

# Franklin County Legal Journal

Vol. 37, No. 1

July 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 Doris Jean Correl, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Joel R. Zullinger  
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

7/5, 7/12, 7/19/2019

Estate of Karen S. Eberly, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Donna J. Geniesse  
3205 Rose Avenue  
Erie, PA 16510

Attorney:

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

7/5, 7/12, 7/19/2019

Estate of Rhoda B. Hartman, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Robert E. Eberly  
P.O. Box 323  
Greencastle, PA 17225

Attorney:

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

7/5, 7/12, 7/19/2019

Estate of Catherine A. Kosoloski, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

April M. Hoover  
Christine C. Mussoline  
c/o Maxwell Sipe Law Offices  
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

7/5, 7/12, 7/19/2019

Estate of Charles M. McKnight, Sr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Penny A. Cramer  
1233 Black Gap Road  
Fayetteville, PA 17222  
Shari L. McKnight  
5280 Treher Road  
Fayetteville, PA 17222

Lisa K. Kempf

5280 Treher Road  
Fayetteville, PA 17222  
Charles M. McKnight, Jr.  
1611 Black Gap Road  
Fayetteville, PA 17222

Attorney:

Courtney J. Graham  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

7/5, 7/12, 7/19/2019

Estate of William J. Sappington, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Lawrence B. Sappington  
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

7/5, 7/12, 7/19/2019

# PUBLIC NOTICES

Estate of Luella E. Smith, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

David M. Secor  
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

7/5, 7/12, 7/19/2019

Estate of Judith L. Walsh, a/k/a Judith Lyall Walsh, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of Chambersburg  
20 South Main Street  
Chambersburg, PA 17201

Attorneys:

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

7/5, 7/12, 7/19/2019

## **Second Publication**

Estate of James M. Arnold, Jr., late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

Dennis J. Arnold  
2 Alters Road  
Carlisle, PA 17015  
Michael E. Arnold  
15684 Bricker Road  
Fort Loudon, PA 17224

Attorney:

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

6/28, 7/5, 7/12/2019

Estate of Aileen J. Bricker, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Samuel Q. Bricker  
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

6/28, 7/5, 7/12/2019

Estate of Emma D. Crumbacker, a/k/a Emma Deloris Crumbacker, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Gregory W. Crumbacker  
7 Philadelphia Avenue  
Waynesboro, PA 17268

Attorney:

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

6/28, 7/5, 7/12/2019

Estate of D. Sharpe Keller, a/k/a Donald S. Keller, a/k/a D. S. Keller, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Donald E. Keller  
765 Frey Road  
Chambersburg, PA 17202

Attorney:

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

6/28, 7/5, 7/12/2019

Estate of Iva Lee R. Mellott, a/k/a Iva Ruth Mellott, late of Franklin County, Pennsylvania.

Personal Representative:

Mark H. Mellott  
13324 Main Street, P.O. Box 391  
Fort Loudon, PA 17224

Attorney:

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

6/28, 7/5, 7/12/2019

Estate of Donald J. Sanders, a/k/a Donald John Sanders, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

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

Attorney:

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

6/28, 7/5, 7/12/2019

Estate of Suzanne B. Taylor, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Sara E. Hutzell  
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

6/28, 7/5, 7/12/2019

## **Third Publication**

Estate of Joan S. Applegate, a/k/a Joan Strait Applegate, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

John Strait Applegate  
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

6/21, 6/28, 7/5/2019

## PUBLIC NOTICES

Estate of Joyce B. Brindle, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Dale Steven Brindle  
42 Carnelian Drive  
Chambersburg, PA 17202  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

6/21, 6/28, 7/5/2019

Estate of Margaret R. Cronauer, a/k/a Margaret Russell Cronauer, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Mark Denton Miller  
538 Brumbaugh Avenue  
Chambersburg, PA 17201  
Stephen Russell Miller  
19828 Mayhill Terrace  
Gaitersburg, MD 20879  
Attorney:  
Richard K. Hoskinson  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

6/21, 6/28, 7/5/2019

Estate of Chester E. Fickes, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Roselyn Shreve  
1425 Mt. Hope Road  
Fairfield, PA 17320  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

6/21, 6/28, 7/5/2019

Estate of Ronald E. Keener, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Brenda Keener Summers  
5762 White Church Road  
Shippensburg, PA 17257  
Attorney:  
Clayton A. Lingg  
Mooney & Associates  
230 York Street  
Hanover, PA 17331

6/21, 6/28, 7/5/2019

Estate of Doris M. Rine, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representatives:  
Donna M. Linn  
Rodney R. Rine  
Sherry L. Keller  
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

