

# Franklin County Legal Journal

Vol. 37, No. 35

February 28, 2020

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 Joseph J. Borzager, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Marcus J. Borzager  
c/o Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

Attorney:

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

2/28, 3/6, 3/13/2020

Estate of Lloyd F. Edmiston, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

F & M Trust Company  
20 South Mah Street, P.O. Box 6010  
Chambersburg, PA 17201-6010

Attorney:

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

2/28, 3/6, 3/13/2020

Estate of Joyce E. Gutridge, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Randall M. Shives  
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

2/28, 3/6, 3/13/2020

Estate of Betty J. Hoffeditz, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Edgar R. Hoffeditz II  
316 Wellslee Drive  
Chambersburg, PA 17201  
Kurt A. Hoffeditz  
810 Burdock Court  
Chambersburg, PA 17202

Attorney:

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

2/28, 3/6, 3/13/2020

Estate of Sandra L. Kelley, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Jane L. Holtry  
Jack L. Kelley  
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

2/28, 3/6, 3/13/2020

Estate of William R. Kuhn, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

William L. Kuhn  
171 Kennedy Street  
Chambersburg, PA 17201  
Betty J. Seiders  
18447 Great Cove Road  
McConnellsburg, PA 17233

Attorney:

Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

2/28, 3/6, 3/13/2020

# PUBLIC NOTICES

## **Second Publication**

Estate of Margaret E. Lynerd, a/k/a M. Elizabeth Lynerd, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Michael D. Lynerd

Robert B. Lynerd

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

2/21, 2/28, 3/6/2020

Estate of Clarence W. Martin, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Eugene Martin

11695 Claylick Road

Mercersburg, PA 17236

Ronald Martin

11841 Fort Loudon Road

Mercersburg, PA 17236

Richard Martin

13182 Fort Loudon Road

Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

2/21, 2/28, 3/6/2020

## **Third Publication**

Estate of Leonard Richard Baker, of Letterkenny Township, Upper Strasburg, Franklin County, Pennsylvania.

Personal Representative:

Craig D. Baker

c/o Janice M. Hawbaker

Kaminski, Hawbaker & Salawage, P.C.

221 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Janice M. Hawbaker

Kaminski, Hawbaker & Salawage, P.C.

221 Lincoln Way East

Chambersburg, PA 17201

2/14, 2/21, 2/28/2020

Estate of John B. Barnes, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Joanne E. Nance

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

2/14, 2/21, 2/28/2020

Estate of Nellie L. Brant, a/k/a Nellie S. Brant, late of the Todd Township, Fulton County, Pennsylvania.

Personal Representative:

James M. Shaffer

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

2/14, 2/21, 2/28/2020

Estate of Oscar L. Ehrhart, a/k/a Oscar Lambert Ehrhart, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Connie M. Mathias

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

2/14, 2/21, 2/28/2020

TRUST NOTICE. The Trustees named below give notice of the death of MARTHA J. ETCHISON on January 16, 2020, at Chambersburg, Franklin County, Pennsylvania. The said Decedent was the surviving Settlor of The Bruce Etchison and Martha J. Etchison Revocable Living Trust Agreement, under Trust Agreement dated July 13, 2005. The Trustees request all persons having claims against the Decedent to make known the same in writing to the Trustees or to Trustees' Attorney, and all persons indebted to the Decedent to make payment to Trustees without delay.

Personal Representative:

Craig Etchison

PO Box 691

Fort Ashby, WV 26719

Page Etchison

2368 Castlegreen Drive

Greencastle, PA 17225

Attorney:

J. Edgar Wine

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

2/14, 2/21, 2/28/2020

Estate of Jean McCoy Gisriel, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Martha D. Walker

c/o Walker, Connor and Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

Attorney:

David F. Spang

Walker, Connor and Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

2/14, 2/21, 2/28/2020

## PUBLIC NOTICES

Estate of Paul K. Kriner, a/k/a Paul Kriner, late the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Kristine K. Culler  
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

2/14, 2/21, 2/28/2020

Estate of Nancy C. Peters, late the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Holly F. Plasterer  
Shawn B. Peters  
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

2/14, 2/21, 2/28/2020

Estate of Gina Marie Schroyer, a/k/a Gina Schroyer, late the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Tawyna Marie Evans  
c/o Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Alexander C. Sharpe  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

2/14, 2/21, 2/28/2020

Estate of Bernice B. Shatzer, late Fannett Township, Franklin County, Pennsylvania.

