

# Franklin County Legal Journal

Vol. 36, No. 35

March 1, 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 Betty Addleman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Robert L. Addleman  
Jeffrey L. Addleman  
Curtis E. Addleman  
920 Leidig Drive  
Chambersburg, PA 17201

3/1, 3/8, 3/15/2019

Estate of Hazel M. Carbaugh, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:

Steven P. Carbaugh  
c/o R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

Attorney:

R. Thomas Murphy  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

3/1, 3/8, 3/15/2019

Estate of Irene French, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Desire Cordell  
c/o Philice Cohen, Esquire  
Coward Dizzia LLP  
45 Rockefeller Plaza, Suite 2000  
New York, NY 10111  
Attorney:  
Philice Cohen, Esquire  
Coward Dizzia LLP  
45 Rockefeller Plaza, Suite 2000  
New York, NY 10111

3/1, 3/8, 3/15/2019

Estate of Marilyn Elaine Ganoë, late of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Denise M. Goetz  
523 Buchanan Trail West  
Greencastle, PA 17225

Attorney:

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

3/1, 3/8, 3/15/2019

Estate of Alice M. Garland, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Donald W. McIntire  
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

3/1, 3/8, 3/15/2019

Estate of Archie H. Lehman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Gerald D. Lehman  
3729 Edenville Road  
Chambersburg, PA 17202

Dale N. Lehman

3831 Edenville Road  
Chambersburg, PA 17202

Attorney:

George E. Wenger, Jr.  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

3/1, 3/8, 3/15/2019

Estate of Mary Jean Miller, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Evelyn L. Lehman  
Doris E. Snyder  
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

3/1, 3/8, 3/15/2019

# PUBLIC NOTICES

Estate of Ellen K.G. Palmer, a/k/a Ellen Louise Palmer, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Carole L. Crist  
2975 Roosevelt Drive  
Chambersburg, PA 17201  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

3/1, 3/8, 3/15/2019

Estate of Sidney M. Palmer, a/k/a Sidney M. Palmer Sr., a/k/a Sidney McBeth Palmer, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Page Palmer Nitterhouse  
1785 Falling Spring Road  
Chambersburg, PA 17202  
Attorneys:  
Richard K. Hoskinson  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201  
Co-Counsel  
Grant S. Palmer  
1 Logan Square  
Philadelphia, PA 19103

3/1, 3/8, 3/15/2019

## **Second Publication**

Estate of Efraim Capestany, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Julia A. Capestany  
124 Shirley Avenue  
Fishkill, NY 12524  
Attorney:  
Courtney J. Graham  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

2/22, 3/1, 3/8/2019

Estate of Roger L. Gilland, a/k/a Roger Lee Gilland, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Lois Ann Lynn  
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

2/22, 3/1, 3/8/2019

Estate of Russell L. Hose, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Lois J. Brindle  
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

2/22, 3/1, 3/8/2019

Estate of John S. Mellott, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:  
Orrstown Bank  
c/o MARTSON LAW OFFICES  
10 East High Street  
Carlisle, PA 17013  
Attorney:  
Christopher E. Rice  
MARTSON LAW OFFICES  
10 East High Street  
Carlisle, PA 17013

2/22, 3/1, 3/8/2019

Estate of William C. Porter, a/k/a William Chester Porter, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:  
Darcy L. Bock  
c/o Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201  
Attorney:  
Suzanne M. Trinh  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

2/22, 3/1, 3/8/2019

Letters of Administration DBNCTA on the Estate of Blanche R. Sowers, late of Chambersburg Borough, 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

2/22, 3/1, 3/8/2019

Estate of Carol A. Stouffer, a/k/a Carol Ann Stouffer, a/k/a Carol Stouffer, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Melissa Fann  
M. Scott Stouffer  
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

2/22, 3/1, 3/8/2019

## **Third Publication**

Estate of Elbert H. Isham, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Elizabeth Isham Casella  
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

2/15, 2/22, 3/1/2019

# PUBLIC NOTICES

Estate of Betty L. Jenkins, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Mattie M. Robinson  
211 Harbaugh Avenue  
Waynesboro, PA 17268

Attorney:

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

2/15, 2/22, 3/1/2019

## **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act, 54 Pa. C.S.A. 311, of the filing, with the Department of State of the Commonwealth of Pennsylvania, on December 28, 2018, of an application for a certificate for the conducting of a business under the assumed or fictitious name of Elite Combat Championship, with its principal place of business at 3299 Grand Point Road, Chambersburg, Pennsylvania 17202. The name and address of the entity interested in said business is P2 Ringside Promotions & Events, 3299 Grand Point Road, Chambersburg, Pennsylvania 17202.

