

# Franklin County Legal Journal

Vol. 37, No. 52

June 26, 2020

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 Marie E. Brookens, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Judyann Royce  
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

6/26, 7/3, 7/10/2020

Estate of Anne F. Bubser, a/k/a Anne Bubser, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Michele A. Stepler  
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

6/26, 7/3, 7/10/2020

Estate of Ralph J. Cline, a/k/a Ralph James Cline, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Orrstown Bank  
77 East King Street  
Shippensburg, PA 17257  
Attorney:  
Joel R. Zullinger  
Zullinger-Davis-Trinh, PC  
74 North Second Street  
Chambersburg, PA 17201

6/26, 7/3, 7/10/2020

Estate of Robert B. Fickes, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
Margaret C. Ashbrook  
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

6/26, 7/3, 7/10/2020

Estate of Velma S. Geyer, a/k/a Velma Sue Geyer, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:  
Brandy L. Windsor  
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

6/26, 7/3, 7/10/2020

Estate of Evelyn Marie Gimbara, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Clayton A. Lingg  
c/o Mooney Law  
230 York Street  
Hanover, PA 17331  
Attorney:  
Clayton A. Lingg  
c/o Mooney Law  
230 York Street  
Hanover, PA 17331

6/26, 7/3, 7/10/2020

## PUBLIC NOTICES

Estate of John Hess, Jr., a/k/a John H. W. Hess, Jr., late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Rick A. Hess  
174 Orchard Circle  
Greencastle, PA 17225

Attorney:

J. Edgar Wine  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

6/26, 7/3, 7/10/2020

Estate of Alice L. Leighty, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Edward W. Leighty  
Ronald H. Leighty  
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

6/26, 7/3, 7/10/2020

Estate of Josephine E. Shindledecker, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Jamie L. Shindledecker  
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

6/26, 7/3, 7/10/2020

Estate of Jeanne Shultz, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Matthew Shultz  
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

6/26, 7/3, 7/10/2020

Estate of Barbara H. Terry, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Frederic B. Terry, III  
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

6/26, 7/3, 7/10/2020

Estate of Jennet A. Welsh, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Frances M. Woods  
544 Mt. Pleasant Road  
Fayetteville, PA 17222  
E. Arlene Finrock  
250 Briar Lane  
Chambersburg, PA 17202  
Rose Marie Barkdoll  
880 Fairview Avenue  
Waynesboro, PA 17268

Attorney:

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

6/26, 7/3, 7/10/2020

Estate of Estelle E. Whittington, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Geraldine E. Daywalt  
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

6/26, 7/3, 7/10/2020

### **Second Publication**

Estate of Betty S. Dulebohn, a/k/a Betty Sue Dulebohn, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Tammy Jo Springer  
7351 Royer Road  
Mercersburg, PA 17236  
Amy N. Dulebohn  
P.O. Box 207  
Burnt Cabins, PA 17215

Attorney:

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

6/19, 6/26, 7/3/2020

Estate of Myron E. Hawbaker, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Orrstown Bank  
77 East King Street  
Shippensburg, PA 17257

Attorney:

Wertime Guyer LLC  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

6/19, 6/26, 7/3/2020

## PUBLIC NOTICES

Estate of John W. Heinbaugh, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Tanya L. Martin  
9500 Mercersburg Road  
Mercersburg, PA 17236

Attorney:

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

6/19, 6/26, 7/3/2020

Estate of Katherine E. Heinbaugh, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Susan B. Musselman  
14188 Buchanan Trail West  
Mercersburg, PA 17236

Attorney:

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

6/19, 6/26, 7/3/2020

Estate of Harry Monn, a/k/a Harry Monn, Jr, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

R. Thomas Murphy  
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

6/19, 6/26, 7/3/2020

Estate of S. Lorraine Myers, a/k/a Susan L. Myers, a/k/a Susan Lorraine Myers, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Emily L. Myers  
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

