

Franklin County Legal Journal

Vol. 35, No. 51

June 22, 2018

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 Donald E. Bradley, a/k/a Donald Edgar Bradley, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Christina L. Egolf
5608 Warm Spring Road
Greencastle, PA 17225
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

6/22, 6/29, 7/6/2018

Estate of Donald H. Fogalsanger, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Debra J. Shilling
1381 Garman Drive
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/22, 6/29, 7/6/2018

Estate of Ronald E. Henry, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Suellen G. Henry
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

6/22, 6/29, 7/6/2018

Estate of Robert S. Hoover, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
R. Thomas Murphy
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

6/22, 6/29, 7/6/2018

Estate of Ronald K. Malone, a/k/a Ronald K. Malone, Sr., late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Kevin J. Malone
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

6/22, 6/29, 7/6/2018

Estate of James Douglas Orr, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Cynthia Orr
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

6/22, 6/29, 7/6/2018

PUBLIC NOTICES

Estate of James H. Pettner, Sr. a/k/a James H. Pettner, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Allison Pettner
708 Cleveland Avenue
Chambersburg, PA 17201
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/22, 6/29, 7/6/2018

Estate of Selma W. Thomson, a/k/a Selma Margaret Wertime Thomson, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Jean Thomson Black
82 Stanton Road
Darien, CT 06820
Attorney:
Richard K. Hoskinson
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/22, 6/29, 7/6/2018

Estate of Maxine C. Walker, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Kate Walker Thomas
222 Arbordale Court
Cary, NC 27518
Angela K. Elgin
1518 Park Terrace Drive
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/22, 6/29, 7/6/2018

Estate of Edward C. Zimmerman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Peter C. Zimmerman
3256 Muirfield Drive
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/22, 6/29, 7/6/2018

Second Publication

Estate of John A. Abbott, III, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Lois S. Abbott
John A. Abbott, IV
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

6/15, 6/22, 6/29/2018

Estate of Willis Lee Banks, a/k/a Willis L. Banks, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Rickie A. Sanders
Carol J. Sanders
376 Leedy Way East
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/15, 6/22, 6/29/2018

Estate of Ruth L. Hawbaker, a/k/a Ruth Meyers Hawbaker, a/k/a Ruth L. Meyers Hawbaker, a/k/a Ruth L. Myers, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Alvin E. Meyers
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

6/15, 6/22, 6/29/2018

Estate of Carol Ann Henicle, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
G. Clair Baker, Jr.
Gregory E. Baker
B. Keith Baker
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

6/15, 6/22, 6/29/2018

Estate of Lista M. Martin, a/k/a Lista May Martin, a/k/a Lista Mae Martin, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:
Wayne Martin
533 Rowe Road
Shippensburg, PA 17257
Wilma Wadel
2218 Lindsey Lot Road
Shippensburg, PA 17257
Attorney:
Joseph A. Macaluso
P.O. Box 83
Orrstown, PA 17244

6/15, 6/22, 6/29/2018

PUBLIC NOTICES

Estate of Sheryl A. McCurdy, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Beth A. Ehleft
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

6/15, 6/22, 6/29/2018

Estate of Patricia S. Mullen, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Danyelle M. Pannebaker
21 Cloverfield Court
Mifflintown, PA 17059
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

6/15, 6/22, 6/29/2018

Estate of Robert C. Reymer, Jr., late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:

Douglas O. Reymer
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

6/15, 6/22, 6/29/2018

Estate of Charles W. Schroeder, late of Guilford
Township, Franklin County, Pennsylvania.

Personal Representatives:

Theodore A. Schroeder
Patrick T. Fair
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

6/15, 6/22, 6/29/2018

Estate of David Winfield Van Fosson, late of Washington
Township, Franklin County, Pennsylvania.

Personal Representative:

Robert Eldred Van Fossen
c/o Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

6/15, 6/22, 6/29/2018

Estate of Marie Ruth Wieme, late of Waynesboro,
Franklin County, Pennsylvania.

Personal Representative:

Hans J. Feye
225 West King Street
Waynesboro, PA
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

6/15, 6/22, 6/29/2018

Third Publication

Estate of Roger A. Cordell, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representatives:

Kristi Lynn Cordell Moore
1308 180th St. Court East
Spanaway, WA 98387
Shanna Lea Brockmeyer
3911 Calvins Twilight Way
Manchester, MD 21102
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

6/8, 6/15, 6/22/2018

Estate of Harry T. Meminger, a/k/a Harry Theodore
Meminger, late of Guilford Township, Franklin County,
Pennsylvania.