6/21, 6/28, 7/5/2019

Estate of Harold E. Sandera, a/k/a Harold Elmer Sandera, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Gloria J. McCarney  
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

6/21, 6/28, 7/5/2019

Estate of Chase D. Shepard, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Ashley L. Beam  
c/o Dethlefs-Pykosh Law Group, LLC  
2132 Market Street  
Camp Hill, PA 17011  
Attorney:  
Katherine L. McDonald  
Dethlefs-Pykosh Law Group, LLC  
2132 Market Street  
Camp Hill, PA 17011

6/21, 6/28, 7/5/2019

Estate of Jackie Varner, a/k/a Jack Varner, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Wendy Ramsey  
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

6/21, 6/28, 7/5/2019

Estate of Kenton D. Verdier, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Leesa K. Barnes  
8316 Sheffield Manor Boulevard  
Waynesboro, PA 17268  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

6/21, 6/28, 7/5/2019

### **FICTITIOUS NAME NOTICE**

Notice is hereby given pursuant to Act 1982-295 (54 Pa.C.S. §311) of filing with the Department of State in Harrisburg, Pennsylvania, on May 21, 2019, a fictitious name, style or designation of National Barbershop & Shaving Collectors Association, with its principal place of business at 7058 Bally Bunion Court, Fayetteville, Pennsylvania 17222.

The name and address of the entity owning or interested persons in said business is National Shaving Mug Collectors Association, Carlton Mitchell, Treasurer, 7058 Bally Bunion Court, Fayetteville, Pennsylvania 17222.

ATTORNEY:  
LAWRENCE R. RIFE, IV, ESQUIRE  
HOSKINSON, WENGER & RIFE  
147 East Washington Street  
Chambersburg, PA 17201

7/5/19

# PUBLIC NOTICES

## 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, 2019. The assessment rolls are 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.

Franklin County property owners and interested parties with standing, have a right to file in writing an appeal from any real estate assessment on or before the 1st day of August 2019. Appeal forms can be obtained at the Franklin County Tax Services Department at 2 North Main Street, Chambersburg PA, during normal business hours, as stated herein,, 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.

The Franklin County Board of Assessment and Revision of Taxes will be scheduling tax appeal hearings no earlier than August 1, 2019, and hearings are to be scheduled through October 31, 2019 at the Meeting Room, Franklin County Admin Annex, 218 N Second Street, Chambersburg PA.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

7/5/19

## NOTICE OF HEARING

IN THE COURT OF COMMON PLEAS OF THE  
39TH JUDICIAL DISTRICT OF PENNSYLVANIA -  
FRANKLIN COUNTY BRANCH, No. 18 ADOPT 2019

In re: ADOPTION OF Jason Michael Custer Born  
March 8, 2011

### NOTICE OF HEARING

To: Candace Custer

A Petition has been filed asking the Court to put an end to all rights you have to your child, Jason Michael Custer, born March 8, 2011. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Franklin County Courthouse, Chambersburg, Pennsylvania on Tuesday, July 23, 2019 at 9:00 o'clock a.m. in Courtroom # 2. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision of whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GOT TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Franklin County Court Administrator  
Franklin County Courthouse,  
3rd Floor 157 Lincoln Way East  
Chambersburg, PA 17201  
(717) 261-3848

## AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Franklin County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

Anne M. Shepard  
Counsel for Petitioner

7/5/2019

## SHERIFF SALE JULY 12, 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 AUGUST 12, 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

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### No. 2018-3003 BAYVIEW LOAN SERVICING, LLC

vs

ROGER L BARGES, JR, STEPHEN C BARGES,  
UNKNOWN HEIRS, ROGER L BARGES, SR  
PROPERTY ADDRESS: 627 HARRISON DRIVE,  
CHAMBERSBURG, PA 17201  
UPI / TAX PARCEL NUMBER: 05-1B31-.011-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN CHAMBESBURG  
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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### No. 2019-277 MIDFIRST BANK

vs

ANNE L BENEDICT, MICHAEL M BENEDICT  
PROPERTY ADDRESS: 20 TOPAZ DRIVE,  
CHAMBERSBURG, PA 17201  
UPI / TAX PARCEL NUMBER: 11-0E15C-001G-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN HAMILTON  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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### No. 2014-4267 LSF8 MASTER PARTICIPATION TRUST

vs

DAVID W BIDDINGER, MARSHA S BIDDINGER  
PROPERTY ADDRESS: 591 ANTHONY HIGHWAY,  
FAYETTEVILLE, PA 17222  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN GREENE TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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# PUBLIC NOTICES