Personal Representatives:  
Betty K. Shatzer  
17015 Shatzer Road  
Spring Run, PA 17262  
Debra S. Shatzer  
16804 Path Valley Road  
Spring Run, PA 17262

2/14, 2/21, 2/28/2020

Estate of Geraldine E. Stallings, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
Cathy Snyder  
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

2/14, 2/21, 2/28/2020

Estate of Darwin E. Wagaman, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
James Weaver  
11915 Stull Road  
Greencastle, PA 17225  
Attorney:  
Wertime Guyer LLC  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

2/14, 2/21, 2/28/2020

### **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 5, 2020.

CHAMBERSBURG CEMETERY COMPANY: Account of James A Strite, Jr., President of the Chambersburg Cemetery Company, Chambersburg, Franklin County, Pennsylvania.

HEGE: First and Final Account of proposed distributions and notice to creditors of Janet Hege Shellenberger and Carolyn Hege Miller, Executors of the Estate of Frances I. Hege, late of Montgomery Township, Franklin County, Pennsylvania, deceased.

McLAUGHLIN: First and Final Account of proposed distributions and notice to creditors of Patty Mae Layton, Executrix of the Estate of Robert Ray McLaughlin, late of Montgomery Township, Franklin County, Pennsylvania, deceased.

SWICK McBRIDE: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company, Executor of the Estate of Esther S. Swick McBride, late of Greene Township, Franklin County, Pennsylvania, deceased.

TSCHOPP: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Personal Representative of the Estate of Vivian Tschopp, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

2/21, 2/28/2020

# PUBLIC NOTICES

**SHERFF'S SALE  
MARCH 13, 2020**

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 13, 2020 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter. Sheriff Dane M. Anthony

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**No. 2019-3135  
WELLS FARGO BANK NA  
vs  
STEVEN BANVILLE, WANDA L GARCIA**

PROPERTY ADDRESS: 11385 RIDGE CREST DRIVE, WAYNESBORO, PA 17268  
UPI / TAX PARCEL NUMBER: 23-0Q07-.320-.000000  
ALL THAT CERTAIN PARCEL OF GROUND LOCATED IN WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2016-507  
US BANK NATIONAL ASSOCIATION  
vs  
DENNIS O BUMBAUGH, RUBY BUMBAUGH**

PROPERTY ADDRESS: 3089 ANTHONY HIGHWAY, CHAMBERSBURG, PA 17202  
UPI / TAX PARCEL NUMBER: 10-0D23D-009-.000000  
ALL THAT CERTAIN TRACT OF LAND SITUATE IN GUILFORD TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-2356  
BAYVIEW LOAN SERVICING, LLC  
vs  
CURTIS L BURKETT, RICHARD W BURKETT, JR,  
NATALIE J KASPER**

PROPERTY ADDRESS: 500 NORTH FRANKLIN STREET, CHAMBERSBURG, PA 17201  
UPI / TAX PARCEL NUMBER: 05-1B40-.023-.000000  
ALL THAT CERTAIN PARCEL OF LAND IN CHAMBERSBURG BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

**No. 2019-1510  
NATIONSTAR MORTGAGE LLC  
vs  
DANNY CONLEY, OCCUPANTS, UNKNOWN HEIRS  
SUCCESSORS ASSIGNS, ROY K CONLEY, RICK  
CONLEY**

PROPERTY ADDRESS: 4021 SYCAMORE GROVE ROAD, CHAMBERSBURG, PA 17202  
UPI / TAX PARCEL NUMBER: 09-0C08N-012-.000000 & 09-0C08N-014-.000000  
ALL THE FOLLOWING DESCRIBED TRACTS OF REAL ESTATE LYING AND BEING SITUATE IN GREENE TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-3415  
HVRML TRUST 2019-1  
vs  
ANDREA S FLOOK**

PROPERTY ADDRESS: 11655 WILLIAMSPORT PIKE, GREENCASTLE, PA 17225  
UPI / TAX PARCEL NUMBER: 01-0A17-.282-.000000  
ALL THAT CERTAIN PIECE OF LAND SITUATE, LYING, AND BEING IN ANTRIM TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-3178  
MIDFIRST BANK  
vs  
TANDY S. FOUST**

PROPERTY ADDRESS: 462 SCOTT AVENUE, WAYNESBORO, PA 17268  
UPI / TAX PARCEL NUMBER: 26-5C22-118-000000  
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN WAYNESBORO BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2018-4660  
THE BANK OF NEW YORK MELLON  
vs  
PAMELA D HEBB, ROBERT G HEBB, JR**

PROPERTY ADDRESS: 11743 WOODLEA DRIVE, WAYNESBORO, PA 17268  
UPI / TAX PARCEL NUMBER: 23-0Q13-151-000000  
ALL THAT CERTAIN TRACT OF REAL ESTATE LYING AND BEING SITUATE IN WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-4145  
BRANCH BANKING AND TRUST COMPANY  
vs  
JAMES R. LOAR**

