

Franklin County Legal Journal

Vol. 36, No. 27

January 4, 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 Margaret A. Bigler, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Gordon J. Bigler

Tina M. Hamilton

Sara J. Johnson

c/o Zullinger-Davis-Trinh, P.C.

74 North Second Street
Chambersburg, PA 17201

Attorney:

Joel R. Zullinger

Zullinger-Davis-Trinh, P.C.

74 North Second Street
Chambersburg, PA 17201

1/4, 1/11, 1/18/2019

Estate of Betty H. Gipe, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Eva J. Hess

PO Box 43

Shady Grove, PA 17256

Larry E. Gipe

3233 Newcomer Road
Chambersburg, PA 17202

Attorney:

William S. Dick

Dick, Stein, Schemel, Wine & Frey, LLP

13 West Main Street, Suite 210
Waynesboro, PA 17268

1/4, 1/11, 1/18/2019

Estate of Donald L. Hippensteel, a/k/a Donald Lee Hippensteel, late of Suothampton Township, Franklin County, Pennsylvania.

Personal Representative:

Timmy E. Burkholder

c/o Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

Attorney:

Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

1/4, 1/11, 1/18/2019

Estate of R. Paul Tosten, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Donald R. Tosten

Roger P. Tosten

c/o Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

Attorney:

Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

1/4, 1/11, 1/18/2019

Estate of Frances E. Tuel, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

James L. Tuel, 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

1/4, 1/11, 1/18/2019

PUBLIC NOTICES

Second Publication

Estate of Nasby E. Bowen, a/k/a Nasby Ellsworth Bowen, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Catherine E. Bowen
3306 Etter Road
Chambersburg, PA 17202

Attorney:

Rachel C. Schreck
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

12/28/2018, 1/4/2019, 1/11/2019

Estate of Grace R. Hess, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Joyce M. Elliott
1045 Maytown Road
Elizabethtown, PA 17022

Audry S. Shields
559 Shields Road

St. Thomas, PA 17252

Barry L. Martin
1076 Paper Mill Road
Chambersburg, PA 17202

Attorney:

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

12/28/2018, 1/4/2019, 1/11/2019

Estate of Margaret S. Jansen, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Mark L. Jansen
Toni M. Jansen
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

12/28/2018, 1/4/2019, 1/11/2019

Estate of Ronald L.A. Kennedy, a/k/a Ronald Amos Kennedy, a/k/a Ronald Leroy Amos Kennedy, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Kerry S. Hoverter
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

12/28/2018, 1/4/2019, 1/11/2019

Estate of Robert Ray McLaughlin, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Patty Mae Layton
5457 Race Track Road
Saint Thomas, PA 17252
Attorney:
Jerrold A. Sulcove
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

12/28/2018, 1/4/2019, 1/11/2019

Estate of George E. Miller, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Rose Deshong
10062 Fort Loudon Road
Mercersburg, PA 17236
Michelle Hopkins
12460 Buchanan Trail West
Mercersburg, PA 17236

Attorney:

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

12/28/2018, 1/4/2019, 1/11/2019

Estate of Carol Ann Quivers, a/k/a Carolann Quivers, a/k/a Carolann A. Quivers, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

John E. Quivers
129 South Fourth Street
Chambersburg, PA 17201
Betty J. Thompson
587 South Main Street
Chambersburg, PA 17201

Attorney:

Robert C. Schollaert
B&D Law Group
1110 Kennebec Drive
Chambersburg, PA 17201

12/28/2018, 1/4/2019, 1/11/2019

Estate of Kaye Sweeney, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Alexandria Emgushov
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

12/28/2018, 1/4/2019, 1/11/2019

Estate of Nancy A. White, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:

Kimberly A. McBeth
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

12/28/2018, 1/4/2019, 1/11/2019

PUBLIC NOTICES

Third Publication

Estate of Violet H. Chafardon, a/k/a Violet Hadia Chafardon, a/k/a Violet Chafardon, late of Ayr Township, Fulton County, Pennsylvania.

