

# Franklin County Legal Journal

Vol. 34, No. 52

June 23, 2017

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 Patricia K. Aughinbaugh, a/k/a Patricia A. Aughinbaugh, late of Borough of Chambersburg, 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

6/23, 6/30, 7/7/2017

Estate of Beulah L. Cunningham, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Susan A. Stull

9828 Dublin Road

Walkersville, MD 21793

Edward Cunningham, II

1240 South Fourth Street

Chambersburg, PA 17201

Attorney:

Lawrence R. Rife, IV

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

6/23, 6/30, 7/7/2017

Estate of Helen M. Gearhart, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Julianna M. Wagener

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

6/23, 6/30, 7/7/2017

Estate of D. Marie Kendig, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Victoria A. Kaye

Diane K. Pharo

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

6/23, 6/30, 7/7/2017

Estate of Ronald J. McClure, a/k/a Ronald McClure, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Gwenlyn E. McClure

1482 Black Gap Road

Fayetteville, PA 17222

David E. McClure

1457 Black Gap Road

Fayetteville, PA 17222

Attorney:

Elliott B. Sulcove

Black and Davison

82 West Queen Street

Chambersburg, PA 17201

6/23, 6/30, 7/7/2017

Estate of James J. McGehee, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Richard L. Vanderau

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

6/23, 6/30, 7/7/2017

# PUBLIC NOTICES

Estate of Mary C. Mott, late of Borough of Waynesboro,  
Franklin County, Pennsylvania.

Personal Representative:

Jared S. Childers  
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

6/23, 6/30, 7/7/2017

## **Second Publication**

Estate of Dorothy M. Benedict, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:

Jay L. Benedict, Jr.  
2324B Aronimink Circle  
Fayetteville, PA 17222

Attorney:

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

6/16, 6/23, 6/30/2017

Estate of Alfred R. Brown, a/k/a A. R. Brown, a/k/a Alfred  
Richard Brown, late of Borough of Greencastle, Franklin  
County, Pennsylvania.

Personal Representative:

Tina A. Warfield  
341 Town Drive  
Greencastle, PA 17225

Attorney:

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

6/16, 6/23, 6/30/2017

Estate of Kathryn Leggett, late of Borough of  
Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Kristy Hahn  
c/o Clinton T. Barkdoll  
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

6/16, 6/23, 6/30/2017

Estate of Mark A. McClure, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:

Heather A. Lauer  
c/o Jessica E. Weaver  
Mooney & Associates  
230 York Street  
Hanover, PA 17331

Attorney:

Jessica E. Weaver  
Mooney & Associates  
230 York Street  
Hanover, PA 17331

6/16, 6/23, 6/30/2017

Estate of Dima Memmi, late of Borough of Chambersburg,  
Franklin County, Pennsylvania.

Personal Representatives:

D. Clementina Memmi  
583 East Catherine Street  
Chambersburg, PA 17201  
Anthony M. Memmi  
837 Meadowbrook Lane  
Chambersburg, PA 17201

Attorney:

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

6/16, 6/23, 6/30/2017

Estate of Robert Wood Ray, late of Shippensburg,  
Franklin County, Pennsylvania.

Personal Representative:

Jennifer A. Ray  
7460 Country Hills Road  
Huntingdon, PA 16652

Attorney:

Robert M. Covell  
219 Miiffin Street  
Huntingdon, PA 16652

6/16, 6/23, 6/30/2017

Estate of Dennis L. Wingert, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Alex C. Sharpe  
Richard Keller  
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

6/16, 6/23, 6/30/2017

Estate of Jean B. Wise, late of Borough of Chambersburg,  
Franklin County, Pennsylvania.

Personal Representative:

Theresa W. Reichard  
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

6/16, 6/23, 6/30/2017

## **Third Publication**

Estate of Whitfield C. Chambers, late of Quincy  
Township, Franklin County, Pennsylvania.

