

Franklin County Legal Journal

Vol. 37, No. 10

September 6, 2019

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 Charles F. Booth, Jr., late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

Charlene M. Augustine
11211 John F. Kennedy Drive #302
Hagerstown, MD 21742
Charles S. Booth
261 Marie Drive
Charles Town, WV 25414
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

9/6, 9/13, 9/20/2019

Estate of Larry D. Brand, a/k/a Larry David Brand, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Jeremy A. Brand
5135 Rice Hollow Road
Greencastle, PA 17225
Autum E. Adler
12347 Shelby Avenue
Waynesboro, PA 17268
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

9/6, 9/13, 9/20/2019

Estate of Robert E. Detweiler, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Susan G. Rossum
c/o Grim, Biehn & Thatcher
104 South 6th Street
P.O. Box 215
Perkasie, PA 18944-0215
Attorney:
Gregory E. Grim
Grim, Biehn & Thatcher
Attorneys
104 South 6th Street
P.O. Box 215
Perkasie, PA 18944-0215

9/6, 9/13, 9/20/2019

Estate of Naomi L. Fisher, a/k/a Naomi Lucille Fisher, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Kenneth E. Daley
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

9/6, 9/13, 9/20/2019

Estate of Cora Grissinger, a/k/a Cora I. Grissinger, a/k/a Cora Irene Grissinger, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Naomi S. Myers
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

9/6, 9/13, 9/20/2019

PUBLIC NOTICES

Estate of Virginia P. Kauffman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Phyllis K. Smith

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

9/6, 9/13, 9/20/2019

Estate of Margaret I. Kelso, a/k/a Peggy Kelso, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

F&M Trust Co.

c/o Carole Crist

20 South Main Street

Chambersburg, PA 17201

Attorney:

Stacy Pineo Hurt

946 Lincoln Way East

Chambersburg, PA 17201

9/6, 9/13, 9/20/2019

Estate of Janet Myers, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Jean Ingels

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

9/6, 9/13, 9/20/2019

Estate of Lois K. Shockey, late of Franklin County, Pennsylvania.

Personal Representative:

Pamela J. High

3016 Anthony Highway

Chambersburg, PA 17201

Attorney:

David W. Rahauer

157 East Washington Street

Chambersburg, PA 17201

9/6, 9/13, 9/20/2019

Estate of Mary Jane Sites, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Pamela J. Littleford

7500 Molly Pitcher Highway #24

Shippensburg, PA 17257

Rosalie A. Siu

966 Byers Avenue

Chambersburg, PA 17201

Attorney:

Mark T. Orndorf

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

9/6, 9/13, 9/20/2019

Estate of Helen M. Speak, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Ronald Speak

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

9/6, 9/13, 9/20/2019

Estate of William A. Starliper, late of Mercersburg, Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Jason A. Starliper

Penni J. Starliper

Wendy Rotz

c/o Janice M. Hawbaker

Kaminski, Hawbaker & Salawage, P.C.

221 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Janice M. Hawbaker

Kaminski, Hawbaker & Salawage, P.C.

221 Lincoln Way East

Chambersburg, PA 17201

9/6, 9/13, 9/20/2019

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

Personal Representative:

Marie Stimson

c/o Nancy H. Meyers

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

Attorney:

Nancy H. Meyers

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

9/6, 9/13, 9/20/2019

Estate of Joseph F. Weagley, a/k/a Joseph Franklin Weagley, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Daryl J. Weagley

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

9/6, 9/13, 9/20/2019

Second Publication

Estate of James R. Buhman, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Shawn Buhman

1326 Warm Springs Road

Chambersburg, PA 17202

Attorney:

Barbara Townsend

32 West Queen Street

Chambersburg, PA 17201

8/30, 9/6, 9/13/2019

PUBLIC NOTICES

Estate of Jean Elizabeth Hays, a/k/a Jean E. Hays, late of the Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:
Bernice E. Brown
11960 Shimpstown Road
Mercersburg, PA 17236
Attorney:
David C. Cleaver
Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

8/30, 9/6, 9/13/2019

Estate of John E. Kosoloski, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
April M. Hoover
c/o Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268
Attorney:
Samantha K. Wolfe
Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

8/30, 9/6, 9/13/2019

Estate of Faye V. Mellott, a/k/a Faye Virginia Mellott, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Angela S. Mellott
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