Personal Representative:

Joseph A. Chafardon

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

12/21,12/28/2018, 1/4/2019

Estate of Charles E. Christman, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Rodney D. Christman

Kimberly S. Eckstine

c/o Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

Attorney:

Eileen C. Finucane

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

12/21,12/28/2018, 1/4/2019

Estate of Samuel B. Crowell, III, a/k/a Samuel Babcock Crowell, III, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Samuel Scott Crowell

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

12/21,12/28/2018, 1/4/2019

Estate of Gene Feldman, a/k/a Norman Feldman, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Roy M. Feldman

c/o Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

Attorney:

Thomas P. Gleason

825 West King Street, Suite E

Shippensburg, PA 17257

12/21,12/28/2018, 1/4/2019

Estate of Evelyn F. Grieser, a/k/a Evelyn Grieser, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Carolyn M. Schmuck

14321 Greenview Drive

Greencastle, PA 17225

Attorney:

John W. Frey

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

12/21,12/28/2018, 1/4/2019

Estate of Gary W. Hawker, a/k/a Gary William Hawker, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:

Randy W. Hawker

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

12/21,12/28/2018, 1/4/2019

Estate of Garry O. Heckman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Garry R. Heckman

3509 Social Island Circle

Chambersburg, PA 17202

Attorney:

Wertime Guyer LLC

35 North Carlisle Street, Suite A

Greencastle, PA 17225

12/21,12/28/2018, 1/4/2019

Estate of Betty L. Kauffman, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Nancy K. Hall

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

12/21,12/28/2018, 1/4/2019

Estate of Ann P. Schnell, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Julie Schnell Halstead

c/o Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

Attorney:

Eileen C. Finucane

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

12/21,12/28/2018, 1/4/2019

Estate of Armin B. Shaw, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Sandra Kirkman

6804 St. Annes Drive

Fayetteville, PA 17222

Attorney:

Lawrence R. Rife, IV

Hoskinson, Wenger & Rife

147 East Washington Street

Chambersburg, PA 17201

12/21,12/28/2018, 1/4/2019

PUBLIC NOTICES

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 06, 2018 for **Leelah Cleaning crew** at 329 Wayne Ave. Chambersburg, PA 17201. The name and address of each individual interested in the business is Sarah Martinez at 329 Wayne Ave. Chambersburg, PA 17201. This was filed in accordance with 54 Pa.C.S. 311.

1/4/2019

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF THE
39TH JUDICIAL DISTRICT, PA FRANKLIN COUNTY
BRANCH IN THE ORPHANS' COURT DIVISION NO.
202-OC-2018

In re: The Public Sidewalk, A Portion of Montgomery Avenue, and the Perpetual Public Pedestrian Easement,

Real Property: Deed Book 2500, Page 270 & 291

03-1C49-.070B.-EX0000

03-1C49-.070B.-EX0000

NOTICE OF HEARING UNDER THE DONATED OR DEDICATED PROPERTY ACT

Please be advised that on February 13, 2019 at 9:00 a.m. in Courtroom No. 5 of the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, PA, the Honorable Todd M. Sponseller has scheduled a hearing on the Petition of Franklin County to Apply a Public Sidewalk, a Portion of Montgomery Avenue, and the Perpetual Public Pedestrian Easement Directly to the Northeast and Southeast of Montgomery Avenue for the New Public Purpose of the Franklin County Courthouse Project ("the Petition"), which was filed in the above matter on December 14, 2018 and which is incorporated herein by reference. The Petition was filed pursuant to the Donated or Dedicated Property Act, 53 P.S. § 3381 et seq. ("the DDPA"). The documents filed in the case, including the Petition, are available for inspection in the Clerk of the Orphans' Court Office on the 2nd Floor of the Franklin County Courthouse.