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

3/1/2019

## **FICTITIOUS NAME NOTICE**

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), 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 a business under the Fictitious Name of J&J Aero Services, with its principal office or place of business at 8538 Capri Court, Waynesboro, PA 17268. The names and addresses of all persons who are parties to the registration are: Joseph C. Baginski, 8538 Capri Court, Waynesboro, PA 17268 and Jennifer J. Baginski 8538 Capri Court, Waynesboro, PA 17268

3/1/2019

## **FICTITIOUS NAME NOTICE**

Notice is hereby given, pursuant to the provisions of the Fictitious Name Act, Act No. 1982-295, of the filing, with the Department of State of the Commonwealth of Pennsylvania, on February 7, 2019, an application for a certificate for the conducting of a business under the assumed fictitious name of Rainbow International of Chambersburg. The persons interested in said business are: Brian L. Bitner and Brian L. Bitner Restorations LLC, 13296 Scott Road, Waynesboro, Pennsylvania.

Attorney:

Clinton Barkdoll  
Kulla, Barkdoll & Stewart, P.C.  
9 East Main Street  
Waynesboro, PA 17268

3/1/2019

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

IN THE COURT OF COMMON PLEAS OF  
FRANKLIN COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW No. 2018-4585

DITECH FINANCIAL LLC, Plaintiff  
vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER JON I. COLEMAN, DECEASED, Defendant

### **NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER JON I. COLEMAN, DECEASED

You are hereby notified that on November 1, 2018, Plaintiff, DITECH FINANCIAL LLC, 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. 2018-4585. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 409 WEST FIFTH STREET, A/K/A 409 WEST 5TH STREET, WAYNESBORO, PA 17268 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

3/1/2019

# PUBLIC NOTICES

## **NOTICE OF HEARING**

RE: TRUST OF FAERIE L. ANGLE

Notice is hereby given that a hearing is scheduled for 9:00 a.m. on Wednesday, April 3, 2019 in the assigned Courtroom of the Franklin County Courthouse, Chambersburg, Pennsylvania.

At the hearing, the Orphans' Court will consider a request of the petitioner, Manufacturers and Traders Trust Company, to terminate the trust of Faerie L. Angle, late, of Waynesboro, Pennsylvania, and to distribute the assets to the Foundation for Enhancing Communities, 200 N. 3rd St., Eighth Fl., Harrisburg, PA 17101, to be administered as a fund for the purposes provided in this notice. Under the current terms of the trust the trust income is to be used to provide scholarships for young persons from Franklin County, Pennsylvania, studying to be lawyers, one half of the money given to be a gift, and the other one half of the money given to be a loan at current fixed rates of interest, to be repaid to the trust, for trust purposes, within 10 years from receipt of the money by the recipient.

The current Trustee, Manufacturers and Traders Trust Company desires to end its fiduciary responsibilities and asserts that certain terms and conditions of the trust should be removed including the loan provision of the trust. In addition, the trustee proposes that the Foundation for Enhancing Communities should be directed to provide scholarships to law students from Franklin County, Pennsylvania, and in the event that there are no applicants for a period of three years, that distribution of the income may be made to students attending law schools from adjoining counties, based upon objective and non-discriminatory criteria.

Pursuant to the Pennsylvania Uniform Trust Act 20 Pa. C.S. § 7740.3(a) & (e), the court shall apply cy pres and receive evidence to determine whether or not the proposed termination, and/or modification of the trust, will fulfill, as nearly as possible, the settlor's charitable intention, whether it be general or specific, and determine whether or not such termination of trust should be granted based upon an assertion that the current activities and restrictions placed upon the trust result in it being impractical or wasteful.

If you desire to receive any additional information regarding the current trust, the proposed termination and distribution of the trust to the Foundation for Enhancing Communities, and the Foundation's distribution of income going forward, you may contact Counsel for the Petitioner, Jay R. Wagner, Esq., at Stevens and Lee, P.C., 111 N. 6th St., P.O. Box 679, Reading, PA 19603 0679, to obtain the current trust document and/or a copy of the petition for adjudication and distribution.