Personal Representative:

Julia Ann Reese
c/o Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Stacy Pineo Hurt
946 Lincoln Way East
Chambersburg, PA 17201

6/8, 6/15, 6/22/2018

Estate of Evelyn L. Pensinger, late of Quincy Township,
Franklin County, Pennsylvania.

Personal Representative:

Jon P. Pensinger
160 Apple Drive
Greencastle, PA 17225

6/8, 6/15, 6/22/2018

Estate of Jean L. Stenger, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Sharon D. Nicarry
13892 Ridge Road
Waynesboro, PA 17268
Attorney:
Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

6/8, 6/15, 6/22/2018

PUBLIC NOTICES

Estate of Barbara A. Svenningsen, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Jessica Leopold
41 Woodstock Road
Fayetteville, PA 17222
Attorney:
Richard K. Hoskinson
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/8, 6/15, 6/22/2018

Estate of Joan M. Troxell, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Daniel Robert Troxell
199 Morningstar Court
Hanover, PA 17331
Attorney:
Puhl, Eastman & Thrasher
220 Baltimore Street
Gettysburg, PA 17325

6/8, 6/15, 6/22/2018

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that NOTICE Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on or about May 8, 2018, with respect to the formation of the BELFAST TOWNSHIP MUNICIPAL AUTHORITY for the purpose of for the purposes of exercising any and all powers conferred by the Pennsylvania Municipal Authorities Act of 1945, approved May 2, 1945, PL 382, as amended.

Carlton Anne Cook Walker, Esquire
Solicitor for the Belfast Township Municipal Authority
101 Kelly Drive
Carlisle, PA 17015

6/22/2018

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 5, 2018.

DORTY: First and Final Account of proposed distributions and notice to creditors of Diane C. Dorty, Jason A. Dorty, Matthew L. Dorty and Ashley R. Dorty, Administrators of the Estate of Gregory E. Dorty, late of Peters Township, Franklin County, Pennsylvania, deceased.

GEESAMAN: First and Final Account of proposed distributions and notice to creditors of A. Jeffrey Rock, Executor of the Estate of Karen J. Geesaman, aka Karen Jean Geesaman, late of Antrim Township, Franklin County, Pennsylvania, deceased.

JOHNSTON: 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 Floyd V. Johnston, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

ROHRBAUGH: First and Final Account of proposed distributions and notice to creditors of Ronald A. Rohrbaugh and Sue Ann Kauffman, Executors of the Estate of Clyde A. Rohrbaugh, late of Guilford Township, Franklin County, Pennsylvania, deceased.

WILLIFORD: First and Final Account of proposed distributions and notice to creditors of R. Thomas Murphy, Administrator of the Estate of Ethel B. Williford, late of Antrim Township, Franklin County, Pennsylvania, deceased.

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

6/22, 6/29/2018

PUBLIC NOTICES

SHERIFF'S SALE JULY 13, 2018

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 13, 2018 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, 2017-3434
BRANCH BANKING AND TRUST COMPANY
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CHRISTOPHER M. COLEMAN AND ALESHA
COLEMAN**

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 6204 Hager Road, Greencastle, PA 17225, UPI # 18-0K27-.076-.000000, Deed Instrument # 201506914

**SALE # 2, 2017-3993
PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL
CITY MORTGAGE, INC. FORMERLY KNOWN
AS NATIONAL CITY MORTGAGE CO., DOING
BUSINESS AS ACCUBANC MORTGAGE
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DEANNA A. ARMSTRONG A/K/A DEANNA A.
SCHAFFER**

All that real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 30 Rear Grant Street a/k/a 30 Rear North Grant Street, Waynesboro, PA 17268, UPI #25-5A64.-071.-000000, Franklin County Deed Book Volume 2191, Page 374

**SALE # 3, 2017-4169
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. RICKY B. SHOCKEY**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 115331 Wingerton Road, Waynesboro, PA 17268, UPI # 01-0A33-.092.-000000, Franklin County Deed Book Volume 3438, Page 362

**SALE # 4, 2017-612
PENNYMAC LOAN SERVICES, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. PATRICK D. REID**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 10938 South Mountain Road, Fayetteville, PA 17222, UPI #'s 19-0L05J-009.-000000 and 19-0L05K-046-.000000, Franklin County Deed Book Volume 2531, Page 240

