

Franklin County Legal Journal

Vol. 36, No. 34

February 22, 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 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

PUBLIC NOTICES

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

Second 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

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

Personal Representative:
Mattie M. Robinson
211 Harbaugh A venue
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

Third Publication

Estate of Jon Garry Beidler, a/k/a J. Garry Beidler, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Andrew W. Beidler
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
J. McDowell Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

2/8, 2/15, 2/22/2019

Estate of Jack O. Bowen, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/8, 2/15, 2/22/2019

Estate of Margareta T. Carter, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Patricia G. Carter
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Michael J. Toms
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

2/8, 2/15, 2/22/2019

Estate of Ralph H. Chilcutt, Jr., a/k/a Ralph H. Chilcutt, a/k/a Ralph Harry Chilcutt, Jr., a/k/a Ralph Harry Chilcutt, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Sharon Kay Salmon
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

2/8, 2/15, 2/22/2019

Estate of Ralph F. Dice, Jr., a/k/a Ralph Frederick Dice, Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Carol J. Sanders
376 Leedy Way East
Chambersburg, PA 17202
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

2/8, 2/15, 2/22/2019

Estate of Nita D. Glaser, a/k/a Nita Dolores Glaser, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Twain D. Glaser
379 Moss Spring A venue
Greencastle, PA 17225
Attorney:
John W. Frey
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

2/8, 2/15, 2/22/2019

Estate of Carl E. Grove, a/k/a Carl Eugene Grove, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Carla J. Carroll
2932 Roosevelt Drive
Chambersburg, PA 17201
Attorney:
Robert C. Schollaert
B&D Law Group
1110 Kennebec Drive
Chambersburg, PA 17201

2/8, 2/15, 2/22/2019

PUBLIC NOTICES

Estate of Frances W. Hellmers, late of Quincy Township,
Franklin County, Pennsylvania.

Personal Representative:
Ronald Musson
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

2/8, 2/15, 2/22/2019

Estate of Shirley A. Scott, a/k/a Shirley A. Topper Scott,
late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Kelly A. Scott
c/o Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268
Attorney:
Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

2/8, 2/15, 2/22/2019

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that the Articles of Incorporation for Baldys Music Group Publishing LLC we filed with the Department of State of the Commonwealth of Pennsylvania on 1/16/2019 in accordance with the provisions of the Business Corporation Law of December 21, 1988 P.L. 144, No. 177, as amendment and supplemented.

Baldys Music Group Publishing LLC
1250 Hillendale Rd
Chambersburg, PA 17202

2/22/2019

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is HaulHub Inc.

2/22/2019

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 WIESTLING, 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