3/1/2019

## **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: March 7, 2019.

TSCHOP: First and Final Account of proposed distributions and notice to creditors of Farmers & Merchants Trust Company of Chambersburg and Melissa Widerkehr, Co-Executors of the Estate of Carol A. Tschop, late of Guilford Township, Franklin County, Pennsylvania, deceased.

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

2/22, 3/1/2019

# PUBLIC NOTICES

## **SHERIFF'S SALE MARCH 8, 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 APRIL 8, 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

**SALE # 1  
2018-3508**

**PHH MORTGAGE CORPORATION**

**ATTY: PHELAN HALLINAN DIAMOND & JONES  
V.**

**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 A/K/A RAYMOND J. FLEMING, DECEASED AND 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 A/K/A RAYMOND J. FLEMING, DECEASED AND 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 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**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1579 Black Gap Road, Fayetteville, PA 17222, UPI # 09-0C23-.099A-000000, Franklin County Deed Book Volume 2012, Page 151

**SALE # 2  
CANCELLED**

**SALE # 3  
2018-1873**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,  
AS TRUSTEE OF STANWICH MORTGAGE LOAN  
TRUST A**

**ATTY: HILL WALLACK  
V.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER SALLY J. GRANT A/K/A SALLY S. GRANT**

All that certain real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 257 High Street, Chambersburg, PA 17201, UPI # 05-1B48-.053-.000000, Franklin County Deed Book Volume 990, Page 191

**SALE # 4  
2018-2658**

**CITIMORTGAGE, INC.**

**ATTY: POWERS KIRN & ASSOCIATES  
V.**

**PHILIP G. BARNETT AND MARY J. BARNETT**

All that certain lot or tract of land situate in Southampton Township, Franklin County, Pennsylvania, with an address of 9585 Olde Scotland Road, Shippensburg, PA 17257, UPI # 21-0N11.-160.-000000, Franklin County Deed Book Volume 1998-1, Page 102902

**SALE # 5  
2018-3036**

**U.S. BANK NATIONAL ASSOCIATION**

**ATTY: MANLEY DEAS KOCHALSKI  
V.**

**DAVID LEE NIGH**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 1154 East Avenue, Waynesboro, PA 17268, UPI # 01-0A32.-124.-000000, Franklin County Deed Book Volume 697, Page 593

**SALE # 6  
2018-3704**

**U.S. BANK NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE, FOR THE HOLDERS OF  
THE CIM TRUST 2017-5, MORTGAGE-BACKED  
NOTES, SERIES 2017-5**

**ATTY: MILSTEAD & ASSOCIATES  
V.**

**STEVEN JOSEPH NEWMAN A/K/A STEVEN J.  
NEWMAN AND MONICA JEAN NEWMAN**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 981 Leidig Drive, Chambersburg, PA 17201, UPI # 06-1E36.-024.-000000, Franklin County Deed Book Volume 3542, Page 086

# PUBLIC NOTICES

**SALE # 7**  
**2018-3258**

**U.S. BANK, NATIONAL ASSOCIATION, AS  
TRUSTEE FOR CITIGROUP MORTGAGE LOAN  
TRUST INC., ASSET BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2006-HE2 % OCWEN  
LOAN SERVICING, LLC  
ATTY: STERN & EISENBERG  
V.  
DOROTHEA R. BOLLINGER**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 7576 Fort Mccord Road f/k/a 7576 Fort Mccord, Chambersburg, PA 17202, UPI # 11-0E04-098, Franklin County Deed Book Volume 1706, Page 350

**SALE # 8**  
**2017-4505**

**M&T BANK  
ATTY: KML LAW GROUP  
V.  
AMY J. WITMER AND TERRY L. WITMER**

All that certain lot of ground situate in Antrim Township, Franklin County, Pennsylvania, with an address of 15297 Camden Drive, Greencastle, PA 17225, UPI # 01-0A32,-324,-000000, Franklin County Deed Book Volume 288H, Page 403

**SALE # 9**  
**2018-3765**

**U.S. BANK NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE, FOR  
THE CIM TRUST 2016-3, MORTGAGE-BACKED  
NOTES, SERIES 2016-3  
ATTY: KML LAW GROUP  
V.  
BRIAN E. SMITH AND AMY M. SMITH**