**No. 2018-4933**

**PNC BANK**

vs

**TERI L BLAKE, JOHN S BLAKE**

PROPERTY ADDRESS: 129 PRICES CHURCH ROAD,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A00-.012-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
SITUATE IN WASHINGTON TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

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**No. 2018-2495**

**NATIONSTAR MORTGAGE LLC**

vs

**DWAYNE S BRILL, TAMMY L BRILL**

PROPERTY ADDRESS: 12349 NORTH WELTY ROAD,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q12G-089-.000000  
ALL THAT CERTAIN LOT OR PIECE OF GROUND,  
SITUATE IN WASHINGTON TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

---

**No. 2018-4989**

**M&T BANK**

vs

**KATHERINE E CAMPBELL**

PROPERTY ADDRESS: 12139 SNYDER AVENUE,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q19F-095-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN WASHINGTON  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-4860**

**NATIONSTAR MORTGAGE LLC**

vs

**KATHERYN J CHAPPELL, MYLES SHANK,  
UNKNOWN HEIRS**

PROPERTY ADDRESS: 1688 BUCHANAN TRAIL  
EAST, GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A18Q-007-.000000  
ALL THE FOLLOWING LAND SITUATE IN ANTRIM  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-1741**

**WELLS FARGO BANK, NA**

vs

**TISA L CROUSE, WILLIAM P CROUSE, JR**

PROPERTY ADDRESS: 841 RUTHERFORD DRIVE,  
GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 01-A32-.318.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN ANTRIM TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-221**

**CARRINGTON MORTGAGE SERVICES**

vs

**AMANDA CARRIE DORWART**

PROPERTY ADDRESS: 710 FAIRGROUND AVENUE,  
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 04-1E25-.111-.000000  
ALL THAT CERTAIN LOT OR PARCEL OF GROUND  
LYING AND BEING SITUATE IN THE BOROUGH  
OF CHAMBERSBURG, COUNTY OF FRANKLIN,  
PENNSYLVANIA

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**No. 2019-527**

**PENNSYLVANIA HOUSING FINANCE AGENCY**

vs

**NADIA M FASCELLI, DAVID L PERESCHUK**

PROPERTY ADDRESS: 13554 COUNTRYSIDE  
DRIVE, GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A26-.155-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN ANTRIM TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-3662**

**THE BANK OF NEW YORK MELLON**

vs

**DENNIS N HARNE, JR**

PROPERTY ADDRESS: 4629 SALEM CHURCH  
ROAD, WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 23-0Q10-019B-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN WASHINGTON  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-1966**

**U.S. BANK, NA**

vs

**NEIL I HOLLINGER, BARBARA J HOLLINGER**

PROPERTY ADDRESS: 11621 THAMES LANE,  
WAYNESBORO, PA 18268

UPI / TAX PARCEL NUMBER: 23-0Q07-.194.000000.  
ALL THAT CERTAIN PIECE, PARCEL OR LOAT OF  
LAND, SITUATE IN WASHINGTON TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

---

**No. 2018-5335**

**PENNYMAC LOAN SERVICES, LLC**

vs

**TIMOTHY L JONES**

PROPERTY ADDRESS: 9987 McCREARY ROAD,  
SHIPPENSBURG, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N10.103-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE,  
LYING AND BEING SITUATE IN SOUTHAMPTON  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-1238**

**PHH MORTGAGE CORPORATION**

vs

**TIMMY KAUFFMAN, TAMMY 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 WASHINGTON TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

---

**No. 2018-1609**

**LSF11 MASTER PARTICIPATION TRUST**

vs

**PAUL R KUHLMAN, FARRAH L KUHLMAN**

PROPERTY ADDRESS: 1393 MALLARD DRIVE EAST,  
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 11-0E17-.350-.000000  
ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF  
LAND, LYING AND BEING SITUATE IN HAMILTON  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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# PUBLIC NOTICES

**No. 2017-3716**

**PNC BANK**

vs

**KRISTIN MARKS, MAURICE K MARKS**

PROPERTY ADDRESS: 241 GLEN STREET,  
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 05-1B47.022.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN CHAMBERSBURG  
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

---

**No. 2018-1406**

**JPMORGAN CHASE BANK, NA**

vs

**PATRICK MARTIN, KRISTIN MARTIN, UNKNOWN  
HEIRS**

PROPERTY ADDRESS: 101 NEW LANE,  
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 09-0C27E-001D-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN GREENE TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

---

**No. 2018-5053**

**JPMORGAN CHASE BANK, NA**

vs

**JOHN M MINTZELL**

PROPERTY ADDRESS: 12 PEN MAR STREET,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 24-5D17-.098.-000000  
ALL THAT REAL ESTATE OR LOT OF GROUND  
SITUATE IN WAYNESBORO BOROUGH, FRANKLIN  
COUNTY, PENNSYLVANIA