6/19, 6/26, 7/3/2020

Estate of Kyung Bok Owens, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Diane Watson  
c/o Mark C. Duffie  
Johnson, Duffie, Stewart & Weidner  
301 Market Street  
P.O. Box 109  
Lemoyne, PA 17043

Attorney:

Mark C. Duffie  
Johnson, Duffie, Stewart & Weidner  
301 Market Street  
P.O. Box 109  
Lemoyne, PA 17043

6/19, 6/26, 7/3/2020

Estate of Richard C. Patterson, a/k/a Richard Clark Patterson, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Thomas D. Patterson  
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

6/19, 6/26, 7/3/2020

Estate of Barbara J. Pryor, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Ricky L. Pryor  
144 City View Avenue  
Wiley Ford, WV 26767

Attorney:

Deborah K. Hoff  
154 South Potomac Street  
Waynesboro, PA 17268

6/19, 6/26, 7/3/2020

Estate of Mervin Lee Richardson, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Carlenda H. Owens  
Evadney F. Richardson  
c/o 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

6/19, 6/26, 7/3/2020

Estate of Nancy J. Rienks, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Daria A. Barkdoll  
428 West 6th Street  
Waynesboro, PA 17268  
Dena A. Debrick  
13970 Lower Edgemont Road  
Waynesboro, PA 17268

Attorney:

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

6/19, 6/26, 7/3/2020

Estate of Janet Jean Rowe, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda K. Meck  
2135 Ft. Loudon Road  
Mercersburg, PA 17236

Attorney:

Deborah K. Hoff  
154 South Potomac Street  
Waynesboro, PA 17268

6/19, 6/26, 7/3/2020

## PUBLIC NOTICES

Estate of Rachel L. Smith, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Galen A. Smith, Jr.  
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

6/19, 6/26, 7/3/2020

Estate of Jean E. Snider, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

William H. Snider  
Joan S. Chambers  
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

6/19, 6/26, 7/3/2020

Estate of Domenico Spinelli, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Concetta Spinelli  
c/o Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

Alexander C. Sharpe  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

6/19, 6/26, 7/3/2020

Estate of Betty C. Stake, a/k/a Betty Catherine Stake, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Kimberly Brown  
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

6/19, 6/26, 7/3/2020

Notice is hereby given that Cornelia G. Widder of Franklin County, Pennsylvania, has died, that during her lifetime she established a revocable trust, and that all persons indebted to her are requested to make immediate payment and those having claims against her are requested to present them for settlement without delay to:

Trustee:

Lucinda M. Custer  
c/o Mark E. Halbruner  
Halbruner, Hatch & Guise, LLP  
2109 Market Street  
Camp Hill PA 17011

Attorney:

Mark E. Halbruner  
Halbruner, Hatch & Guise, LLP  
2109 Market Street  
Camp Hill PA 17011

6/19, 6/26, 7/3/2020

### **Third Publication**

Estate of Sandra L. Etter, a/k/a Sandra Lee Etter, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Kathy A. Farrow  
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

6/12, 6/19, 6/26/2020

Estate of Helen B. Hamilton, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Michaela Ann Hamilton  
c/o 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

6/12, 6/19, 6/26/2020

Estate of Darlene K. Helman, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Cheryl Alleman  
2764 Esther Circle  
Chambersburg, PA 17202

Attorney:

Lauren E. Sulcove  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

6/12, 6/19, 6/26/2020

# PUBLIC NOTICES

Estate of Anna M. Kennedy, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Thomas Kennedy  
1185 Newcomer Road  
Chambersburg, PA 17202  
Attorney:  
Courtney J. Graham  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

6/12, 6/19, 6/26/2020

REVOCABLE TRUST NOTICE. The Co-Trustees named below give notice of the death of MARK SPANGLER, also known as MARK EMERSON SPANGLER, on December 8, 2019, at Chambersburg, Franklin County, Pennsylvania. The said Decedent was the Donor of THE MARK SPANGLER TRUST, under Trust Agreement dated February 8, 2016. The Co-Trustees request all persons having claims against the Decedent to make known the same in writing to the Co-Trustees or to Co-Trustees' Attorney, and all persons indebted to the Decedent to make payment to the Co-Trustees without delay.