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 9960 Grindstone Hill Road, Greencastle, PA 17225, UPI # 01-0A13,-074,-000000, Franklin County Deed Book Volume 1149, Page 498

**SALE # 10**  
**2018-3195**

**FARMERS AND MERCHANTS TRUST COMPANY  
OF CHAMBERSBURG  
ATTY: JSDC LAW OFFICES  
V.  
JAMES C. POGUE AS ADMINISTRATOR OF THE  
ESTATE OF ELIZABETH ANN POGUE A/K/A  
ELIZABETH A. POGUE**

All the following described three(3) tracts of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 413 Warm Spring Road, Chambersburg, PA 17202, UPI # 11-0E16J-020,-000000, Franklin County Deed Book Volume 327, Page 485

**SALE # 11**  
**2018-3018**

**LAKEVIEW LOAN SERVICING, LLC  
ATTY: STERN & EISENBERG  
V.  
FERNANDO SANTOS OLIVEIRA AND BRITTANY  
DAWN VALENZUELA**

All that certain lot or piece of ground situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 6040 Betteker Lane, St; Thomas, PA 17252, UPI # 20-0M18,-221,-000000, Franklin County Deed Book Volume 3520, Page 415

**SALE # 12**  
**2018-3083**

**WELLS FARGO BANK, N.A.  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V.  
DELORES RAMSEY, IN HER CAPACITY AS  
HEIR OF RICHARD L. RAMSEY A/K/A RICHARD  
LEE RAMSEY, SR, DECEASED AND RICHARD  
L. RAMSEY, JR, IN HIS CAPACITY AS HEIR OF  
RICHARD L. RAMSEY A/K/A RICHARD LEE  
RAMSEY, SR, DECEASED AND UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDERRICHARD  
L. RAMSEY A/K/A RICHARD LEE RAMSEY, SR,  
DECEASED**

All that tract of real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 4300 Clay Hill Road, Waynesboro, PA 17268, UPI # 19-0L12,-076,-000000, Franklin County Deed Book Volume 1864, Page 327

**SALE # 13**  
**2018-3310**

**PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO NATIONAL CITY  
MORTGAGE A DIVISION OF NATIONAL CITY  
BANK  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V.  
KEITH E. ROBERTSON AND PAULA M.  
ROBERTSON**

All the following real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 66 Oak Forest Drive, Saint Thomas, PA 17252, UPI # 20-0M14K-023,-000000, Franklin County Deed Book Volume 1476, Page 229

**SALE # 14**  
**2018-3205**

**VILLAGE CAPITAL & INVESTMENT, LLC  
ATTY: STERN & EISENBERG  
V.  
DARON L. FURMAN AND SHEILA D. FURMAN**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 4827 Letterkenny Road West, Chambersburg, PA 17201, UPI # 09-0C07,-004.000000, Deed Instrument # 201801957

# PUBLIC NOTICES

**SALE # 15**

**2018-3684**

**NATIONSTAR MORTGAGE LLC D/B/A MR.  
COOPER**

**ATTY: STERN & EISENBERG  
V.**

**DAVID J. BUZULAK AND GABRIELA L. BUZULAK**

All the following described real estate lying and being situate in Fannett Township, Franklin County, Pennsylvania, with an address of 16950 Amberson Road, Spring Run, PA 17262, UPI # 07-0B29-.027.-000000, Deed Instrument # 2008-013610

**SALE # 16**

**2017-4595**

**NATIONSTAR MORTGAGE LLC D/B/A MR.  
COOPER**

**ATTY: SHAPIRO & DENARDO  
V.**

**BRYAN S. SMITH AND AMY A. SMITH**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 142 Kennedy Street, Chambersburg, PA 17201, UPI #02-1C50-032.-000000, Franklin County Deed Book Volume 3235, Page 306

**SALE # 17**

**2018-1928**

**PNC BANK, NATIONAL ASSOCIATION**

**ATTY: PHELAN HALLINAN DIAMOND & JONES  
V.**

**RONALD E. LAMAN**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 720 Siloam Road, Chambersburg, PA 17201, UPI # 089-0C12.-234.-000000, Deed Instrument # 201707121

**SALE # 18**

**2018-2815**

**DOLLAR BANK, FEDERAL SAVINGS BANK**

**ATTY: GRENEN & BIRSIC  
V.**

**ALAN G. SNIDER AND JUSTINE L. HARTMAN**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 436 Franklin Square Drive, Chambersburg, PA 17201, UPI # 090C12-340-000000, Franklin County Deed Book Volume 1241, Page 218

