

# Franklin County Legal Journal

Vol. 36, No. 52

June 28, 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 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:

Wertime 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. Rahauer  
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

# PUBLIC NOTICES

## **Second 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

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

# PUBLIC NOTICES

## **Third Publication**

Estate of Nancie J. Irvin, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Grant M. Irvin

c/o Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

Attorney:

Nancy H. Meyers  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

6/14, 6/21, 6/28/2019

Estate of Ruth E. Johnson, late of Antrim Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Jonathan A. Bible  
28141 Walter Highway  
Carrsville, VA 23315

Christina M. Y akubovich  
258 Singleton Way  
Martinsburg, WV 25403

Attorney:

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

6/14, 6/21, 6/28/2019

Estate of Linda Marie Kaiser, a/k/a Linda M. Kaiser, late  
of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Gordon W. Kaiser, III  
1262 Boyer Mill Road  
Chambersburg, PA 17202

Attorney:

Elliott B. Sulcove  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

6/14, 6/21, 6/28/2019

Estate of Barbara R. Lauffer, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:

Chari L. Lauffer  
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

6/14, 6/21, 6/28/2019

Estate of Faye B. Reisher, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Peggy Faye Whitsel  
195 River Village Drive  
Debarry, FL 32713

Attorney:

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

6/14, 6/21, 6/28/2019

Estate of Patrick G. Yealy, late of Chambersburg,  
Franklin County, Pennsylvania.

Personal Representative:

Margaret E. Yealy  
2282 Adin Lane  
Chambersburg, PA 17202

Attorney:

Crabbs & Crabbs  
Attorneys for the Estate  
202 Broadway  
Hanover, PA 17331

6/14, 6/21, 6/28/2019

## **FICTITIOUS NAME NOTICE**

Notice is hereby given pursuant to Act 1982-295 (54 Pa.C.S.) of filing with the Department of State in Harrisburg, Pennsylvania, on June 1, 2019, a fictitious name, style or designation of Heart at Home Virtual Solutions, with it's principal place of business at 8861 Picadilly Cir, Waynesboro, PA 17268.

The name and address of the entity owning or interested persons in said business is Nelson Solutions, LLC, under John and Nicole Nelson at 8861 Picadilly Cir, Waynesboro, PA 17268

6/28/2019

## **NAME CHANGE NOTICE**

Notice is hereby given that on June 13, 2019, the Petition of Mary Anne Moran was filed in the Court of Common Pleas of the 39th Judicial District praying for a decree to change the name of Mary Anne Moran to Molly Anne Moran.

A hearing on the matter will be held on August 29, 2019, at 2:00 pm in the assigned courtroom of the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested persons may appear and be heard.

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

6/28/2019

## **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: July 11, 2019.

SANDERS: First and Final Account of proposed distributions and notice to creditors of Robert C. Schollaert, of the Estate of Betty L. Sanders, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

EYER: First and Final Account of proposed distributions and notice to creditors of Penny L. Lynch, Executrix of the Estate of James L. Eyer, late of Greene Township, Franklin County, Pennsylvania, deceased.

BRENNAN: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company, Executor of the Estate of Leon F. Brennan, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

6/21, 6/28/2019

# PUBLIC NOTICES

## **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: 05-1831-.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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### **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

### **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

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### **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

# PUBLIC NOTICES

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

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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

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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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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

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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

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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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# PUBLIC NOTICES

**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 ESTAET 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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**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

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**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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# PUBLIC NOTICES

**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

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**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