The public is able to attend the hearing. Pursuant to § 3385 of the DDPA, any resident of the political subdivision of the Borough of Chambersburg, or the political subdivision of the County of Franklin shall have a right to file a protest and, in the discretion of the Court, shall be entitled to be heard in person or by counsel or to intervene in the case and to be a party thereto. The ultimate decision on the Petition shall be rendered and decided by the Court.

Questions regarding the case or the hearing on February 13, 2019 may be addressed to special legal counsel for the County of Franklin:

KORNFIELD AND BENCHOFF, LLP

Attn: Andrew J. Benchoff, Esq.

100 Walnut Street

Waynesboro, PA 17268

(717) 762-8222 (Telephone)

Special Legal Counsel for

Petitioner Franklin County

12/28/2018, 1/4/2019, 1/11,2019

SHERIFF'S SALE JANUARY 11, 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 FEBRUARY 11, 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
CANCELLED**

**SALE # 2
2018-3035
QUICKEN LOANS, INC.
ATTY: KML LAW GROUP
V.**

TODD A. MOLCHAN AND LISA R. MOLCHAN

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 13576 Main Street, Fort Loudon, PA 17224, UPI # 18-0K04-.048B-000000, Franklin County Deed Book Vol. 1388, Page 229

**SALE # 3
2017-2392
MTGLQ INVESTORS, L.P.
ATTY: ROMANO GARUBO & ARGENTIERI
V.**

KELLY A. SHETTER AND JOETTA B. SHETTER

All that certain lot of ground located in Southampton Township, Franklin County, Pennsylvania, with an address of 1092 Pinola Road, Shippensburg, PA 17257, UPI # 21-0N12-.045-.000000, Record Book 1254-12

**SALE # 4
2018-2166
CARRINGTON MORTGAGE SERVICES, LLC
ATTY: SHAPIRO & DENARDO
V.**

DALE E. WHITE AND MELISSA J. MCLAUGHLIN

All the following described real estate lying and being situate in the Village of Saint Thomas, Franklin County, Pennsylvania, with an address of 7237 Lincoln Way West, St Thomas, PA 17252, UPI # 20-0M12R-029-.000000, Deed Instrument # 201018840

PUBLIC NOTICES

SALE # 5
2018-2586

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA HOME EQUITY LOANS, INC., HOME EQUITY LOAN TRUST, SERIES 2005-HE1 % OCWEN LOAN SERVICING, LLC
ATTY: STERN & EISENBERG
V.

CHRISTINE L. DUNBAR AND FRANK H. DUNBAR,
III A/K/A FRANK H. DUNBAR

All that certain lot of ground lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 12075 Old Route 16 Street a/k/a 12075 Old Route 16, Waynesboro, PA 17268, UPI # 23-0Q19B-091.-000000, Franklin County Deed Book Vol. 2768, Page 021

SALE # 6
2018-2931

FREEDOM MORTGAGE CORPORATION
ATTY: STERN & EISENBERG
V.

DUSTY RHODES

All that following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 38 Cottage Street, Waynesboro, PA 17268, UPI # 24-5D01.-087.-000000, Deed Instrument # 201719885

SALE # 7
2015-1486

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
ATTY: KML LAW GROUP
V.

JOHN C. RUDOLPH

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 713 Rutherford Drive, Greencastle, PA 17225, UPI # 01-0A32.-345.-000000, Deed Instrument # 2008-008751

SALE # 8
2018-3065

WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V.

DANIEL L. SHORT

All the following real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 137 Fairview Avenue, Waynesboro, PA 17268, UPI # 26-5C07.-011.-000000, Deed Instrument # 200922202

SALE # 9
2018-1176

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
ATTY: MANLEY DEAS KOCHALSKI
V.