8/30, 9/6, 9/13/2019

Estate of Billy J. Morningstar, a/k/a Billy Jean Morningstar, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Marty J. Wood
1738 Lansdale Avenue
North Port, FL 34286
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/30, 9/6, 9/13/2019

Estate of Frances L. Rotz, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Donna L. Baer
518 Fairview Avenue
Waynesboro, PA 17268
Attorney:
Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

8/30, 9/6, 9/13/2019

Estate of Susan Fay Skipper, a/k/a Susan F. Skipper, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Charlotte J. Vink
159 Beechwood Lane
Chambersburg, PA 17201
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

8/30, 9/6, 9/13/2019

Third Publication

Estate of Charlotte A. Waters, a/k/a Charlotte Ann Waters, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Jared S. Childers
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

8/23, 8/30, 9/6/2019

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on July 9, 2019 for LiftUp Truck Uplifters and Sales Inc pursuant to the Business Corporation Law of 1988.

Steven J. Fishman, Esq.
804 Yauhannah Dr.
Little River, SC 29566

9/6/2019

FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. §311), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of business under the Fictitious Name of AFS Insurance & Financial Services, with its principal office or place of business at 11001 Anthony Hwy Waynesboro, PA 17268. The name and address of the entity owning said business is Advanced Financial Security, Inc. 11001 Anthony Hwy Waynesboro, PA 17268.

9/6/2019

FICTITIOUS NAME NOTICE

Notice is hereby given that an application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 02, 2019 for **Chibbys BBQ** at 1875 Scotland Ave. Chambersburg, PA 17201. The name and address of each individual interested in the business is Daniel Smith at 1875 Scotland Ave. Chambersburg, PA 17201. This was filed in accordance with 54 Pa.C.S. 311.

9/6/2019

PUBLIC NOTICES

NAME CHANGE NOTICE

Notice is hereby given that Krystal Dawn Price of Greencastle, Franklin County, Pennsylvania, has petitioned the Court of Common Pleas of the 39th Judicial District of Pennsylvania to legally change the name of Savannah Gwendolyn Martin to Daniel Ryan Martin. A hearing on the matter shall be held on Tuesday, September 17, 2019, at 2:00 p.m., at the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

9/6/2019

NAME CHANGE NOTICE

Notice is hereby given that on June 17, 2019, a petition for change of name was filed in the Franklin County Court of Common Pleas requesting a decree to change the name of Cynthia Robbins White to Cynthia Adams White.

The Court has fixed Thursday, October 3rd, 2019, at 4:00 p.m. at the Franklin County Courthouse in Courtroom No. 5 Chambersburg, PA, when and where all persons interested may appear and show cause, if any they have, why the prayer of the petitioner should not be granted.

9/6/2019

QUIET TITLE ACTION

IN THE COURT OF COMMON PLEAS OF THE
39TH JUDICIAL DISTRICT OF PENNSYLVANIA -
FRANKLIN COUNTY BRANCH, Civil Action - Law No.
2019 - 3326

William A. Lewis and Amanda M. Lewis, Plaintiffs

vs.

Unknown, Defendant(s)

To: Unknown Defendant(s):

An Action to Quiet Title has been filed against you with respect to real estate located adjacent to 380 Hade Street, State Line, Antrim Township, Pennsylvania. The subject real estate is described as follows: a grass alleyway, approximately 8 feet wide and 150 feet long. Said alleyway is abandoned, undeeded, and untaxed.

NOTICE

If you wish to defend, you must enter a written appearance personally or via attorney and file your defense or objections in writing with the Court within 20 days from publication of this Notice. 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 the 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.

Franklin County Bar Association Find A Lawyer Service
100 Lincoln Way East, Suite E
Chambersburg, PA 17201
Telephone: 717-660-2118
www.franklinbar.org/find

Kulla, Barkdoll, & Stewart, P.C.
Clinton Barkdoll, Esquire
Attorney for Plaintiffs
9 East Main Street
Waynesboro, PA 17268
717-762-3374

9/6/2019

SHERIFF SALE SEPTEMBER 13, 2019

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 14, 2019 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

No. 2015-4659

WILMINGTON SAVINGS FUND SOCIETY

vs

DANIEL J BAER

PROPERTY ADDRESS: 162 CARLISLE STREET,
GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 08-2B36-026-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN THE GREENCASTLE
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-685

CARRINGTON MORTGAGE SERVICES

vs

RUSSELL W BATT, JANET M BATT

PROPERTY ADDRESS: 571 REDWOOD DRIVE,
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 01-0A32Q-0443A-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN ANTRIM TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-4757

