

# Franklin County Legal Journal

Vol. 36, No. 16

October 19, 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 Linda L. Glessner, a/k/a Linda McQuade Glessner, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Linda A. Schofer  
c/o Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

Attorney:

Eileen C. Finucane  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

10/19, 10/26, 11/2/2018

Estate of John C. Lyons, a/k/a John Charles Lyons, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Michael F. Lyons  
3348 Farm Lane  
Fayetteville, PA 17222

Attorney:

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

10/19, 10/26, 11/2/2018

Estate of Maqsood A. Siyal, late of Chantilly, Fairfax County, Virginia.

Personal Representative:

Bilal M. Siyal  
4288 Galesbury Lane  
Chantilly, VA 20151

Attorney:

Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

10/19, 10/26, 11/2/2018

#### **Second Publication**

Estate of Helen D. Beck, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Thomas E. Beck  
12151 Gehr Road  
Waynesboro, PA 17268

Attorney:

J. Edward Beck, Jr.  
Keller, Keller, Beck and Ross, LLC  
1035 Wayne Avenue  
Chambersburg, PA 17201

10/12, 10/19, 10/26/2018

Estate of Martha F. Bentz, a/k/a Martha Faye Bentz, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Stacy L. Snyder  
122 Longview Road  
McConnellsburg, PA 17233

Heather M. Keller  
604 South Spring Garden Street  
Carlisle, PA 17013

Attorney:

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

10/12, 10/19, 10/26/2018

Estate of Arlene A. Brill, a/k/a Arlene Lorraine Angle Brill, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Alan R. Brill  
14 Round House Drive  
Lititz, PA 17543

Attorney:

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

10/12, 10/19, 10/26/2018

## PUBLIC NOTICES

Estate of Elva M. Conley, a/k/a Elva Mae Conley, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

John J. Conley  
2431 Wenger Road  
Chambersburg, PA 17202  
Naomi P. Wingert  
1275 Coble Road  
Chambersburg, PA 17202

Attorney:

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

10/12, 10/19, 10/26/2018

Estate of Rosemarie D'Ambra, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Jared S. Childers  
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

10/12, 10/19, 10/26/2018

Estate of Leroy W. Fleagle, Sr., a/k/a Leroy W. Fleagle, late of Franklin County, Pennsylvania.

Personal Representatives:

Nelly V. Leedy  
P.O. Box 133  
Fannettsburg, PA 17221  
Troy A. Fleagle  
155 Hampton Drive  
Chambersburg, PA 17202

Attorney:

David W. Rahauer  
157 East Washington Street  
Chambersburg, PA 17201

10/12, 10/19, 10/26/2018

Estate of Wayne L. Hartman, late of Antrim Township, late of Franklin County, Pennsylvania.

Personal Representative:

Katrina H. Dempsey  
31916 Parkdale Drive  
Leesburg, Florida 34748

10/12, 10/19, 10/26/2018

Estate of Helen L. Hemler, a/k/a Helen Louise Hemler, late of Washington Township, late of Franklin County, Pennsylvania.

Personal Representative:

Mary H. O'Toole  
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

10/12, 10/19, 10/26/2018

Estate of Harold Thomas Levick, a/k/a Harold T. Levick, a/k/a H. Thomas Levick, late of Borough of Waynesboro, late of Franklin County, Pennsylvania.

Personal Representative:

Tara R. Cornwall  
1045 County Line Road  
York Springs, PA 17372

Attorney:

Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

10/12, 10/19, 10/26/2018

Estate of Dereck J. Schooley, late of Borough of Chambersburg, late of Franklin County, Pennsylvania.

Personal Representative:

James E. Knox  
1998 Wren Court  
Chambersburg, PA 17202

Attorney:

Elizabeth A. Clark  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

10/12, 10/19, 10/26/2018

Estate of Debbie S. Seville, late of Peters Township, late of Franklin County, Pennsylvania.

Personal Representative:

Michael J. Connor  
c/o Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

Michael J. Connor  
Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

10/12, 10/19, 10/26/2018

### **Third Publication**

Administration of THE J. A. ABBOTT, III, AND DIANE M. ABBOTT TRUST AGREEMENT, dated July 28, 1972.

Diane M. Abbott is now known as Diane Abbott Martin. John A. Abbott, III (also known as J. A. Abbott, III), late of Washington Township, Franklin County, Pennsylvania, died on April 12, 2018.