LUCINDA K. FREEMAN

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 65 Greenlea Way, Chambersburg, PA 17201, UPI # 10-0D05R-087.-000000, Franklin County Deed Book Vol. 578, Page 932

SALE # 10
2017-1533

PINGORA LOAN SERVICING, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V.
CONNIE L. KRESS

All that certain real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 3819 Sycamore Grove Road, Chambersburg, PA 17202, UPI # 09-0C13A-017.-000000, Deed Instrument # 201607703

SALE # 11
2017-4743

PENNYMAC LOAN SERVICES, LLC
ATTY: POWERS KIRN & ASSOCIATES
V.

STEFAN L. KUHN

All the following real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 324 Northfield Avenue, Waynesboro, PA 17268, UPI # 24-5B59.-005.-000000, Deed Instrument # 201115340

SALE # 12
2018-1884

PENNYMAC LOAN SERVICES, LLC
ATTY: POWERS KIRN & ASSOCIATES
V.

MICHAEL Q. MILLER AND AMBER L. SHOOP

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, with an address of 8821 Olde Scotland Road, Shippensburg, PA 17257, UPI # 21-0N14.-008A-000000, Deed Instrument # 201615464

SALE # 13
CANCELLED

SALE # 14
2018-2427

LAKEVIEW LOAN SERVICING, LLC
ATTY: KML LAW GROUP
V.

THOMAS H. LAMAR AND BRENDA S. LAMAR

All that certain piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 521 Weaver Avenue, Chambersburg, PA 17201, UPI # 02-1C14-022-000000, Deed Instrument # 201001676

SALE # 15
2018-3152

DITECH FINANCIAL LLC
ATTY: KML LAW GROUP
V.

TERESA D. SMITH AND AARON J. SMITH

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 6829 Shoestring Hill Road, Waynesboro, PA 17268, UPI # 19-0L13J-026.-000000, Franklin County Deed Book Vol. 3103, Page 576

PUBLIC NOTICES

SALE # 16

2018-2101

**BRANCH BANKING AND TRUST COMPANY
ATTY: MCCABE WEISBERG & CONWAY
V.
NATHANIEL K. MOORE**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 870 Stouffer Avenue, Chambersburg, PA 17201, UPI # 06-1E60-011.-000000, Deed Instrument # 201714697

SALE # 17

2018-3235

**BAYVIEW LOAN SERVICING, LLC, A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: STERN & EISENBERG
V.
RENEE F. GIBSON**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 5566 Cedar Street, Williamson, PA 17270, UPI # 20-0M27D-023B-000000, Franklin County Deed Book Vol. 1809, Page 356

SALE # 18

2018-2385

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, FOR THE C-BASS MORTGAGE LOAN
ASSET BACKED CERTIFICATES, SERIES 2006-
CB4
ATTY: PHELAN HALLINAN DIAMOND & JONES
V.
MICHAEL W. KLINE AND LAURA KLINE**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13449 Monterey Lane, Blue Ridge Summit, PA 17214, UPI # 23-Q20L-27A-000000, Franklin County Deed Book Vol. 1592, Page 467

SALE # 19

2018-2781

**WILMINGTON TRUST COMPANY NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS
SUCCESSOR TRUSTEE TO U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE, FOR MASTR
ALTERNATIVE LOAN TRUST 2005-4
ATTY: PHELAN HALLINAN DIAMOND & JONES
V.
STEVEN MYERS A/K/A STEVEN A. MYERS AND
DOUG PRITCHARD AND MARTHA PRITCHARD**

All the following described real estate lying and being situate in the Borough of Shippensburg, Franklin County, Pennsylvania with an address of 20 North Morris Street, Shippensburg, PA 17257, UPI # 27-6B18.-004.-000000, Franklin County Deed Book Vol. 1554, Page 637

SALE # 20

2018-1238

**PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V.
TIMMY KAUFFMAN A/K/A TIMMY E. KAUFFMAN
AND TAMMY KAUFFMAN A/K/A TAMMY L.
KAUFFMAN**