Co-Trustees :  
Sandra C. Steele, Esquire  
44 School Street-Ste. 325  
Boston, MA 02108  
Dr. Arthur Stephen Spangler  
151 Tremont Street-Unit 1 IP  
Boston, MA 02111  
Attorney:  
J. Edgar Wine  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

6/12, 6/19, 6/26/2020

Estate of Betty Lou Wagner, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Glenda John  
296 Church Road  
Ortanna, PA 17353  
Attorney:  
Mark T. Orndorf  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

6/12, 6/19, 6/26/2020

Estate of Timothy L. Wingert, a/k/a Timothy Lee Wingert,  
late of the Borough of Chambersburg, Franklin County,  
Pennsylvania.

Personal Representative:  
Kristen M. Wingert  
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

6/12, 6/19, 6/26/2020

## LEGAL NOTICE

The County of Franklin, in accordance with the Consolidated County Assessment Law, 53 Pa. C.S. § 8841(d) et seq., hereby gives notice that the Franklin County Tax Services Department completed its updates of the Franklin County tax assessment rolls, with updates effective July 1, 2020. The assessment rolls are open and available for inspection at the Franklin County Courthouse, Tax Services Department, 2 North Main Street, Chambersburg PA, during normal business hours from 8:30 a.m. until 4:30 p.m., Monday through Friday, except for County holidays and weekends.

The County of Franklin also hereby gives notice that all Franklin County property owners, or others with an interest in any real estate located in Franklin County, have a right to file in writing an appeal from any real estate assessment on or before the 1st day of August 2020, such date having been designated as the date for the assessment appeal deadline in accordance with statutory authority contained at 53 Pa. C.S. § 8844(c) (3), as approved by the Board of Commissioners of the County of Franklin, at a public meeting on May 9, 2013, and as announced in Resolution No 2013-05, a copy of which is on file with the Franklin County Commissioners and also with the Franklin County Tax Services Department. Appeal forms can be obtained at the Franklin County Tax Services Department at 2 North Main Street, Chambersburg PA, during normal business hours from 8:30 a.m. until 4:30 p.m., Monday through Friday, except for County holidays and weekends, or online at [www.franklincountypa.gov](http://www.franklincountypa.gov) under "General Government and Tax Assessment." Appeals shall be filed at the office of the Franklin County Tax Services Department. For any year where August 1st falls on a weekend or holiday, appeals will be accepted until the end of the next County business day following August 1st. As August 1, 2020, falls on a Saturday, the deadline for appeals in 2020 shall be August 3, 2020, at 4:30 p.m.

Finally, the County of Franklin also hereby gives notice that the Franklin County Board of Assessment and Revision of Taxes, will be scheduling tax appeal hearings no earlier than August 3, 2020, and hearings are to be scheduled through October 31, 2020 at the Meeting Room, Franklin County Admin Annex, 218 N Second Street, Chambersburg PA.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

6/26/2020

# PUBLIC NOTICES

## 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: July 2, 2020.

MYERS: First and Final Account of proposed distributions And notice to creditors of Orrstown Bank, Personal Representative of the Estate of John Frederick Myers, a/k/a J. Fred Myers, late of the Borough of Chambersburg, Franklin County, Pennsylvania, Deceased.