M&T BANK

vs

KEVIN R BUMBAUGH

PROPERTY ADDRESS: 27 NORTH BROAD STREET,
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D09-037-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN WAYNESBORO
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-1665

WELLS FARGO BANK NA

vs

WILLIAM A CARTER, JR

PROPERTY ADDRESS: 5352 SPRUCE ROAD,
FAYETTEVILLE, PA 17222-9631

UPI / TAX PARCEL NUMBER: 19-0L05-101-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN QUINCY TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

PUBLIC NOTICES

No. 2018-4860

NATIONSTAR MORTGAGE LLC

vs

**KATHERYN J CHAPPELL, MYLES SHANK,
UNKNOWN HEIRS**

PROPERTY ADDRESS: 1688 BUCHANAN TRAIL
EAST, GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A18Q-007-.000000
ALL THE FOLLOWING LAND SITUATE IN ANTRIM
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-5124

M&T BANK

vs

VICKIE D CLARK, RODNEY L CLARK

PROPERTY ADDRESS: 11737 COUNTRY CLUB
ROAD, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q12C-017-.000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN WASHINGTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-2011

DEUTSCHE BANK NATIONAL TRUST COMPANY

vs

DENNIS R CRAMER, GWENDOLYN A CRAMER

PROPERTY ADDRESS: 333 WEST 2ND STREET,
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 26-5A-63-31
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN WAYNESBORO
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-1741

WELLS FARGO BANK, NA

vs

TISA L CROUSE, WILLIAM P CROUSE, JR

PROPERTY ADDRESS: 841 RUTHERFORD DRIVE,
GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 01-A32-.318.000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN ANTRIM TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-1492

CITIBANK NA

vs

AMY S DUNCAN

PROPERTY ADDRESS: 14421 HOLLOWELL CHURCH
ROAD, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 01-0A28-116-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN ANTRIM TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-4697

LAKEVIEW LOAN SERVICING, LLC

vs

MATTHEW T ECKERT

PROPERTY ADDRESS: 221 SOUTH CARLISLE
STREET, GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 08-2B36-.012-.00000.
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN GREENCASTLE
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-1125

THE BANK OF NEW YORK MELLON

vs

GARY M EPPICH, KATHERINE L EPPICH

PROPERTY ADDRESS: 8774 DEILS WOODS ROAD,
SAINT THOMAS, PA 17252

UPI / TAX PARCEL NUMBER: 20-0M13-.213-.000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN ST. THOMAS
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-527

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

NADIA M FASCELLI, DAVID L PERESCHUK

PROPERTY ADDRESS: 13554 COUNTRYSIDE
DRIVE, GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A26-.155-.000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN ANTRIM TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-5331

NATIONSTAR MORTGAGE LLC

vs

**DANIEL E FREEMAN, JR, DANIEL E FREEMAN,
SR**

PROPERTY ADDRESS: 40 NORTH BROAD STREET,
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D10-.003-.000000
ALL THAT FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE WAYNESBORO
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-4463

SANTANDER BANK, NA

vs

JEFFREY L FURRY, VIVIAN N FURRY

PROPERTY ADDRESS: 2475 SCOTLAND ROAD,
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C12M-008-.000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN GREENE TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-3662

THE BANK OF NEW YORK MELLON

vs

DENNIS N HARNE, JR

PROPERTY ADDRESS: 4629 SALEM CHURCH
ROAD, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q10-019B-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN WASHINGTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-1512

RIVERVIEW BANK

vs

ARRIAL N IRVIN, TENANTS/OCCUPANTS

PROPERTY ADDRESS: 6949 LINCOLN WAY WEST,
SAINT THOMAS, PA 17252

UPI / TAX PARCEL NUMBER: 20-0M14N-011-.000000
ALL THOSE TWO TRACT OR PARCELS OF REAL
ESTATE LYING AND BEING SITUATE IN SAINT
THOMAS TOWNSHIP, FRANKLIN COUNTY,
PENNSYLVANIA

PUBLIC NOTICES

No. 2018-2520
DITECH FINANCIAL LLC

vs

PAUL JAMES, ROSARIO VALLE

PROPERTY ADDRESS: 11418 BUHRMAN DRIVE
WEST, WAYNESBORO, PA 17268
UPI / TAX PARCEL NUMBER: 23-0Q07-402
ALL THAT CERTAIN LOT OR PIECE OF GROUND
SITUATE IN WASHINGTON TOWNSHIP, FRANKLIN
COUNTY, PENNSYLVANIA