PROPERTY ADDRESS: 136 NORTH POTOMAC STREET, WAYNESBORO, PA 17268-1246  
UPI / TAX PARCEL NUMBER: 25-5B57-.013-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE LYING AND BEING SITUATE IN WAYNESBORO BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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# PUBLIC NOTICES

**No. 2018-458**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB**  
vs  
**JEFFREY C MILLER, SARAH B MILLER**

PROPERTY ADDRESS: 166 HAMILTON AVENUE,  
WAYNESBORO, PA 17268  
UPI / TAX PARCEL NUMBER: 26-5C07-.100.-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN WAYNESBORO  
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-956**  
**FORETHOUGHT LIFE INSURANCE COMPANY**  
vs  
**PAUL G. NELSON, LOUISE A. SCHOOLEY**

PROPERTY ADDRESS: 552 NORTH ALLISON  
STREET, GREENCASTLE, PA 17225  
UPI / TAX PARCEL NUMBER: 08-2B06-.004.-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN GREENCASTLE  
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-4146**  
**U.S. BANK TRUST NATIONAL ASSOCIATION,**  
**AS TRUSTEE OF CITIGROUP MORTGAGE LOAN**  
**TRUST 2018-C**  
vs  
**LINDA R. NOLAN**

PROPERTY ADDRESS: 8117 MOLLY PITCHER  
HIGHWAY, SHIPPENSBURG, PA 17257  
UPI / TAX PARCEL NUMBER: 21-0N13K-006-000000  
ALL THAT CERTAIN PROPERTY SITUATED IN  
SOUTHAMPTON TOWNSHIP, FRANKLIN COUNTY,  
PENNSYLVANIA

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**No. 2018-3766**  
**M&T BANK**  
vs  
**SHAUN E O'TOOLE**

PROPERTY ADDRESS: 102 PARK STREET, UNIT 3,  
MONT ALTO, PA 17237  
UPI / TAX PARCEL NUMBER: 16-4A45-.025.-000000  
ALL THAT CERTAIN PIECE OF REAL ESTATE LYING  
AND BEING SITUATE IN MONT ALTO BOROUGH,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-3879**  
**HOMEBRIDGE FINANCIAL SERVICES, INC.**  
vs  
**BONNIE OVEREND, ROBERT OVEREND**

PROPERTY ADDRESS: 195 HIGHLAND DRIVE,  
CHAMBERSBURG, PA 17202  
UPI / TAX PARCEL NUMBER: 11-0E13L-018.-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN HAMILTON  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-417**  
**PHH MORTGAGE CORPORATION**  
vs  
**EARL L REASNER, III, LORI L PRYOR**

PROPERTY ADDRESS: 3728 HAROLD PLACE,  
GREENCASTLE, PA 17225  
UPI / TAX PARCEL NUMBER: 01-0A11-.223.-000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN ANTRIM TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-3782**  
**MIDFIRST BANK**  
vs  
**BRETT E. ROSENBERGER, BRETT E.**  
**ROSENBERGER, SHAUNA D ROSENBERGER**

PROPERTY ADDRESS: 6401 FAIRWAY DRIVE WEST,  
FAYETTEVILLE, PA 17222  
UPI / TAX PARCEL NUMBER: 10-0D23S-009B-000000  
ALL THE FOLLOWING REAL ESTATE LYING  
AND BEING SITUATE IN GUILFORD TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

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**No. 2019-2985**  
**M&T BANK**  
vs  
**KRISTINA ROWE, WARREN A ROWE,**  
**OCCUPANT(S)**

PROPERTY ADDRESS: 111 CUMBERLAND VALLEY  
AVENUE, WAYNESBORO, PA 17268  
UPI / TAX PARCEL NUMBER: 25-5A56-.105.-000000  
ALL THAT TRACT OF REAL ESTATE SITUATE ALONG  
THE EASTERLY SIDE OF CUMBERLAND VALLEY  
AVENUE IN THE BOROUGH OF WAYNESBORO,  
COUNTY OF FRANKLIN, COMMONWEALTH OF  
PENNSYLVANIA.