**SALE # 19**

**2018-2921**

**CARRINGTON MORTGAGE SERVICES, LLC**

**ATTY: RICHARD M. SQUIRE AND ASSOCIATES  
V.**

**COLLEEN D. MILLER**

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1216 Clearfield Road, Shippensburg, PA 17257, UPI # 21-0N1-0B0003-000000, Deed Instrument # 201518767

**SALE # 20**

**2018-3768**

**BAYVIEW LOAN SERVICING**

**ATTY: KML LAW GROUP  
V.**

**REGINALD F. KENDALL AND LUCILLE R.  
KENDALL A/K/A LUCILLE KENDALL**

All that certain parcel of land in Guilford Township, Franklin County, Pennsylvania, with an address of 4900 Altenwald Road, Waynesboro, PA 17268, UPI # 10-0D29-031-000000, Franklin County Deed Book Volume 802, Page 289

**SALE # 22**

**2018-3892**

**M&T BANK**

**ATTY: KML LAW GROUP  
V.**

**SHAUN P. ODONNELL**

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 3582 Gregway Drive, Chambersburg, PA 17202, UPI # 11-0E15.-104.-000000, Franklin County Deed Book Volume 3197, Page 166

**SALE # 23**

**2018-3418**

**THE BANK OF NEW YORK MELLON FKA THE**

**BANK OF NEW YORK, AS TRUSTEE FOR**

**THE CERTIFICATEHOLDERS OF CWALT,**

**INC., ALTERNATIVE LOAN TRUST 2006-7CB,**

**MORTGAGE PASS-THROUGH CERTIFICATES,**

**SERIES 2006-7CB**

**ATTY: STERN & EISENBERG**

**V.**

**GLEN A. SHEW AND THE USA**

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 115 East 5th Street, Waynesboro, PA 17268, UPI # 24-5C32.-068.-000000, Franklin County Deed Book Vol 1460, Page 289

**SALE # 24**

**2018-3729**

**NATIONSTAR MORTGAGE LLC D/B/A MR.**

**COOPER**

**ATTY: MANLEY DEAS KOCHALSKI**

**V.**

**WENDY REED JONES**

All the following described real estate lying and being situate in Washington Township, Pennsylvania, with an address of 11197 Anthony Highway, Waynesboro, PA 17268, UPI # 23-0Q07.-018.-000000, Franklin County Deed Book 2560, Page 484

# PUBLIC NOTICES

**SALE # 25**  
2017-3974

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-HE3**  
**ATTY: MANLEY DEAS KOCHALSKI**  
V.

**GREG RUMP A/K/A GREGORY W. RUMP, A/K/A GREG W. RUMP AND MARY RUMP A/K/A MARY L. RUMP**

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 816 Lindia Drive, Chambersburg, PA 17202, UPI # 11-0E13G-048.-000000, Franklin County Deed Book Volume 3070, Page 11

**SALE # 26**  
2018-3100

**PENNSYLVANIA HOUSING FINANCE AGENCY**  
**ATTY: PURCELL KRUG & HALLER**  
V.

**RYAN C. PARSON AND NIKI M. PARSON**

All the following real estate lying and being situate in Fannett Township, Franklin County, Pennsylvania, with an address of 20819 Cross road, Doyleysburg, PA 17219, UPI # 07-0B10.-052.-000000, Deed Instrument # 201101215

**SALE # 27**

**2009-2288 & 2016-3000 & 2017-1297**  
**THE MAYOR AND TOWN COUNCIL OF THE BOROUGH OF CHAMBERSBURG**  
**ATTY: SALZMANN HUGHES**  
V.