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**No. 2019-746**

**BRANCH BANKING AND TRUST COMPANY**

vs

**C RICHARD OMMERT, MARY OMMERT**

PROPERTY ADDRESS: 13643 MOLLY PITCHER  
HIGHWAY, GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A27.-018A-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN ANTRIM TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-486**

**PHH MORTGAGE CORPORATION**

vs

**UTILDA M PAUL ST HILAIRE**

PROPERTY ADDRESS: 1922 POWELL DRIVE,  
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 02-1C07.-010.-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN CHAMBERSBURG  
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-4161**

**M&T BANK**

vs

**BRIEN M PLANK**

PROPERTY ADDRESS: 569 PLEASANT STREET,  
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 05-1B40.046.-000000  
ALL THAT CERTAIN LOT OR PIECE OF GROUND  
SITUATE IN CHAMBERSBURG BOROUGH,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-5231**

**PHH MORTGAGE CORPORATION**

vs

**MARSHALL J POLICICCHIO, JENNIFER L  
POLICICCHIO**

PROPERTY ADDRESS: 222 WEST SIXTH STREET,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C31.-005.-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE,  
LYING AND BEING SITUATE IN WAYNESBORO  
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-591**

**NEWREZ LLC**

vs

**DONALD O PRICHARD, SHIRLEY A PRICHARD**

PROPERTY ADDRESS: 7 SPRUCE ROAD, MONT  
ALTO, PA 17237

UPI / TAX PARCEL NUMBER: 16-4A45.-034.-000000  
ALL THAT CERTAIN LOT OR PEICE OF GROUND  
SITUATE IN MONT ALTO BOROUGH, FRANKLIN  
COUNTY, PENNSYLVANIA

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**No. 2019-337**

**NEWREZ LLC**

vs

**JON W RIDINGS, HAYLEY R TOSTEN**

PROPERTY ADDRESS: 249 WEST MAIN STREET,  
FAYETTEVILLE, PA 17222

UPI / TAX PARCEL NUMBER: 09-0C26B-009A-000000  
ALL THE FOLLOWING REAL ESTATE LYING AND  
BEING SITUATE IN GREENE TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

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**No. 2018-4946**

**LAKEVIEW LOAN SERVICING, LLC**

vs

**GREGORY D RITCHIE, SARA RITCHIE**

PROPERTY ADDRESS: 4264 WAYNE ROAD,  
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 10-0D21.009.-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN GUILFORD  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-4983**

**U.S. BANK, NA**

vs

**JORETTA C ROBINSON**

PROPERTY ADDRESS: 55 SUMMER BREEZE LANE,  
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 09-0C22.-175.-EX0000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN GREENE 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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# PUBLIC NOTICES

**No. 2015-2722  
ORRSTOWN BANK**

vs

**MICHAEL L RUSSELL**

PROPERTY ADDRESS: 1539 MAINSVILLE ROAD,  
SHIPPENSBURG, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N17-.087-.000000  
ALL THAT CERTAIN LOT OF GROUND SITUATE IN  
SOUTHAMPTON TOWNSHIP, FRANKLIN COUNTY,  
PENNSYLVANIA

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**No. 2019-254  
U.S. BANK, NA**

vs

**LAJUAN SCHAEFFER**

PROPERTY ADDRESS: 1561 WIND FLOWER ROAD,  
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 11-0E17-.443.000000  
ALL THE FOLLOWING LOT OF REAL ESTATE LYING  
AND BEING SITUATE IN HAMILTON TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-3741  
MIDFIRST BANK**

vs

**LAUREN N SCOTT**

PROPERTY ADDRESS: 1147 CYDNEY LANE,  
GREENCASTLE, PA 17225

UPI / TAX PARCEL NUMBER: 01-0A16B-138-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN ANTRIM TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-3506  
HOME POINT FINANCIAL CORPORATION**

vs

**WENDY M SEYLER**

PROPERTY ADDRESS: 57 SAINT ANDREWS DRIVE,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 24-5B58-.096-.000000  
ALL THE FOLLOWING REAL ESTATE, LYING AND  
BEING SITUATE IN WAYNESBORO BOROUGH,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2017-3406  
DEUTSCHE BANK**

vs

**THOMAS A SIMMONS, CHRISTL M SIMMONS**

PROPERTY ADDRESS: 11271 ORCHARD ROAD,  
WAYNESBORO, PA 17268

ALL THE FOLLOWING LAND SITUATE IN  
WASHINGTON TOWNSHIP, FRANKLIN COUNTY,  
PENNSYLVANIA

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**No. 2018-4053  
U.S. BANK, NA**

vs

**EDWIN SOUDERS, TINA L SOUDERS**

PROPERTY ADDRESS: 10015 KNOB ROAD,  
MERCERSBURG, PA 17236

UPI / TAX PARCEL NUMBER: 17-0J28.103-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE,  
LYING AND BEING SITUATE IN MONTGOMERY  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