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

6/19, 6/26/2020

## SHERIFF SALE JULY 10, 2020

### \*Please note new location of sale\*

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 **Capitol Theatre, 159 S. Main Street, 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 FEBRUARY 10, 2020 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

## JULY SALES 2020

No. 2017-3218

**DITECH FINANCIAL LLC FKA GREEN TREE  
SERVICING LLC**

vs

**ROBERT B AINSWORTH, PAMELA S AINSWORTH**  
PROPERTY ADDRESS: 11362 Anne Lane, Mercersburg,  
PA 17236-8724

UPI / TAX PARCEL NUMBER: 17-0J16-.067-.000000  
ALL that certain parcel of land situate in the Township of Montgomery, County of Franklin, and State of Pennsylvania

No. 2019-3060

**BANK OF NEW YORK, MELLON FKA THE BANK  
OF NEW YORK, AS TRUSTEE (CWMBS 2007-  
HYB-1)**

vs

**VIRGINIA ARRINGTON, IN HER CAPACITY AS  
HEIR OF ROBERT P. KENNEDY, SARABETH  
KENNEDY, IN HER CAPACITY AS HEIR OF  
ROBERT P. KENNEDY, BRITNEY SWAIN, IN HER  
CAPACITY AS HEIR OF ROBERT P. KENNEDY**  
PROPERTY ADDRESS: 1787 WOOD DUCK DRIVE  
EAST, CHAMBERSBURG, PA 17201  
UPI / TAX PARCEL NUMBER: 11-0E17-.318-.000000  
All that certain lot or piece of ground situate in  
Hamilton Township, Chambersburg, Franklin County,  
Pennsylvania, bounded and described as follows:

No. 2019-5143

**LAKEVIEW LOAN SERVICING LLC**

vs

**DAVID D. GREEN, SR., KIMBERLY B. GREEN**

PROPERTY ADDRESS: 1244 WARM SPRING ROAD,  
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 11-0E17-.182-.000000  
ALL that certain lot, piece or parcel of land, with the  
buildings and improvements thereon erected, situate,  
lying and being in the Hamilton Township, County of  
Franklin, Commonwealth of Pennsylvania

No. 2019-3061

**PENNYMAC LOAN SERVICES LLC**

vs

**DONALD R GUYER, SANDRA L GUYER**

PROPERTY ADDRESS: 561 Stouffer Avenue,  
Chambersburg, PA 17201

UPI / TAX PARCEL NUMBER: 06-1 E45-.003-.000000  
ALL the following described tract of real estate, lying  
and being situate in the Borough of Chambersburg, Franklin  
County, Pennsylvania, bounded and limited as follows:

No. 2019-4090

**NEWTEK SMALL BUSINESS FINANCE, LLC**

vs

**JMS LAND, LLC, JMS MUFFLER, INC., D/B/A  
MIDAS**

PROPERTY ADDRESS: 1361 LINCOLN WAY EAST,  
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 1-0-00D4-.003B-.000000  
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF  
LAND SITUATE IN GUILFORD TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

No. 2019-4153

**JUN SOP MUN**

vs

**ASCOHI KASSABIAN**

PROPERTY ADDRESS: 24-26 South Church Street,  
a/k/a 2 South Mulberry Street, Waynesboro, PA 17268

ALL the following described real estate lying and being  
situate in the Borough of Waynesboro, Franklin County,  
Pennsylvania

No. 2018-1238

**PHH MORTGAGE**

vs

**TAMMY KAUFFMAN, TIMOTHY E 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  
the Township of Washington, County of Franklin,  
Commonwealth of Pennsylvania

No. 2019-3693

**PENNYMAC LOAN SERVICES LLC**

vs

**SCOTT REED, REBEKAH L. REED**

PROPERTY ADDRESS: 1775 HOLLY LANE,  
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 11-0E10Q-108-.000000  
All that certain lot or piece of ground situate in Hamilton  
Township, County of Franklin, Commonwealth of  
Pennsylvania

# PUBLIC NOTICES

No. 2019-2942

**CITIGROUP MORTGAGE LOAN TRUST**

vs

**PATRICIA F SHIFFLETT, UNKNOWN HEIRS,  
PERSONAL REPRESENTATIVES, AND DEVISEES  
OF DAVID LEWIS SHIFFLETT SR.**

PROPERTY ADDRESS: 6064 Bino Road, Greencastle,  
PA 17225

ALL the following described real estate lying and  
being situate in the Township of Montgomery, County  
of Franklin and State of Pennsylvania having a street  
address of 6064 Bino Road, Greencastle PA 17225