**SALE # 5, 2018-563
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MONTE C. WAGAMAN A/K/A MONTE C.
NAUGLE**

All that certain described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 77 Woodstock Road, Fayetteville, PA 17222, UPI # 09-0C23-.275-.000000, Franklin County Deed Book Volume 288B, Page 918

**SALE # 6, 2018-475
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. WILLIAM R. SHOCKEY**

All that certain real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 400 Park Street, Waynesboro, PA 17268, UPI # 26-5C23-.034-.000000, Deed Instrument # 201216052

**SALE # 7, 2018-450
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. SHAHID H. MALIK**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1955 Clinton Avenue, Chambersburg, PA 17201, UPI # 02-1C06-.043-.000000, Franklin County Deed Book Volume 3496, Page 188

**SALE # 8, 2017-1539
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ALMA R. ESPINOZA AND CARLOS P.
PRECIADO A/K/A CARLOS P. PRECIADO**

All the following described real estate lying and situate in Guilford Township, Franklin County, Pennsylvania, with an address of 1673 Peachtree Lane, Chambersburg, PA 17202, UPI # 10-0D05-.261-.000000, Franklin County Deed Book Volume 3481, Page 491

**SALE # 9, 2016-4377
M&T BANK
ATTY: KML LAW GROUP
V. CHARLES E SCHUCHMAN**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 670 Stouffer Avenue, Chambersburg, PA 17201, UPI # 06-1E45-.013-.000000, Franklin County Deed Book Volume 1631, Page 237

**SALE # 10, 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

PUBLIC NOTICES

SALE # 11, 2017-2778

**PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC, SUCCESSOR
BY MERGER TO NATIONAL CITY MORTGAGE,
INC., FORMERLY KNOWN AS NATIONAL
CITY MORTGAGE CO., DOING BUSINESS AS
COMMONWEALTH MID-ATLANTIC MORTGAGE
ATTY: KML LAW GROUP
V. GISELE R. CHAPUT AND DAVID W. CHAPUT**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 213 Beechwood Lane, Chambersburg, PA 17201, UPI # 09-0C12Q-043.-000000, Franklin County Deed Book Volume 288G, Page 921

SALE # 12, 2017-3929

**M&T BANK A/K/A MANUFACTURERS AND
TRADERS TRUST COMPANY
ATTY: KML LAW GROUP
V. LAWRENCE L HERB JR. A/K/A LAWRENCE L.
HERB**

All that certain parcel or tract of land situate in Greene Township, Franklin County, Pennsylvania, with an address of 3513 Turnberry Drive, Chambersburg, PA 17202, UPI # 09-0C13.-398.-000000, Franklin County Deed Book Volume 1284, Page 639

SALE # 13, 2017-3435

**BAYVIEW LOAN SERVICING, LLC, A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: STERN & EISENBERG
V. KORLYN M. FINZ**

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, with an address of 10280 Lindale Avenue, Greencastle, PA 17225, UPI # 01-0A11.-424.-000000, Deed Instrument # 201011962

SALE # 14, 2018-405

**OCWEN LOAN SERVICING, LLC
ATTY: STERN & EISENBERG
V. NANCY L. PROPST AND DANIEL W. SAVARY**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6351 Winterberry Drive, Chambersburg, PA 17202, UPI # 09-0C27.-231.-000000, Franklin County Deed Book Volume 1251, Page 158

SALE # 15, 2017-1361

**PRESTON RIDGE PARTNERS, LLC
ATTY: STERN & EISENBERG
V. ROBIN LINDSEY AND BRIAN LINDSAY**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 9798 Molly Pitcher Highway, Shippensburg, PA 17257, UPI # 21-0N10.-067.-000000, Franklin County Deed Book Volume 3296, Page 314

SALE # 16, 2018-391

**DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR MORGAN STANLEY ABS
CAPITAL I INC. TRUST 2006-HE3, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-
HE3
ATTY: STERN & EISENBERG
V. MELISSA D. BUTLER**

All that tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 12189 Snyder Avenue, Waynesboro, PA 17268, UPI # 23-0Q19F-097.-000000, Franklin County Deed Book Volume 3015, Page 311

SALE # 17, 2015-4431

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-4
ATTY: MANLEY DEAS KOCHALSKI
V. DIANE JEAN BANNER**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 3016 Anthony Highway, Chambersburg, PA 17202, UPI # 10-0D23D-030.-000000, Franklin County Deed Book Volume 2667, Page 179