Trustees:

Diane Abbott Martin  
John A. Abbott, IV  
c/o Maxwell Sipe Law Offices, LLC  
20 East Sixth Street, Suite 301  
Waynesboro, PA 17268

Attorney:

Alexandra M. Sipe  
Maxwell Sipe Law Offices, LLC  
20 East Sixth Street, Suite 301  
Waynesboro, PA 17268

10/5, 10/12, 10/19/2018

Estate of Black, L. Ronald, a/k/a Ronald Black, a/k/a Lawrence R. Black, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Nathaniel Ray Black  
3469 Crottlestown Road  
Chambersburg, PA 17202

Attorney:

Kristen Snyder  
Jackson Law Firm, PLLC  
1215 Manor Drive, Suite 202  
Mechanicsburg, PA 17055

10/5, 10/12, 10/19/2018

## PUBLIC NOTICES

Estate of William E. Harris, late of Quincy Township,  
Franklin County, Pennsylvania.

Personal Representative:  
LeRoy S. Maxwell, Jr.  
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

10/5, 10/12, 10/19/2018

Estate of Audrey E. Towe, a/k/a Audrey Estelle Towe, late  
of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:  
Constance Towe  
Sandra K. Buhrman  
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

10/5, 10/12, 10/19/2018

Estate of Charles D. Kauffman, III, a/k/a Charles  
Dale Kauffman, III, a/k/a Charles Kauffman, III, late of  
Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Kyle Lockhart Kauffman  
448 Cleveland Avenue  
Waynesboro, PA 17268  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

10/5, 10/12, 10/19/2018

Estate of Daniel J. Kauffman, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Barry Landis  
213 South Broad Street  
Waynesboro, PA 17268  
Attorney:  
Barbara Townsend  
32 West Queen Street  
Chambersburg, PA 17201

10/5, 10/12, 10/19/2018

Estate of Clara L. King, a/k/a Clara Louise King, late of  
Washington Township, Franklin County, Pennsylvania.

Personal Representatives:  
Michael T. King  
Leesa L. King  
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

10/5, 10/12, 10/19/2018

Estate of Mary E. Stillman, a/k/a Mary Elizabeth Stillman,  
late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Farmers & Merchants Trust Company of  
Chambersburg  
c/o Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
David F. Spang  
Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

10/5, 10/12, 10/19/2018

# PUBLIC NOTICES

## **CORPORATION NOTICE**

**NOTICE IS HEREBY GIVEN** that a non-profit corporation by the name of Leading Nations, Inc. has filed its Articles of Incorporation with the Pennsylvania Department of State on September 12, 2018, and has been organized under the provisions of the Business Corporation Law of 1988, the Act of December 21, 1988, P.L. 1444, as amended.

Leading Nations, Inc.  
6116 Hager Road  
Greencastle, PA 17225

Paul T. Schemel, Esquire  
Dick, Stein, Scheme 1, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 1 7225

10/19/2018

## **CORPORATION NOTICE**

**NOTICE IS HEREBY GIVEN** that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania for a nonprofit corporation organized under the Nonprofit Corporation Law of 1988, with the name Mountain Valley Horsemen's Association.

Mountain Valley Horsemen's Association shall be operated exclusively for pleasure, recreation, and other non-profitable purposes, substantially all of the activities of which are for such purposes and no part of the net earnings of which inures to the benefit of any private shareholder, within the meaning of 501 ( c )(7) of the Internal Revenue Code of 1986, as now in effect or as may hereafter be amended ("the Code"). The corporation shall be operated exclusively to foster the enjoyment of the equine and all equine related sports and activities.

No part of the net earnings of the corporation shall inure to the benefit of any private shareholder.

The corporation shall not discriminate on the basis of race, color or religion.

10/19/2018

## **DISSOLUTION NOTICE**

Notice is hereby given that Brown's Mill Poultry Farm, Inc. has filed Articles of Dissolution and been dissolved in Accordance with the Pennsylvania Business Corporation Law of 1988, as amended, and all persons having a claim against the corporation must present the same in accordance with the following procedures:

- (1) All claims must be presented in writing and must contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim.
- (2) Claims must be sent to the following address: 6618 Angle Road, Chambersburg, PA 17202
- (3) A claim must be received by the corporation no later than December 31, 2018. Any and all claims received after that date will be barred.
- (4) The corporation may make distribution to other claimants and the shareholder of the corporation or persons interested as having been such without further notice to a claimant.