**VIVIAN A. GRICE, ADMINISTRATRIX OF THE ESTATE OF JOSEPH BELTON BALDWIN**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 135-137 Garfield Street, Chambersburg, PA 17201, UPI # 04-1E25.-005.-000000, Franklin County Deed Book Volume 640, Page 953

**SALE # 28**  
2018-4168

**NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**  
**ATTY: MILSTEAD & ASSOCIATES**  
V.

**JUDITH PHILLIPS CULLER A/K/A JUDITH CULLER ADN FRANKLIN LEROY CULLER A/K/A FRANKLIN CULLER**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13691 Lower Edgemont Road, Waynesboro, PA 17268, UPI # 23-0Q19F-075.-000000, Franklin County Deed Book Volume 3175, Page 494

**SALE # 29**  
2018-3857

**LAKEVIEW LOAN SERVICING, LLC**  
**ATTY: MCCABE WEISBERG & CONWAY**  
V.  
**KRISTAN E. JOHANSON**

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 33 Surrey Drive, Chambersburg, PA 17201, UPI # 11-0E10.-093.-000000, Franklin County Deed Book Volume 947, Page 37

**SALE # 30**  
2018-2290

**BRANCH BANKING AND TRUST COMPANY**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
V.

**JOY C. GERWIG, IN HER CAPACITY AS HEIR OF LINDA M. GERWIG, DECEASED AND TRACEY GERWIG-LEONARD, IN HER CAPACITY AS HEIR OF LINDA M. GERWIG, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA M. GERWIG, DECEASED**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 7656 Lincoln Way East, Fayetteville, PA 17222, UPI # 09-0C27L-031.-000000, Deed Instrument # 201415701

**SALE # 31**  
2018-2279

**BANK OF AMERICA**  
**ATTY: RAS CITRON**  
V.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARTHA LEE FERRY, DECEASED AND LOU ANN MYERS, IN HER CAPACITY AS HEIR OF MARTHA LEE FERRY, DECEASED AND HOLLY WUESTLING, IN HER CAPACITY AS HEIR OF MARTHA LEE FERRY, DECEASED**

All the following tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 890 Carey Drive, Chambersburg, PA 17202, UPI # 01-0A08.-217.000000, Franklin County Deed Book Volume 1156, Page 438

**SALE # 32**  
2016-4377

**M&T BANK**  
**ATTY: KML LAW GROUP**  
V.  
**CHARLES E. SCHUCHAMM**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 670 Stouffer Avenue, Chambersburg, PA 17201, UPI # 06-1E45.-013.-0000000, Deed Instrument # 2001-025165



# PUBLIC NOTICES

**SALE # 33**  
**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 # 34**  
**2013-2686**

**U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR STRUCTURED ASSET MORTGAGE  
INVESTMENTS II INC., BEAR STEARNS  
ARM TRUST, MORTGAGE-PASS-THROUGH  
CERTIFICATES, SERIES 2004-9  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V.  
CHRISTINA L. TEDRICK AND CHRISTOPHER M.  
TEDRICK**

All the following described real estate lying and being situate in Greencastle Borough, Franklin County, Pennsylvania, with an address of 29 Starlight Drive, Greencastle, PA 17225, UPI # 08-2B03-.057-.000000, Franklin County Deed Book Volume 2004, Page 289

**SALE # 35**  
**2017-2836**

**U.S. BANK, N.A., SUCCESSOR TRUSTEE TO  
LASALLE BANK NATIONAL ASSOCIATION, ON  
BEHALF OF THE HOLDERS OF BEAR STEARNS  
ASSET BACKED SECURITIES I TRUST 2006-HE9,  
ASSET-BACKED CERTIFICATES SERIES 2006-  
HE9  
ATTY: HLADIK ONORATO & FEDERMAN  
V.  
JOSHUA L. BYLOTAS AND SARA L. BYLOTAS**

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 3573 Pinecrest Court, Fayetteville, PA 17222, UPI # 09-0C23C-063-.000000, Franklin County Deed Book Volume 3230, Page 337

**SALE # 36**  
**2014-2503**

**WILMINGTON SAVINGS FUND SOCIETY, FSB,  
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY  
AS TRUSTEE FOR THE PRIMESTAR-H FUND I  
TRUST  
ATTY: VITTI LAW GROUP  
V.  
RALPH E. YEAGER AND DEBORAH YEAGER**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2663 New Franklin Road, Chambersburg, PA 17202, UPI # 10-0D14-.060-.000000, Franklin County Deed Book Volume 3344, Page 383

**SALE # 37**  
**2015-634**

**U.S. BANK NATIONAL ASSOCIATION AS  
SUCCESSOR BY MERGER OF U.S. BANK  
NATIONAL ASSOCIATION ND  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V.  
RUSHELE M. WINGERT**

All the following described property situate in Fannett Township, Franklin County, Pennsylvania, with an address of 17167 Path Valley Road, Spring Run, PA 17262, UPI # 07-0B23-.077-.000000, Franklin County Deed Book Volume 3338, Page 462

