, 8/24, 8/31/2018

Estate of Francis E. Harlowe, late of the Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
David L. Ellis  
15384 Ridge Road  
Waynesboro, PA 17268  
Attorney:  
Courtney J. Graham  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

8/17, 8/24, 8/31/2018

Estate of Lea S. Judson, late of the Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Allan B. Judson  
1428 Oakwood Court  
Chambersburg, PA 17201  
Attorney:  
Edward I. Steckel  
14 North Main Street, Suite 412  
Chambersburg, PA 17201

8/17, 8/24, 8/31/2018

Estate of Margaret M. Novak, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Mark F. Moran  
c/o Salzmans Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201  
Attorney:  
Eileen C. Finucane  
Salzmans Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

8/17, 8/24, 8/31/2018

Estate of Ella J. Shindle, a/k/a E. June Shindle, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Phyllis M. Shindle  
c/o Andrew J. Benchoff  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268  
Attorney:  
Andrew J. Benchoff  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

8/17, 8/24, 8/31/2018

Estate of Helen D. Swartz, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
William H. Swartz  
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

8/17, 8/24, 8/31/2018

Estate of Aileen Y. Szewczyk, late of the Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Rebecca C. Barnd  
6211 Merion Drive  
Fayetteville, PA 17222  
Attorney:  
Aaron J. Neuharth  
PO Box 359  
Chambersburg, PA 17201

8/17, 8/24, 8/31/2018

# PUBLIC NOTICES

Estate of John W. West, late of the Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:

Peggy A. Weaver

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

8/17, 8/24, 8/31/2018

## **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.

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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

# 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

## 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: September 6, 2018.

COWAN: First and Final Account of proposed distributions and notice to creditors of Louis R. Willett, Personal Representative of the Estate of Elizabeth J. Cowan, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

D'ARRIGO: First and Final Account of proposed distributions and notice to creditors of Diane Holder, Executor of the Estate of Ellen S. D'Arrigo, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

FRIEL: First Intermediate Account of proposed distributions and notice to creditors of Michael J. Friel, Personal Representative of the Estate of Jean E. Friel, a/k/a Jean Elizabeth Friel, late of Quincy Township, Franklin County, Pennsylvania, deceased.

SPANGLER: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Executor of the Estate of Doris S. Spangler, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

STRAYER: First and Final Account of proposed distributions and notice to creditors of Alan W. Strayer, Executor of the Estate of Ruth M. Strayer, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

8/24, 8/31/2018

# 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

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**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

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**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

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**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

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**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

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**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

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**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

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**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