All that certain lot or piece of ground situate in Washington Township, Franklin County, Pennsylvania, with an address of 12288 Shelby Avenue, Waynesboro, PA 17268, UPI # 23-0Q12G-090.-000000, Deed Instrument # 201517360

SALE # 21

2018-2288

**MTGLQ INVESTORS, LP
ATTY: HLADIK ONORATO & FEDERMAN
V.
GLENDA MARIE VALENTINE AS PERSONAL
REPRESENTATIVE AND SURVIVING HEIR OF
GARY K. RICE, DECEASED AND CHARLES
RICE AS SURVIVING HEIR OF GARY K. RICE,
DECEASED**

All that certain parcel and lot of land lying and situate in Washington Township, Franklin County, Pennsylvania, with an address of 13580 Monterey Lane, Blue Ridge Summit, PA 17214, UPI # 23-0Q20Q-043.-000000, Franklin County Deed Book Vol. 1877, Page 502

SALE # 22

CANCELLED

SALE # 23

2016-3040

**THE BANK OF NEW YORK MELLON AS
INDENTURE TRUSTEE FRO NATIONSTAR HOME
EQUITY LOAN TRUST 2009-A
ATTY: MILSTEAD & ASSOCIATES
V.
GERALDINE FROST**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6111 Greenbriar Drive, Fayetteville, PA 17222, UPI # 10-0D23S-011M-000000, Franklin County Deed Book Vol. 2779, Page 165

SALE # 24

CANCELLED

SALE # 25

2017-3517

**GUILFORD TOWNSHIP
ATTY: SALZMANN HUGHES
V.
RICHARD UGLOW**

All the following described real estate lying and being situate in the Guilford Township, Franklin County, Pennsylvania, with an address of 352 West Main Street, Fayetteville, PA 17222, UPI # 10-0D10A-004.-000000, Franklin County Deed Book Vol. 927, Page 375

PUBLIC NOTICES

SALE # 26

2014-3703

BOROUGH OF WAYNESBORO

ATTY: SALZMANN HUGHES

V.

**D. LAVON SHERRY ALSO KNOWN AS DOROTHY
LAVON SHERRY**

All that certain parcel of land lying and being between situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 471 West Fourth Street, Waynesboro, PA 17268, UPI # 26-5C06-.012.-000000, Franklin County Deed Book Vol. 1123, Page 51

SALE # 27

2016-2366

CARRINGTON MORTGAGE SERVICES, LLC

ATTY: SHAPIRO & DENARDO

V.

TRAVIS J. SIEVERT AND ANTHONY L. MCKINNEY

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 223 North Potomac Street, Waynesboro, PA 17268, UPI # 25-5B49-.054.-000000, Deed Instrument # 2008-002334

SALE # 28

2018-3740

**DITECH FINANCIAL LLC F/K/A GREEN TREE
SERVICING LLC**

ATTY: PHELAN HALLINAN DIAMOND & JONES

V.

TIMOTHY R. REITZ AND SHERRY L. REITZ

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 2233 Castle Green Drive a/k/a Castlegreen Drive, Greencastle, PA 17225, UPI # 01-0A11.-293.-000000, Franklin County Deed Book Vol. 1394, Page 334

SALE # 29

2014-3843

MEMBERS 1ST FEDERAL CREDIT UNION

ATTY: MARTSON LAW OFFICE

V.

**IRFAN MAHMOOD AND SHAZIA IRFAN,
INDIVIDUALLY AND T/D/B/A ISHA'S MART**

All the following described real estate lying and being situate in the Borough of Shippensburg, Franklin County, Pennsylvania, with an address of 401 North Morris Street, Shippensburg, PA 17257 a/k/a 302 Lurgan Avenue, Shippensburg, PA 17257, UPI # 27-6A16-.020.-000000, Franklin County Deed Book Vol. 3206, Page 33

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 JANUARY 21, 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 JANUARY 25, 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

12/21, 12/28/2018, 1/4/2019