Nancy H. Meyers, Esq.  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201  
Attorneys

10/12, 10/19/2018

## **FICTITIOUS NAME REGISTRATION**

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 June 27, 2018 for **BandS CONSTRUCTION and Roofing** at 612 Mt. Rock Road Shippensburg, PA 17257. The name and address of each individual interested in the business is Shane Laughman at 612 Mt. Rock Road Shippensburg, PA 17257. This was filed in accordance with 54 Pa.C.S. 311.

10/19/2018

## **NAME CHANGE NOTICE**

Notice is hereby given that Tara G. Peterson, of Mercersburg, Franklin County, Pennsylvania, has petitioned the Court to legally change the names of her daughter, Rachel Olivia Grace Sheffield to Rachel Olivia Grace Peterson and her daughter, Rebecca Nevaeh Lynn Sheffield to Rebecca Nevaeh Lynn Peterson. A hearing on the matter will be held on Thursday, November 29, 2018 at 2:00 o'clock p.m. in an assigned Courtroom of the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

Janice M. Hawbaker, Esquire  
Kaminski, Hawbaker & Salawage, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201

10/19/2018

# PUBLIC NOTICES

## **NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF  
FRANKLIN COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW No. 2018-3508

PHH MORTGAGE CORPORATION, Plaintiff  
vs.

ANGIE BOWERS, in her capacity as Heir of BONNIE FLEMING A/K/A BONNIE L. FLEMING A/K/A BONNIE L. POE FLEMING, Deceased and in her capacity as Heir of RAYMOND FLEMING, DECEASED HEIR OF BONNIE FLEMING A/K/A BONNIE L. FLEMING A/K/A BONNIE L. POE FLEMING, DECEASED

JODY CLARK, in her capacity as Heir of BONNIE FLEMING A/K/A BONNIE L. FLEMING A/K/A BONNIE L. POE FLEMING, Deceased and in her capacity as Heir of RAYMOND FLEMING, DECEASED HEIR OF BONNIE FLEMING A/K/A BONNIE L. FLEMING A/K/A BONNIE L. POE FLEMING, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER BONNIE FLEMING A/K/A BONNIE L.  
FLEMING, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER RAYMOND FLEMING, DECEASED HEIR OF  
BONNIE FLEMING A/K/A BONNIE L. FLEMING A/K/A  
BONNIE L. POE FLEMING, DECEASED, Defendants

### NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER BONNIE FLEMING A/K/A BONNIE L.  
FLEMING, DECEASED and UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER RAYMOND  
FLEMING, DECEASED HEIR OF BONNIE FLEMING  
A/K/A BONNIE L. FLEMING A/K/A BONNIE L. POE  
FLEMING, DECEASED

You are hereby notified that on August 23, 2018, Plaintiff, PHH MORTGAGE CORPORATION, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of FRANKLIN County Pennsylvania, docketed to No. 2018-3508. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1579 BLACK GAP ROAD, FAYETTEVILLE, PA 17222 whereupon your property would be sold by the Sheriff of FRANKLIN County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the 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 the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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.

Notice to Defend:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street.  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

10/19/2018

## **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: November 1, 2018.

ALBRIGHT: First and Final Account of proposed distributions and notice to creditors of Laurie A. Myers, Executrix of the Estate of Anna A. Albright, late of Greene Township, Franklin County, Pennsylvania, deceased.

DICK: First and Final Account of proposed distributions and notice to creditors of Charles Stoyer, Executor of the Estate of Henri A. Dick, late of Guilford Township, Franklin County, Pennsylvania, deceased.

McCLURE: First and Final Account of proposed distributions and notice to creditors of Gwelyn E. McClure and David E. McClure, Co-Executors of the Estate of Ronald J. McClure a/k/a Ronald McClure, late of Greene Township, Franklin County, Pennsylvania, deceased.

McKEE: First and Final Account of proposed distributions and notice to creditors of Gloria Jean McKee, Executrix of the Estate of Terry A. McKee, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

10/19, 10/26/2018

# PUBLIC NOTICES

## **SHERIFF'S SALE NOVEMBER 9, 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 DECEMBER 10, 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, 2017-4464**

**DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE, IN TRUST FOR REGISTERED  
HOLDERS OF LONG BEACH MORTGAGE  
LOAN TRUST 2006-WL1, ASSET-BACKED  
CERTIFICATES, SERIES 2006-WL1  
ATTY: MILSTEAD & ASSOCIATES  
V. DANIEL E. McCULLOUGH A/K/A DANIEL  
McCULLOUGH AND DANA B. McCULLOUGH  
A/K/A DANA McCULLOUGH**