SALE # 18, 2011-89

**WELLS FARGO BANK, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. NICOLE R. SWANK AND JAMES A. SWANK**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 8752 Rice Road, Shippensburg, PA 17257, UPI # 21-0N13.-066.-000000, Deed Instrument # 200817346

SALE # 19, 2017-3941

**CIT BANK, N.A.
ATTY: SHAPIRO & DENARDO
V. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE, OR INTEREST FROM
OR UNDER DONNA L. COOPER, DECEASED;
RICHARD C. COOPER, KNOWN HEIR OF DONNA
L. COOPER, DECEASED; BRADLEY VINCENT
COOPER, KNOWN HEIR OF DONNA L. COOPER,
DECEASED; MARK E. COOPER, KNOWN HEIR
OF DONNA L. COOPER, DECEASED; MATTHEW V.
COOPER, KNOWN HEIR OF DONNA L. COOPER,
DECEASED; AND KAREN S. BREON, KNOWN
HEIR OF DONNA L. COOPER, DECEASED**

All the following described tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1812 Dawn Lane, Chambersburg, PA 17201, UPI # 09-0C19A-006.-000000, Franklin County Deed Book Volume 1676, Page 102

PUBLIC NOTICES

SALE # 20, 2017-4595
NATIONSTAR MORTGAGE LLC D/B/A MR.
COOPER
ATTY: SHAPIRO & DENARDO
V. BRYAN S. SMITH AND AMY A. SMITH

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 142 Kennedy Street, Chambersburg, PA 17201, UPI # 02-1C50-032.-000000, Franklin County Deed Book Volume 3235, Page 306

SALE # 21, 2017-2550
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: SHAPIRO & DENARDO
V. SHAWN E. KAUFFMAN A/K/A SHAWN
KAUFFMAN AND DAWN M. KAUFFMAN

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1960 Wood Duck Drive West, Chambersburg, PA 17202, UPI# 11-0E17.-251-000000, Franklin County Deed Book Volume 2880, Page 147

SALE # 22, 2018-294
SPECIALIZED LOAN SERVICING LLC
ATTY: SHAPIRO & DENARDO
V. WILLIAM E. WINSOR

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 15028 Molly Pitcher Highway, Greencastle, PA 17225, UPI # 01-0A32G-002.0-000000, Franklin County Deed Book Vol 1603, Page 218

SALE # 23
CANCELLED

SALE # 24, 2018-616
BRANCH BANKING AND TRUST COMPANY,
A NORTH CAROLINA CORPORATION, AS
SUCCESSOR IN INTEREST TO SUSQUEHANNA
BANK
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CASSANDRA A. KAUFFMAN, IN HER CAPACITY
AS EXECUTRIX AND DEVEISEE OF THE ESTATE
OF JUDITH A. THOMPSON

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 135 South Price Avenue, Waynesboro, PA 17268, UPI # 26-5A00.-053.-000000, Franklin County Deed Book Volume 1360, Page 366

SALE # 25, 2017-4431
LAKEVIEW LOAN SERVICING, LLC
ATTY: KML LAW GROUP
V. PATRICIA LOHR AND ANTHONY B. THOMAS

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 360 West Loudon Street, Chambersburg, PA 17201, UPI # 05-1B64.-136A-000000, Franklin County Deed Book Volume 1449-347

SALE # 26, 2016-4277
BRANCH BANKING AND TRUST COMPANY
ATTY: MCCABE WEISBERG & CONWAY
V. DAVID E. MENTZER AND KIMBERLY A.
MENTZER

All the following real estate situate in Quincy Township, Franklin County, Pennsylvania, with an address of 9621 Mentzer Gap Road, Waynesboro, PA 17268, UPI # 19.0L18-051.-000000, Deed Instrument# 2008-009597

SALE # 27, 2017-474
DITECH FINANCIAL LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MELANIE C. BALDWIN

All the following described two tracts of real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 271 Aly 1 N Avenue, A/K/A 217 North Avenue, Waynesboro, PA 17268, UPI #s 25-5A64.-073.-000000 & 25-5A64.-072A-000000, Deed Instrument# 201515789

SALE # 28, 2015-3672
WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE LOAN
TRUST A
ATTY: MILSTEAD & ASSOCIATES
V. PHYLLIS KOPP, KNOWN HEIR OF RAYMOND
E. SMITH A/K/A RAYMOND SMITH, DECEASED
AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER RAYMOND E. SMITH A/K/A RAYMOND
SMITH, DECEASED