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No. 2019-2173

**PENNYMAC LOAN SERVICES LLC**

vs

**UNKNOWN HEIRS OF DOROTHY L. DONIVAN,  
DECEASED, DELMER DONIVAN II, HEIR OF  
DOROTHY L. DONIVAN, DECEASED, DARLENE  
GRANCE, HEIR OF DOROTHY L. DONIVAN,  
DECEASED, DELMALEE WEBB, HEIR OF  
DOROTHY L. DONIVAN, DECEASED**

PROPERTY ADDRESS: 7 CHICKENTOWN LANE,  
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C26H-075 -000000  
ALL THE FOLLOWING DESCRIBED TWO TRACTS  
OF ADJOINING REAL ESTATE LYING AND BEING  
SITUATE IN GREENE TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

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No. 2019-4074

**FREEDOM MORTGAGE CORPORATION**

vs

**KIRK M. WILLIS**

PROPERTY ADDRESS: 1682 BOWMAN STREET,  
CHAMBERSBURG, PA 17201-8315

UPI / TAX PARCEL NUMBER: 11-0E10L-031A-000000  
All the following described real estate lying and  
being situate in Hamilton Township, Franklin County,  
Pennsylvania, bounded and described as follows:

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No. 2019-4527

**SELECT PORTFOLIO SERVICING, INC.**

vs

**TIMOTHY L. WOODLIEF, SUSAN R. WOODLIEF**

PROPERTY ADDRESS: 4653 OLD FORGE ROAD,  
FAYETTEVILLE, PA 17222

UPI / TAX PARCEL NUMBER: 19-0L05P-008 -000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATED IN QUINCY TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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## **MAY SALES 2020 - CONTINUED DUE TO COVID**

No. 2019-4339

**AURORA FINANCIAL GROUP, INC.**

vs

**HEATHER A. ARROWOOD, IN HER CAP AS ADMIN  
AND HEIR TO ESTATE OF JAMES LINN, JAMES C.  
ARROWOOD, IN HIS C**

**ADMIN AND HEIR TO ESTATE OF JAMES LINN,  
FRANCES NEIL ARROWOOD, IN HER CAP AS  
ADMIN AND HEIR TO ESTATE**

**JAMES LINN, UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, ET AL. OF ESTATE OF JAMES LINN**

PROPERTY ADDRESS: 6071 WHITE CHURCH ROAD,  
SHIPPENSBURG, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N20-.180-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN SOUTHAMPTON  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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No. 2019-2531

**THE HUNTINGTON NATIONAL BANK**

vs

**ROBERT C BROOKS**

PROPERTY ADDRESS: 4548 MCKENZIE ROAD,  
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 10-0D22-.133-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN GUILFORD  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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No. 2019-4322

**LAKEVIEW LOAN SERVICING LLC**

vs

**RUBY E. CASKEY**

PROPERTY ADDRESS: 300 GLEN STREET,  
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 05-1 B48-.001-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN CHAMBERSBURG  
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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No. 2018-791

**STEARNS LENDING LLC**

vs

**ZACHARIAH ANDREW COURTNEY, MEGAN E  
COURTNEY**

PROPERTY ADDRESS: 153 RIDGE AVENUE,  
WAYNESBORO, PA

UPI / TAX PARCEL NUMBER: 26-5C07-.025-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN WAYNESBORO  
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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No. 2018-4508

**QUINCY TOWNSHIP**

vs

**CHARLES A FREEMAN**

PROPERTY ADDRESS: 8501 FOX HILL ROAD,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 19-0L 13G-022-000000  
ALL THAT CERTAIN LOT OR PIECE OF GROUND  
SITUATED IN QUINCY TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