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1851 Falcon Lane, Chambersburg, PA 17201, UPI # 11-0E17.-304.-000000, Deed Book Volume 2886, Page 438

### **SALE # 2, 2018-1299**

**BAYVIEW LOAN SERVICING, LLC  
ATTY: MILSTEAD & ASSOCIATES  
V. JOSEPH J. COCCO AND SUSANNE A. COCCO**

All that certain tract of real estate situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1745 Bell Avenue, Chambersburg, PA 17202, UPI # 11-0E13A-036.-000000, Deed Instrument 2008-000150

### **SALE # 3, 2017-4414**

**CARRINGTON MORTGAGE SERVICES, LLC  
ATTY: RICHARD M. SQUIRE & ASSOCIATES  
V. HEATHER D. HOUSER AND ROBERT C.  
MARSHALL**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1098 Garver Lane, Scotland, PA 17254, UPI # 09-0C13H-040.-000000, Deed Book Volume 3325, Page 435

### **SALE # 4, 2017-4022**

**FARMERS AND MERCHANTS TRUST COMPANY  
ATTY: MANLEY DEAS KOCHALSKI  
V. ERIC J. HOLTRY**

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 1487 State Street, Chambersburg, PA 17202, UPI # 09-0C13.-461.-000000, Deed Instrument # 2008-022631

## **SALE #5, 2017-130 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

**ATTY: SHAPIRO & DENARDO  
V. AMANDA E. EADER**

All that certain tract of real estate situate in Washington Township, Franklin County, Pennsylvania, with an address of 15282 Charmian Road, Blue Ridge Summit, PA 17214, UPI #23-0Q14.-044.-000000, Deed Instrument # 201214165

### **SALE # 6, 2018-1727**

**U.S. BANK, NATIONAL ASSOCIATION, AS  
TRUSTEE FOR THE PENNSYLVANIA HOUSING  
FINANCE AGENCY  
ATTY: PURCELL KRUG & HALLER  
V. KATHERINE C. HESS AND TONY C. HESS**

All that real estate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 116 North Church Street, Waynesboro, PA 17268, UPI #25-5B57.-089.-000000, Deed Instrument # 2007-007766

**SALE # 7  
CANCELLED**

### **SALE # 8, 2017-4278**

**PACIFIC UNION FINANCIAL, LLC  
ATTY: KML LAW GROUP  
V. PATRICIA A. BAKER AND BRIAN M. BAKER  
AND BROOKE N. BAKER**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6527 Penn National Drive, Fayetteville, PA 17222, UPI # 10-0D23.076-000000, Deed Instrument # 201507704

### **SALE # 9, 2018-889**

**BANK OF AMERICA, N.A., SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING, LP  
FKA COUNTRYWIDE HOME LOANS SERVICING,  
LP  
ATTY: MILSTEAD & ASSOCIATES  
V. EZEKIEL SUTAK AND FRANK SUTAK A/K/A  
FRANCISK SUTAK AND MARIA SUTAK**

All that real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 4272 Sheely Road, Waynesboro, PA 17268, UPI # 23-0Q10.-085.-000000, Deed Book Volume 3587, Page 316

### **SALE # 10, 2018-1303**

**U.S. BANK NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE, FOR THE CIM TRUST  
2016-2 MORTGAGE-BACKED NOTES, SERIES  
2016-2  
ATTY: MILSTEAD & ASSOCIATES  
V. TODD J. BARTON AND AMY L. BARTON**

All the following described real estate lying and being situate in the Chambersburg Borough, Franklin County, Pennsylvania, with an address of 386 East Liberty Street, Chambersburg, PA 17201, UPI # 03-1E10.-080.-000000, Deed Instrument 201608223

# PUBLIC NOTICES

**SALE # 11, 2016-1415**  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. THOMAS R. MYERS**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 709 Philadelphia Avenue, Chambersburg, PA 17201, UPI # 02-1C26.-008.-000000, Deed Book Volume 2968, Page 070

**SALE # 12, 2018-2195**  
**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**  
**ATTY: SHAPIRO & DENARDO**  
**V. HERBERT R. RUQUET**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 98 Mount Rock Road, Shippensburg, PA 17257, UPI # 21-0N13.-090B-000000, Deed Book Volume 1946, Page 010