No. 2018-5335
PENNYMAC LOAN SERVICES, LLC

vs

TIMOTHY L JONES

PROPERTY ADDRESS: 9987 McCREARY ROAD,
SHIPPENSBURG, PA 17257
UPI / TAX PARCEL NUMBER: 21-0N10.103-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE,
LYING AND BEING SITUATE IN SOUTHAMPTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-1238
PHH MORTGAGE CORPORATION

vs

TIMMY KAUFFMAN, TAMMY KAUFFMAN

PROPERTY ADDRESS: 12288 SHELBY AVENUE,
WAYNESBORO, PA 17268
UPI / TAX PARCEL NUMBER: 23-0Q12G-090-000000
ALL THAT CERTAIN LOT OR PIECE OF GROUND
SITUATE IN WASHINGTON TOWNSHIP, FRANKLIN
COUNTY, PENNSYLVANIA

No. 2018-5395
JPMORGAN CHASE BANK, NA

vs

ANDREW E KEYSER

PROPERTY ADDRESS: 148 WEST MAIN STREET,
FAYETTEVILLE, PA 17222
UPI / TAX PARCEL NUMBER: 09-0C26B-050-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN GREENE TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-1557
WELLS FARGO BANK NA

vs

ROBERT M KOPE, KELLI A KOPE

PROPERTY ADDRESS: 13004 MAIN STREET, FORT
LOUDON, PA 17224-9802
UPI / TAX PARCEL NUMBER: 18-0K08B-053-000000
ALL THAT CERTAIN LOT OR PIECE OF GROUND
SITUATE IN PETERS TOWNSHIP, FRANKLIN
COUNTY, PENNSYLVANIA

No. 2019-575
PNC BANK

vs

TAMMY M LEWIS, CHRISTOPHER F LEWIS

PROPERTY ADDRESS: 468 FARNKLIN SQUARE
DRIVE, CHAMBERSBURG, PA 17201
UPI / TAX PARCEL NUMBER: 09-0C12-408-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUAT IN GREENE TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-1184
DITECH FINANCIAL LLC

vs

CHANDACE R MILEY

PROPERTY ADDRESS: 3620 WHITE CHURCH ROAD,
CHAMBERSBURG, PA 17202
UPI / TAX PARCEL NUMBER: 09-0C14-.037A
ALL THAT CERTAIN DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN GREENE TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-1194
FREEDOM MORTGAGE CORPORATION

vs

DENNIS L MOATS, JR, AMY L MOATS

PROPERTY ADDRESS: 1168 OLIVE DRIVE,
GREENCASTLE, PA 17225
UPI / TAX PARCEL NUMBER: 01-0A22-.154-000000
ALL THE FOLLOWING REAL ESTATE LYING AND
BEING SITUATE IN GREENCASTLE BOROUGH,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-3763
NATIONSTAR MORTGAGE LLC

vs

KARI L PARRA, OSCAR E PARRA

PROPERTY ADDRESS: 417 KRAISS AVENUE,
CHAMBERSBURG, PA 17201
UPI / TAX PARCEL NUMBER: 06-1E34-.080-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN CHAMBERSBURG
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-4890
FREEDOM MORTGAGE CORPORATION

vs

**CAYLA R PATTERSON, LAWRENCE R
PATTERSON**

PROPERTY ADDRESS: 148 HAMILTON AVENUE,
WAYNESBORO, PA 17268
UPI / TAX PARCEL NUMBER: 26-5C07-045 & 26-
5C07-044
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN WAYNESBORO
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-486
PHH MORTGAGE CORPORATION

vs

UTILDA M PAUL ST HILAIRE

PROPERTY ADDRESS: 1922 POWELL DRIVE,
CHAMBERSBURG, PA 17201
UPI / TAX PARCEL NUMBER: 02-1C07-.010-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN CHAMBERSBURG
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-1321
NATIONSTAR MORTGAGE LLC

vs

TABITHA D PITSNOGLE

PROPERTY ADDRESS: 120 LINCOLN ROAD,
CHAMBERSBURG, PA 17201
UPI / TAX PARCEL NUMBER: 04-1G01-080
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN CHAMBERSBURG
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