**SALE # 38**  
**2018-176**

**PACIFIC UNION FINANCIAL, LLC  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
WILLIAM S. COLLINS AND DONNA H. GIBBONEY**

All the following real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 421 Grandview Avenue, Chambersburg, PA 17201, UPI #'s 05-1B39-.007B-000000 and 05-1B39-.007C-000000, Deed Instrument # 201601910

**SALE # 39**  
**2015-2722**

**ORRSTOWN BANK  
ATTY: JSDC LAW OFFICES  
V.  
MICHAEL L. RUSSELL**

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1539 Mainsville Road, Shippensburg, PA 17257, UPI # 21-0N17-.087-.000000, Franklin County Deed Book Volume 2347, Page 36

**SALE # 40**  
**2018-4536**

**J.P. MORGAN MORTGAGE ACQUISITION CORP.  
ATTY: RICHARD M. SQUIRE & ASSOCIATES  
V.  
CHRISTOPHER BAILEY**

All that certain real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 18 N. Franklin Street, Waynesboro, PA 17268, UPI # 25-5A64-.095-.000000, Deed Instrument # 201019392

**SALE # 41**  
**2018-4208**

**PENNSYLVANIA HOUSING FINANCE AGENCY  
ATTY: PURCELL KRUG & HALLER  
V.  
LINDSAY M. GROVE AND MICHAEL A. TAYLOR**

All the following described two tracts of real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 7879 Tomstown Road, Waynesboro, PA 17268, UPI # 19-0L13A-.015-.000000, Franklin County Deed Book Volume 3386, Page 93

# PUBLIC NOTICES

**SALE # 42**  
**2018-3715**

**THE BANK OF NEW YORK MELLON, F/K/A THE  
BANK OF NEW YORK OAS SUCCESSOR IN  
INTEREST TO JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE FOR NOVASTAR MORTGAGE FUNDING  
TRUST, SERIES 2004-3, NOVASTAR HOME  
EQUITY LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2004-3 % OCWEN LOAN SERVICING, LLC**  
**ATTY: STERN & EISENBERG**

**V.**

**JOHN J. BILGER, SR A/K/A JOHN J. BILGER**

All the following described tract of real estate lying and being situate in Metal Township, Franklin County, Pennsylvania, with an address of 18973 Hill Road, Willow Hill, PA 17271, UPI # 15-0H05-057-000000, Franklin County Deed Book Volume 2456, Page 412

**SALE # 43**  
**2018-3151**

**BRANCH BANKING AND TRUST COMPANY**  
**ATTY: MCCABE WEISBERG & CONWAY**

**V.**

**TODD R. BINGAMAN AND JOHNNA J. BINGAMAN**

All that real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 10-11 Lincoln Avenue, Waynesboro, PA 17268 and 23 North Grant Street, Waynesboro, PA 17268, UPI #'s 25-5A55.058-000000 and 25-5A64.-016.-000000, Franklin County Deed Book Volume 3421, Page 571 and Franklin County Deed Book Volume 2608, Page 336

**SALE # 44**  
**2018-4500**

**PATRIOT FEDERAL CREDIT UNION**  
**ATTY: KORNFIELD & BENCHOFF**

**V.**

**LINDA K. HOOVER**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 362 Elder Street, Chambersburg, PA 17201, UPI # 05-1C33.-017.-000000, Deed Instrument # 201221253

**SALE # 45**  
**2018-4285**

**PATRIOT FEDERAL CREDIT UNION**  
**ATTY: KORNFIELD & BENCHOFF**

**V.**

**HEIDI E. LAMNATOS**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 2278 Sollenberger Road, Chambersburg, PA 17202, UPI # 11-0E09.-037D-000000, Deed Instrument # 201229749

## **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 MARCH 18, 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 MARCH 22, 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**

SEPT 7 2018  
NOV 2, 2018  
JAN 4, 2019  
MAR 1, 2019  
MAY 3, 2019  
JULY 5, 2019  
SEPT 6, 2019  
NOV 1, 2019

### **SALE DATES**

NOV 9, 2018  
JAN 11, 2019  
MAR, 8, 2019  
MAY 10, 2019  
JULY 12, 2019  
SEPT 13, 2019  
NOV 8, 2019  
JAN 10, 2020

2/15, 2/22, 3/1/2019