**SALE # 13, 2018-2358**  
**FREEDOM MORTGAGE CORPORATION**  
**ATTY: KML LAW GROUP**  
**V. CONNIE L. DUNN AND TERRY L. DUNN**

All the following described lot of ground lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 3719 Sycamore Grove Road, Chambersburg, PA 17202, UPI # 09-0C13A-022.-000000, Deed Book Volume 1223, Page 18

**SALE # 14, 2018-1272**  
**WELLS FARGO BANK, NA**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. WALTER SHERIDAN STULL A/K/A WALTER S. STULL**

All the following described real estate situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 29 North Grant Street, Waynesboro, PA 17268, UPI # 25-5A64-064-000000, Deed Instrument # 201209430

**SALE # 15, 2017-2728**  
**BANK OF AMERICA, N.A.**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. ANTONIO RAMOS-ROJAS**

All that certain piece or parcel or tract of land situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 232 South 2nd Street, Chambersburg, PA 17201, UPI # 04-1E01.-157.-000000, Deed Book Volume 3629, Page 019

**SALE # 16, 2018-2645**  
**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**  
**ATTY: SHAPIRO & DENARDO**  
**V. KIRK D. WISHARD**

All the following described real estate lying and being situate in Mont Alto Borough, Franklin County, Pennsylvania, with an address of 102 South Main Street, Mont Alto, PA 17237, UPI # 16-4A44.-026.-000000, Deed Book Volume 1979, Page 189

**SALE # 17, 2018-1743**  
**BRANCH BANKING AND TRUST COMPANY**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. MATTHEW D. LUNING**

All that certain piece or parcel or tract of land situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 140 North Grant Street a/k/a 138-140 North Grant Street, Waynesboro, PA 17268, UPI # s 25-5A56.-036.-000000 and 25-5A56.-037.-000000, Deed Instrument # 201514634

**SALE # 18, 2017-3560**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY,**  
**AS TRUSTEE FOR SAXON ASSET SECURITIES**  
**TRUST 2007-3, MORTGAGE LOAN ASSET**  
**BACKED CERTIFICATES, SERIES 2007-3 %**  
**OCWEN LOAN SERVICING, LLC**  
**ATTY: STERN & EISENBERG**  
**V. ERIN DENNIS A/K/A ERIN L. DENNIS AND JON DENNIS, JR**

All that certain lot piece or parcel of ground situate in Guilford Township, Franklin County, Pennsylvania, with an address of 1095 Cider Press Road, Chambersburg, PA 17201, UPI # 10-0D08.-028A-0001, Deed Instrument # 201401249

**SALE # 19, 2018-1366**  
**WELLS FARGO BANK, N.A. S/B/M TO WELLS**  
**FARGO HOME MORTGAGE INC.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. AMIE L MCQUAIT A/K/A AMIE MCQUAIT**  
**AND MICHAEL E. ATHERTON A/K/A MICHAEL ATHERTON**

All the following described real estate being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1751 Holly Lane, Chambersburg, PA 17202, UPI # 11-0E10Q-116A-000000, Deed Instrument # 200915461

**SALE # 20, 2018-1608**  
**SPECIALIZED LOAN SERVICING LLC**  
**ATTY: SHAPIRO & DENARDO**  
**V. DARLENE L. STRASSER**

All the following described real estate situate in Greencastle Borough, Franklin County, Pennsylvania, with an address of 23 North Jefferson Street, Greencastle, PA 17225, UPI # 08-2B20.-030.-000000, Deed Book Volume 1385, Page 379

## PUBLIC NOTICES

**SALE # 21, 2018-2045**  
**ORRSTOWN BANK**  
**ATTY: OFFIT KURMAN**  
**V. ELK RUN HOMES, LLC AND DAVID L**  
**WETHERHOLT**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 711 Starr Avenue, Chambersburg, PA 17202, UPI # 09-0C13A-117.-000000, Deed Instrument # 201516494

**SALE # 22, 2018-1271**  
**WELLS FARGO BANK, NA**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. DANIEL L. BRIGGS**

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 901 Park Street, Waynesboro, PA 17268, UPI # 26-5C46.-008.-000000, Deed Instrument # 201714962

**SALE # 23, 2018-2494**  
**PHH MORTGAGE CORPORATION A/K/A PHH**  
**MORTGAGE SERVICES**  
**ATTY: SHAPIRO & DENARDO**  
**V. MICHAEL J. FINNEGAN**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 643 South Fourth Street, Chambersburg, PA 17201, UPI # 06-1E26.-035B-000000, Deed Book Volume 2656, Page 256