PUBLIC NOTICES

No. 2018-5231
PHH MORTGAGE CORPORATION

vs
MARSHALL J POLICICCHIO, JENNIFER L
POLICICCHIO

PROPERTY ADDRESS: 222 WEST SIXTH STREET,
WAYNESBORO, PA 17268
UPI / TAX PARCEL NUMBER: 26-5C31-.005-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE,
LYING AND BEING SITUATE IN WAYNESBORO
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-1608
QUICKEN LOANS INC

vs
GARY P REGELS

PROPERTY ADDRESS: 2773 TATTOO DRIVE,
CHAMBERSBURG, PA 17202
UPI / TAX PARCEL NUMBER: D9-0C19-.311-000000
ALL THE FOLLOWING LAND LYING AND BEING
SITUATE IN GREENE TOWNSHIP, FRANKLIN
COUNTY, PENNSYLVANIA

No. 2018-406
AMY G BROWN

vs
SHERRY P RICKMAN

PROPERTY ADDRESS: 287 STONEGATE CIRLE
SOUTH, CHAMBERSBURG, PA 17201
UPI / TAX PARCEL NUMBER: 03-1E12S-071-.000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN CHAMBERSBURG
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-4946
LAKEVIEW LOAN SERVICING, LLC

vs
GREGORY D RITCHIE, SARA RITCHIE

PROPERTY ADDRESS: 4264 WAYNE ROAD,
CHAMBERSBURG, PA 17202
UPI / TAX PARCEL NUMBER: 10-0D21.009-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN GUILFORD
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2010-4194
THE MAYOR AND TOWN COUNCIL OF THE
BOROUGH OF CHAMBERSBURG

vs
DIRK A ROBINSON

PROPERTY ADDRESS: 238 EAST KING STREET,
CHAMBERSBURG, PA 17201
UPI / TAX PARCEL NUMBER: 03-1C50-.100-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN CHAMBERSBURG
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-4983
U.S. BANK, NA

vs
JORETTA C ROBINSON

PROPERTY ADDRESS: 55 SUMMER BREEZE LANE,
CHAMBERSBURG, PA 17202
UPI / TAX PARCEL NUMBER: 09-0C22-.175-EX0000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN GREENE TOWNSHIP,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-5228
PENNSYLVANIA HOUSING FINANCE AGENCY

vs
LISA D SCHILLING

PROPERTY ADDRESS: 290 WEST 2ND STREET,
UNIT 19, WAYNESBORO, PA 17268
UPI / TAX PARCEL NUMBER: 26-5C07-.057-0019..
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN WAYNESBORO
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-5165
F&M TRUST

vs
LINDA B SECRIST

PROPERTY ADDRESS: 3571 EDENVILLE ROAD,
CHAMBERSBURG, PA 17201
UPI / TAX PARCEL NUMBER: 11-0E09-.061-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN HAMILTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-3506
HOME POINT FINANCIAL CORPORATION

vs
WENDY M SEYLER

PROPERTY ADDRESS: 57 SAINT ANDREWS DRIVE,
WAYNESBORO, PA 17268
UPI / TAX PARCEL NUMBER: 24-5B58-.096-000000
ALL THE FOLLOWING REAL ESTATE, LYING AND
BEING SITUATE IN WAYNESBORO BOROUGH,
FRANKLIN COUNTY, PENNSYLVANIA

No. 2019-684
BANKUNITED NA

vs
STEPHANIE R SIMMONS

PROPERTY ADDRESS: 321 SOUTH PARK AVENUE,
MERCERSBURG, PA 17236
UPI / TAX PARCEL NUMBER: 14-3A43-.020-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN MERCERSBURG
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

No. 2017-3406
DEUTSCHE BANK

vs
THOMAS A SIMMONS, CHRISTL M SIMMONS
PROPERTY ADDRESS: 11271 ORCHARD ROAD,
WAYNESBORO, PA 17268
ALL THE FOLLOWING LAND SITUATE IN
WASHINGTON TOWNSHIP, FRANKLIN COUNTY,
PENNSYLVANIA

No. 2019-990
M&T BANK

vs
KRISTEN M SITES

PROPERTY ADDRESS: 629 EAST WASHINGTON
STREET, CHAMBERSBURG, PA 17201
UPI / TAX PARCEL NUMBER: 03-1E11-.016A-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN CHAMBERSBURG
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