**No. 2018-1790  
SANTANDER BANK, NA**

vs

**WILSON R STROCK**

PROPERTY ADDRESS: 1478 STATE STREET,  
CHAMBERSBURG, PA 17201

UPI / TAX PARCEL NUMBER: 09-0C13-.462-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN GREENE TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-5163  
WELLS FARGO BANK, NA**

vs

**UBAL VERBUNKER, UNKNOWN HEIRS**

PROPERTY ADDRESS: 233 FAIRVIEW AVENUE,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 26-5C07-.069-.000000  
ALL THAT CERTAIN PARCEL OF LAND SITUATE IN  
WAYNESBORO BOROUGH, FRANKLIN COUNTY,  
PENNSYLVANIA

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**No. 2018-5081  
CITIZENS BANK OF PENNSYLVANIA**

vs

**WILLIAM R WEAVER, CAROLINE V WEAVER**

PROPERTY ADDRESS: 450 MAINSVILLE ROAD,  
SHIPPENSBURG, PA 17257

UPI / TAX PARCEL NUMBER: 21-0N14-.050-.000000  
ALL THAT CERTAIN LOT OF GROUND SITUATE IN  
SOUTHAMPTON TOWNSHIP, FRANKLIN COUNTY,  
PENNSYLVANIA

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**No. 2018-5230  
PHH MORTGAGE CORPORATION**

vs

**MICHAEL L WILE**

PROPERTY ADDRESS: 326 GRANDVIEW AVENUE,  
WAYNESBORO, PA 17268

UPI / TAX PARCEL NUMBER: 25-5A40-.003-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
SITUATE IN WAYNESBORO BOROUGH, FRANKLIN  
COUNTY, PENNSYLVANIA

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**No. 2019-688  
PIGNORA LOAN SERVICING LLC**

vs

**LYLE J P WILLIAMS, MARY JO WILLIAMS**

PROPERTY ADDRESS: 7186 RURITAN DRIVE,  
CHAMBERSBURG, PA 17202

UPI / TAX PARCEL NUMBER: 01-0A08-.108-.000000  
ALL THE FOLLOWING DESCRIBED LOT OF GROUND  
LYING AND BEING SITUATE IN ANTRIM TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-5338  
F&M TRUST**

vs

**HEATHER A WILSON, TRAVIS L WILSON**

PROPERTY ADDRESS: 4044 ROXBURY ROAD,  
SHIPPENSBURG, PA 17257

ALL THE FOLLOWING DESCRIBED LOT OF GROUND  
LYING AND BEING SITUATE IN SOUTHAMPTON  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

# PUBLIC NOTICES

**No. 2018-5192**

**BANK OF AMERICA, NA**

**vs**

**RANDI WISHARD, CHARLES WISHARD**

PROPERTY ADDRESS: 4299 CHARLESTOWN ROAD,  
MERCERSBURG, PA 17236

UPI / TAX PARCEL NUMBER: 18-0K16Q-019B-000000

ALL THE FOLLOWING REAL ESTATE LYING AND  
BEING SITUATE IN PETERS TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

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**No. 2017-4422**

**WILMINGTON SAVINGS FUND SOCIETY**

**vs**

**LARRY E ZEGER**

PROPERTY ADDRESS: 3764 MERCERSBURG ROAD,  
MERCERSBURG, PA 17236

UPI / TAX PARCEL NUMBER: 18-0K18A-019-.000000

ALL THAT CERTAIN TRACT OF REAL ESTATE LYING  
AND BEING SITUATE IN PETERS 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 JULY 22, 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 JULY 26, 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      | SALE DATES    |
|--------------|---------------|
| SEPT 7 2018  | NOV 9, 2018   |
| NOV 2, 2018  | JAN 11, 2019  |
| JAN 4, 2019  | MAR, 8, 2019  |
| MAR 1, 2019  | MAY 10, 2019  |
| MAY 3, 2019  | JULY 12, 2019 |
| JULY 5, 2019 | SEPT 13, 2019 |
| SEPT 6, 2019 | NOV 8, 2019   |
| NOV 1, 2019  | JAN 10, 2020  |

6/21, 6/28, 7/5/2019