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**No. 2019-4006**  
**QUICKEN LOANS, INC.**  
vs

**CYNTHIA A. SMITH, IN HER CAPACITY AS**  
**ADMIN AND HEIR TO ESTATE OF JAMIE LYNN**  
**SALISBURY, UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS, AND ALL PERSONS,**  
**FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR**  
**UNDER JAMIE LYNN SALISBURY A/K/A JAMIE L.**  
**SALISBURY, DECEASED**

PROPERTY ADDRESS: 10416 UPPER STRASBURG  
ROAD, UPPER STRASBURG, PA 17265-9705  
UPI / TAX PARCEL NUMBER: 12.0F12.-018.-000000  
ALL THAT CERTAIN LOT OR PIECE OF GROUND  
SITUATE IN LETTERKENNY TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

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# PUBLIC NOTICES

**No. 2019-2523**  
**JP MORGAN CHASE BANK, NATIONAL  
ASSOCIATION**  
vs  
**ROBIN D SMITH, OCCUPANTS**

PROPERTY ADDRESS: 789 SOUTH 2ND STREET,  
CHAMBERSBURG, PA 17201  
UPI / TAX PARCEL NUMBER: 04-1E25-.102-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN CHAMBERSBURG  
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

**No. 2019-4027**  
**NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC**  
vs  
**TANIA MICHELLE GLEE TAYLOR**

PROPERTY ADDRESS: 5355 TICK RIDGE ROAD,  
WAYNESBORO, PA 17268  
UPI / TAX PARCEL NUMBER: 23-0Q06J-050-.000000  
& 23-0Q06J-049-.000000  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND  
SITUATE IN WASHINGTON TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

**No. 2018-2922**  
**METLIFE INSURANCE COMPANY USA**  
vs  
**THE UNKNOWN HEIRS OF GARRY E MULL,  
GARRY E MULL, AND MARLENE K MULL, JAMIE  
MULL, JUSTIN MULL, TROY MULL,  
BRUCE MULL, ADRIANA MULL, SOLELY IN  
HER CAPACITY AS HEIR OF GARRY E MULL,  
DECEASED, THE UNKNOWN HEIRS OF  
GARRY E MULL**

PROPERTY ADDRESS: 1577 BLACK GAP ROAD,  
FAYETTEVILLE, PA 17222  
UPI / TAX PARCEL NUMBER: 09-0C23-.235-.000000  
ALL THAT PARCEL OF LAND IN GREENE TOWNSHIP,  
FRANKLIN COUNTY, PENNSYLVANIA

**No. 2019-3737**  
**BANK OF NEW YORK MELLON TRUST COMPANY,  
N.A., AS TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST**  
vs  
**TIMOTHY W. MISNER, ESQ., EXECUTOR OF THE  
ESTATE OF DONALD J. SANDERS, DECEASED,  
OCCUPANT(S), DONALD J SANDERS**

PROPERTY ADDRESS: 13347 LINDA LANE,  
WAYNESBORO, PA 17268  
UPI / TAX PARCEL NUMBER: 23-0Q18D-023-.000000  
ALL THAT CERTAIN LOT OR PIECE OF GROUND  
SITUATE IN WASHINGTON TOWNSHIP, FRANKLIN  
COUNTY, PENNSYLVANIA

**No. 2019-4307**  
**FREEDOM MORTGAGE CORPORATION**  
vs  
**LARRY L. WESTFALL, KIMBERLY M. WESTFALL**

PROPERTY ADDRESS: 173 STULLFIELD ROAD,  
CHAMBERSBURG, PA 17202  
UPI / TAX PARCEL NUMBER: 10-0D05P-093-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN GUILFORD  
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA

**No. 2019-3789**  
**WELLS FARGO BANK NA**  
vs  
**CHRISTOPHER J. WRIGHT, LEANN J. WRIGHT**

PROPERTY ADDRESS: 318 COSELL DRIVE,  
CHAMBERSBURG, PA 17201-8260  
UPI / TAX PARCEL NUMBER: 041G00S008D000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN CHAMBERSBURG  
BOROUGH, FRANKLIN COUNTY, PENNSYLVANIA

**No. 2019-2968**  
**QUICKEN LOANS INC**  
vs  
**SCOTT W ZELLER, OCCUPANT(S)**

PROPERTY ADDRESS: 318 WEST 3RD STREET,  
WAYNESBORO, PA 17268  
UPI / TAX PARCEL NUMBER: 26-5C07-.097-.000000  
ALL THE FOLLOWING DESCRIBED REAL ESTATE  
LYING AND BEING SITUATE IN WAYNEBORO  
BOROUGH, 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 MARCH 23, 2020 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 27, 2020 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 2020

CUT OFF	SALE DATES
NOV 1, 2019	JAN 10, 2020
JAN 3, 2020	MAR 13, 2020
MAR 6, 2020	MAY 8, 2020
MAY 1, 2020	JULY 10, 2020
JULY 6, 2020	SEPT 11, 2020
SEPT 4, 2020	NOV 13, 2020
NOV 6, 2020	JAN 8, 2021
JAN 4, 2021	MAR 12, 2021

2/21, 2/28, 3/6/2020