PUBLIC NOTICES

No. 2019-1538
NATIONSTAR MORTGAGE LLC

vs

KIRK P SMITH

PROPERTY ADDRESS: 440 WARM SPRING ROAD,
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 11-0E16J-017-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN HAMILTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-4053
U.S. BANK, NA

vs

EDWIN SOUDERS, TINA L SOUDERS

PROPERTY ADDRESS: 10015 KNOB ROAD,
MERCERSBURG, PA 17236

UPI / TAX PARCEL NUMBER: 17-0J28.103.-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE,
LYING AND BEING SITUATE IN MONTGOMERY
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-95
ACNB BANK

vs

JAMIE E SOUDERS

PROPERTY ADDRESS: 10709 BAILEY SPRINGS
ROAD, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q13M-015.-000000
ALL THOSE TWO TRACTS OF LAND LYING AND
SITUAUTE IN WASHINGTON TOWNSHIP, FRANKLIN
COUNTY, PENNSYLVANIA

No. 2019-897
GUILD MORTGAGE COMPANY

vs

**GREGORY A STROHMENGER, PENELOPE K
STROHMENGER**

PROPERTY ADDRESS: 5022 BURKHOLDER ROAD,
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 10-0D22.-124.-000000
ALL THAT CERTAIN LOT OR PIECE OF GROUND
SITUATE IN GUILFORD TOWNSHIP, FRANKLIN
COUNTY, PENNSYLVANIA

No. 2019-930
BAYVIEW LOAN SERVICING, LLC

vs

BRENDA S THOMAS

PROPERTY ADDRESS: 105 BUCKINGHAM DRIVE,
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 11-0E10.-278.-000000
ALL THAT CERTAIN LOT OR PIECE OF GROUND
SITUATE PARTLY IN LETTERKENNY TOWNSHIP
BUT MOSTLY IN HAMILTON TOWNSHIP, FRANKLIN
COUNTY, PENNSYLVANIA

No. 2019-306
MORTGAGE SOLUTIONS OF COLORADO LLC

vs

JOSHUA M TURNER

PROPERTY ADDRESS: 2235 SPRINGFIELD DRIVE,
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 10-0D09G-065.-000000
ALL THAT CERTAIN LOT OR PIECE OF GROUND
SITUATE IN GUILFORD TOWNSHIP, FRANKLIN
COUNTY, PENNSYLVANIA

No. 2018-5163
WELLS FARGO BANK, NA

vs

UBAL VERBUNKER, UNKNOWN HEIRS

PROPERTY ADDRESS: 233 FAIRVIEW AVENUE,
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C07.-069.-000000
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN
WAYNESBORO BOROUGH, FRANKLIN COUNTY,
PENNSYLVANIA

No. 2019-1493
BRANCH BANKING AND TRUST COMPANY

vs

GLORIA ANN WHITE

PROPERTY ADDRESS: 12970 OLD FORGE ROAD,
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q13N-015.-000000
ALL THE FOLLOWING DESCRIBED REAL ESTATE
LYING AND BEING SITUATE IN WASHINGTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-5338
F&M TRUST

vs

HEATHER A WILSON, TRAVIS L WILSON

PROPERTY ADDRESS: 4044 ROXBURY ROAD,
SHIPPENSBURG, PA 17257

ALL THE FOLLOWING DESCRIBED LOT OF GROUND
LYING AND BEING SITUATE IN SOUTHAMPTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

No. 2018-2862
NATIONSTAR MORTGAGE LLC

vs

**JUSTIN MICHAEL WRIGHT, LISA DEANNE
WRIGHT**

PROPERTY ADDRESS: 2284 OCRACOCKE ISLAND
COURT, CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 09-0C18H-132.-000000
ALL THAT CERTAIN PARCEL OF LAND LYING AND
BEING SITUATE IN GREENE TOWNSHIP, FRANKLIN
COUNTY, PENNSYLVANIA

TERMS

Upon completion of the auction, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. The balance due shall be paid NO LATER SEPTEMBER 23, 2019 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 SEPTMEBER 27, 2019 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 2019

CUT OFF	SALE DATES
SEPT 7 2018	NOV 9, 2018
NOV 2, 2018	JAN 11, 2019
JAN 4, 2019	MAR, 8, 2019
MAR 1, 2019	MAY 10, 2019
MAY 3, 2019	JULY 12, 2019
JULY 5, 2019	SEPT 13, 2019
SEPT 6, 2019	NOV 8, 2019
NOV 1, 2019	JAN 10, 2020

8/23, 8/30, 9/6/2019