All the following described real estate lying and being situated in Washington Township, Franklin County, Pennsylvania, with an address of 12055 Hess Avenue, Waynesboro, PA 17268, UPI #s 23-0Q13.-078A-000000 & 23-0Q13.-078A-LO0000, Franklin County Deed Book Volume 717, Page 482

SALE # 29, 2015-636
M&T BANK
ATTY: KML LAW GROUP
V. PAULA K. DOWLIN

All the following described real estate lying and being situate in the borough of Chambersburg, Franklin County, Pennsylvania, with an address of 210 Whitley Drive, Chambersburg, PA 17201, UPI # 04-1G02C-045.-000000, Deed Instrument# 201011576

SALE # 30, 2018-653
CHRISTIANA TRUST, A DIVISION OF
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE FOR STANWICH MORTGAGE LOAN
TRUST, SERIES 2013-3
ATTY: STERN & EISENBERG
V. NATHAN P. BRICKER AND DENISE L. BRICKER

All those certain three tracts or parcels of real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 5897 Charlestown Road, Mercersburg, PA 17236, UPI #s 17-0J01.-006.-000000 and 17-0J01.-007.-000000, Franklin County Deed Book Volume 1658, Page 616

PUBLIC NOTICES

SALE # 31, 2018-228
REVERSE MORTGAGE SOLUTIONS, INC.
ATTY: KML LAW GROUP
V. B. ROBERT SILL

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 60 Field Circle, Chambersburg, PA 17202, UPI # 10-0D05-040D-000000, Deed Instrument # 201013248

SALE # 32, 2018-632
LAKEVIEW LOAN SERVICING, LLC
ATTY: STERN & EISENBERG
V. WILLIAM J. MILLER, JR.

All of the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 129 North Grant Street, Waynesboro, PA 17268, UPI # 25-5A56-.033-.000000, Deed Instrument # 201522596

SALE # 33, 2017-3444
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
ATTY: SHAPIRO & DENARDO
V. RONALD D. NAYLOR

All that certain lot or piece of ground situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 614 Ringgold Street, Waynesboro, PA 17268, UPI # 24-5C39-.046A-000000, Deed Instrument # 201116388

SALE # 34, 2018-17
WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE FOR CARLSBAD FUNDING
MORTGAGE TRUST
ATTY: HLADIK, ONORATO & FEDERMAN
V. DERRICK J. WOLF

All that certain real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 202 W. Fifth Street, Waynesboro, PA 17268, UPI # 26-5C23-.033-000000, Deed Instrument # 201215940

SALE # 35, 2017-1999
MTGLQ INVESTORS, L.P.
ATTY: HLADIK ONORATO & FEDERMAN
V. DANIEL R. BAUGHMAN AND VICKI A. BAUGHMAN

All that certain tract of land lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address 2740 Tattoo Drive, Chambersburg, PA 17202, UPI # 09-0C19-.307-.000000, Franklin County Deed Book Volume 1288, Page 586

SALE # 36, 2018-279
PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFIELD & BENCHOFF
V. KIMBERLY S. WINGERT

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1636 Lee Street, Chambersburg, PA 17201, UPI # 11-0E10L-020.-000000, Deed Instrument # 2015-14791

SALE # 37, 2017-872
BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ATTY: MATTLEMAN, WEINROTH, & MILLER
V. HOPE C. SCOTT, AS ADMINISTRATRIX OF THE ESTATE OF KAREN J. CROCKER, DECEASED;
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KAREN J. CROCKER, DECEASED;
STEPHANIE J. SWALD, KNOWN HEIR OF KAREN J. CROCKER, DECEASED

All that certain parcel of land in Peters Township, Franklin County, Pennsylvania, with an address of 5559 Buchanan Trail West, Greencastle, PA 17225, UPI # 18-0K0L-011-.000000, Franklin County Deed Book Volume 741, Page 222

TERMS

Upon completion of the auction, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. The balance due shall be paid NO LATER THAN JULY 23, 2018 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 27, 2018 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 2017

CUT OFF	SALE DATES
NOV 3, 2017	JAN 12, 2018
JAN 5, 2018	MAR 9, 201
MAR 2, 2018	MAY 11 2018
MAY 2, 2018	JUL 13, 2018
JULY 6 2018	SEPT 14 2018
SEPT 7 2018	NOV 9, 2018
NOV 2, 2018	JAN 11, 2019

6/22, 6/29, 7/6/2018