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# PUBLIC NOTICES

**No. 2018-5086  
QUINCY TOWNSHIP**

**vs**

**MICHAEL E GLENN**

PROPERTY ADDRESS: 8676 ANTHONY HIGHWAY,  
WAYNESBORO, PA 17268

UPI/TAX PARCEL NUMBER: 19-0L 13J-037-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN THE VILLAGE OF  
QUINCY, QUINCY TOWNSHIP, FRANKLIN COUNTY,  
PENNSYLVANIA

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**No. 2015-4284**

**MAYOR AND TOWN COUNCIL OF THE BOROUGH  
OF CHAMBERSBURG**

**vs**

**SALLY GRANT**

PROPERTY ADDRESS: 257 HIGH STREET,  
CHAMBERSBURG, PA 17201

UPI/TAX PARCEL NUMBER: 05-1848-.053-.000000  
ALL THAT CERTAIN REAL ESTATE LYING AND  
BEING SITUATE IN CHAMBERSBURG BOROUGH,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2020-37**

**US BANK NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE, FOR THE HOLDERS OF  
THE CIM TRUST 2017-6, MORTGAGED BACKED  
NOTES, SERIES 2017-6**

**vs**

**JOHN L. HIGGINS**

PROPERTY ADDRESS: 123 SNIDER AVENUE,  
WAYNESBORO, PA 17268

UPI/TAX PARCEL NUMBER: 26-5C08-159-000000  
ALL THAT CERTAIN PROPERTY SITUATED IN  
WAYNESBORO BOROUGH, FRANKLIN COUNTY,  
PENNSYLVANIA

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**No. 2019-3272**

**LAKEVIEW LOAN SERVICING LLC**

**vs**

**DANIEL T. O'DONNELL, MEGAN A. O'DONNELL**

PROPERTY ADDRESS: 3419 ORRSTOWN ROAD,  
ORRSTOWN, PA 17244-9606

UPI/TAX PARCEL NUMBER 28-7A10-.015-.000000  
ALL THAT CERTAIN LOT OR PIECE OF GROUND  
SITUATE IN ORRSTOWN BOROUGH, FRANKLIN  
COUNTY, PENNSYLVANIA

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**No. 2019-5211**

**JPMC SPECIALTY MORTGAGE LLC**

**vs**

**LEROY EDWARD PRICE, III, JILL ELIZABETH  
PRICE, PATRICIA F SHIFFLETT, SOLE HEIR TO  
DAVID LEWIS**

PROPERTY ADDRESS: 7662 ANTHONY HIGHWAY,  
WAYNESBORO, PA 17268-8914

UPI/TAX PARCEL NUMBER: 19-0L0SN-004-.000000  
ALL THAT TRACT OF REAL ESTATE LYING AND  
BEING SITUATE IN QUINCY TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

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**No. 2019-4239**

**TIAA, FSB**

**VS**

**WILL WESLEY RAFFERTY, JOHANNA ANATASIA  
RAFFERTY**

PROPERTY ADDRESS: 185 OPAL DRIVE,  
CHAMBERSBURG, PA 17202

UPI/TAX PARCEL NUMBER: 11-0E15C-003J-000000  
ALL THAT CERTAIN PEICE OR PARCEL OR TRACT  
OF LAND SITUATE IN HAMILTON TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-4057**

**WELLS FARGO BANK, N.A.**

**vs**

**JASON L. ROWLES**

PROPERTY ADDRESS: 205 GUILFORD DRIVE,  
CHAMBERSBURG, PA 17202

UPI/TAX PARCEL NUMBER: 10-0D05L-122-.000000  
ALL THAT CERTAIN LOT OR PIECE OF GROUND  
SITUATE IN GUILFORD TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

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**No. 2017-3974**

**U.S. BANK, NA**

**vs**

**GREG RUMP, MARY RUMP**

PROPERTY ADDRESS: 816 LINDIA DRIVE,  
CHAMBERSBURG, PA 17202

UPI/TAX PARCEL NUMBER: 11-0E13G-048-.000000  
ALL THAT CERTAIN LOT OR PIECE OF GROUND  
SITUATE IN HAMILTON TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