**SALE # 24, 2018-2119**  
**NATIONSTAR MORTGAGE LLC D/B/A MR.**  
**COOPER**  
**ATTY: SHAPIRO & DENARDO**  
**V. ROBERT F. TASE A/K/A ROBERT F. TASE JR.**  
**AND JO E. TASE**

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 301 West North Street, Waynesboro, PA 17268, UPI # 25-5A56.-096.-000000, Deed Book Volume 3451, Page 263

**SALE # 25, 2018-1542**  
**BAYVIEW LOAN SERVICING, LLC**  
**ATTY:KML LAW GROUP**  
**V. CHARLES ESTELLE A/K/A CHARLES J.**  
**ESTELLE AND CHERYL ESTELLE**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 4550 Edenville Road, Chambersburg, PA 17201, UPI # 11-0E09.-092.-000000, Deed Book Volume 288B, Page 604

**SALE # 26, 2018-579**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. MARK H. SUMMERS, IN HIS CAPACITY AS**  
**ADMINISTRATOR AND HEIR OF THE ESTATE OF**  
**DENNIS E. SUMMERS AND JASON E. SUMMERS,**  
**IN HIS CAPACITY AS HEIR OF THE ESTATE OF**  
**DENNIS E. SUMMERS AND UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS, AND ALL PERSONS,**  
**FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER DENNIS E.**  
**SUMMERS, DECEASED**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 1149 Scotland Avenue, Chambersburg, PA 17201, UPI # 02-1C28.-024.-000000, Deed Book Volume 1177, Page 218

**SALE # 27, 2017-743**  
**SHELDON B. CORDELL**  
**ATTY: MARTSON LAW OFFICES**  
**V. COREY A. FREET AND AMANDA P. FREET**

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, with an address of 6586 Upper Strasburg Road, Pleasant Hall, PA 17246, UPI # 12-0F18A-020-000000, Deed Instrument # 201515800

**SALE # 28, 2018-3701**  
**DEUTSCHE BANK TRUST COMPANY AMERICAS,**  
**AS TRUSTEE FOR THE REGISTERED HOLDERS**  
**OF BARCLAYS COMMERCIAL MORTGAGE**  
**SECURITIES LLC, MULTIFAMILY MORTGAGE**  
**PASS-THROUGH CERTIFICATES, SERIES 2014-**  
**KX01**  
**ATTY: BALLARD SPAHR**  
**V. CONTINUUM INVESTMENTS, LLC, A**  
**MARYLAND LIMITED LIABILITY COMPANY**

All the following two tracts of land with the first being situate in Southampton Township, Franklin County, Pennsylvania(30% of the property is in Franklin County) and partly in Shippensburg Township, Cumberland County, Pennsylvania(70% of the property is in Cumberland County), with an address of 2 Morningstar Lane, Shippensburg, PA 17257, UPI # 21-0N07.-017.-000000, Deed Book Volume 3568, Page 122

**SALE # 29, 2018-2994**  
**BRANCH BANKING AND TRUST S/B/M**  
**SUSQUEHANNA BANK S/B/M GRAYSTONE**  
**TOWER BANK S/B/M THE FIRST NATIONAL BANK**  
**OF GREENCASTLE**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. KEVIN L. BENEDICT AND DARLENE P.**  
**BENEDICT**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 6042 Manheim Road, Waynesboro, PA 17268, UPI # 19-0L08.-009A-000000, Deed Book Volume 3638, Page 500



# PUBLIC NOTICES

**SALE # 30, 2016-3718**  
**WELLS FARGO BANK, N.A.**  
**ATTY: POWERS KIRN & ASSOCIATES**  
**V. ERIC FRAIN AND KAYLA N. FRAIN**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 8953 Willowdale Road, Greencastle, PA 17225, UPI # 01-0A11-301-000000, Deed Instrument # 201206821

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**SALE # 31, 2017-784**  
**PENNYMAC LOAN SERVICES, LLC**  
**ATTY: POWERS KIRN & ASSOCIATES**  
**V. JENNIFER A. UNKLE**

All that certain lot or piece of ground situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2251 Springfield Drive, Chambersburg, PA 17202, UPI # 10-0D09G-062-000000, Deed Instrument # 201516593

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## 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 NOVEMBER 19, 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 NOVEMBER 23, 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 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
	10/19, 10/26, 11/2/2018