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**No. 2020-174**

**PENNSYLVANIA HOUSING FINANCE AGENCY**

**vs**

**KAYLA SCHILL, EDWARD E. SCHILL, JR.**

PROPERTY ADDRESS: 37 ROSE STREET,  
CHAMBERSBURG, PA 17201

UPI/TAX PARCEL NUMBER: 02-1 C41-.005-.000000  
ALL THE FOLLOWING DESCRIBED TRACTS OF  
REAL ESTATE LYING AND BEING SITUATE IN  
CHAMBERSBURG BOROUGH, FRANKLIN COUNTY,  
PENNSYLVANIA

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**No. 2019-4911**

**PENNYMAC LOAN SERVICES, LLC**

**vs**

**DUSTIN SMALL**

PROPERTY ADDRESS: 11267 CROSS FIELDS  
DRIVE, WAYNESBORO, PA 17268-7610

UPI/TAX PARCEL NUMBER: 23-Q07-.367-.000000  
ALL THE FOLLOWING DESCRIBED TRACT OF  
LAND REAL ESTATE LYING AND BEING SITUATE  
IN WASHINGTON TOWNSHIP FRANKLIN COUNTY,  
PENNSYLVANIA

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# PUBLIC NOTICES

**No. 2019-1422**  
**PHH MORTGAGE CORPORATION**

vs

**JACQUELINE J STEMPIEN**

PROPERTY ADDRESS: 145 SOUTH FOURTH STREET, CHAMBERSBURG, PA 17201-2332  
UPI / TAX PARCEL NUMBER: 03-1 E02.-140.-000000  
ALL THAT REAL ESTATE LYING AND BEING SITUATE IN CHAMBERSBURG BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-4099**  
**WELLS FARGO BANK NA**

vs

**NIKKI L. STOUFFER, IN HER CAPACITY AS HEIR OF NELSON L. EVERETTS, UNKNOWN HEIRS**

PROPERTY ADDRESS: 12777 GEARHART ROAD, GREENCASTLE, PA 17225-9102  
UPI / TAX PARCEL NUMBER: 01-0A23.-020A-000000  
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN ANTRIM TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-4073**  
**PNC BANK, N.A., SIB/M TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK**

vs

**MICHAEL D. SWINEY**

PROPERTY ADDRESS: 12928 PEN MAR ROAD, WAYNESBORO, PA 17268  
UPI / TAX PARCEL NUMBER: 23-0Q19.-059.-000000  
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-5057**  
**PLANET HOME LENDING, LLC**

vs

**MICHAEL A. TAYLOR**

PROPERTY ADDRESS: 568 STANLEY AVENUE, CHAMBERSBURG, PA 17201-3638  
UPI / TAX PARCEL NUMBER: 06-1 E35.-033.-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE LYING AND BEING SITUATE IN CHAMBERSBURG BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2017-784**  
**PENNYMAC LOAN SERVICES, LLC**

vs

**JENNIFER UNKLE**

PROPERTY ADDRESS: 2251 SPRINGFIELD DRIVE, CHAMBERSBURG, PA 17202  
UPI / TAX PARCEL NUMBER: 10-0O09G-062-000000  
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN GUILFORD 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 THAN JULY 20, 2020 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 JULY 24, 2020 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 2020

CUT OFF	SALE DATES
NOV 1, 2019	JAN 10, 2020
JAN 3, 2020	MAR 13, 2020
MAR 6, 2020	MAY 8, 2020
MAY 1, 2020	JULY 10, 2020
JULY 6, 2020	SEPT 11, 2020
SEPT 4, 2020	NOV 13, 2020
NOV 6, 2020	JAN 8, 2021
JAN 4, 2021	MAR 12, 2021

6/19, 6/26, 7/3/2020