Personal Representative:

Ronald T. Chambers  
180 Baker Road  
Fayetteville, PA 17222

Attorney:

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

6/9, 6/16, 6/23/2017

## PUBLIC NOTICES

Estate of Anna Mary Frey, late of Antrim Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Lynn F. Frey  
9074 Fritz Road  
Mercersburg, PA 17236  
Loren K. Frey  
632 Cornell Avenue  
Hagerstown, MD 21742  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

6/9, 6/16, 6/23/2017

Estate of Virginia R. Hall, late of Hamilton Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Arthur Mallow  
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

6/9, 6/16, 6/23/2017

Estate of Helen M. Keefer, late of Montgomery Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Jere J. Keefer  
10019 Shimpstown Road  
Mercersburg, PA 17236  
Brenda S. Keefer  
721 Maple Street  
Waynesboro, PA 17268  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

6/9, 6/16, 6/23/2017

Estate of Adin Leroy Lehman, a/k/a Adin L. Lehman,  
late of Borough of Chambersburg, Franklin County,  
Pennsylvania.

Personal Representatives:  
Eugene E. Lehman  
1235 Country Road, 1200 N.  
Eureka, IL 61530  
Dean M. Lehman  
4819 Guitner Road  
Chambersburg, PA 17202  
Suzann L. Eberly  
2071 Mount Pleasant Road  
Fayetteville, PA 17222  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

6/9, 6/16, 6/23/2017

Estate of Gladys Laura Long, a/k/a Gladys L. Long,  
late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:  
Wilbur L. Long  
PO Box 255  
Fannettsburg, PA 17221  
Paul J. Long  
21952 Hollow Road  
Neelyton, PA 17239  
Attorney:  
Joseph A. Macaluso  
P.O. Box 83  
Orrstown, PA 17244

6/9, 6/16, 6/23/2017

Estate of Betty Jean Menhorn, a/k/a Betty S. Menhorn,  
late of Borough of Chambersburg, Franklin County,  
Pennsylvania.

Personal Representative:  
Naomi L. Walker  
101 Sandy Circle  
Chambersburg, PA 17202  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

6/9, 6/16, 6/23/2017

Estate of Nancy E. Pefley, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Pete Pefley  
310 East Queen Street  
Chambersburg, PA 17201  
Attorney:  
Mark T. Orndorf  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

6/9, 6/16, 6/23/2017

Estate of Paul Pefley, Jr., late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Pete Pefley  
310 East Queen Street  
Chambersburg, PA 17201  
Attorney:  
Mark T. Orndorf  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

6/9, 6/16, 6/23/2017

Estate of Orphaline D. Querry, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Patrick Richard Querry  
8619 Fort McCord Road  
Chambersburg, PA 17202  
Attorney:  
Robert C. Schollaert  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

6/9, 6/16, 6/23/2017

# PUBLIC NOTICES

Estate of Betty M. Rohrer, a/k/a Betty Mae Rohrer, late of Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representatives:

Rita A. Smith

Karen L. Smith

Donna K. Mitchell

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

6/9, 6/16, 6/23/2017

Estate of Betty L. Truax, a/k/a Betty G. Truax, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Earl E. Truax

5990 Milky Way Road

Waynesboro, PA 17268

Attorney:

Tracy J. Ross

Keller, Keller and Beck, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

6/9, 6/16, 6/23/2017

Estate of Peter J. Zeleznik, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Brian J. Zeleznik

233 Greenbriar Road

Warfordsburg, PA 17267

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

6/9, 6/16, 6/23/2017

## **CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE**

COURT OF COMMON PLEAS FRANKLIN COUNTY

No.: 2016-4417

Christiana Trust, a division of Wilmington Savings Fund Society, FSB, as indenture trustee, for the CSMC 2014-RPL3 Trust, Mortgage-Backed Notes, Series 2014-RPL3, Plaintiff

Vs.

Unknown heirs, successors assigns and all persons, firms or associations claiming right, title or interest from or under Jay E. Truett, Sr., Deceased Mortgagor and Real Owner, Defendants

TO: Unknown heirs, successors assigns and all persons, firms or associations claiming right, title or interest from or under Jay E. Truett, Sr., Deceased Mortgagor and Real Owner

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE:

130 E Liberty Street

Chambersburg, PA 17201

### **NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing to the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyers Referral and Information Service

Franklin County Bar Association

100 Lincoln Way East Ste. E

Chambersburg, PA 17201

717-267-2032

6/23/2017

### **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that a corporation by the name of Zachary D. Crouse DVM Inc., has filed its Articles of Incorporation with the Pennsylvania State Department and has been organized under the provisions of the Business Corporation Law of 1988, the Act of December 21, 1988, P.L. 1444, as amended.

ZACHARY D. CROUSE DVM INC.

13115 Dickeys Road

Mercersburg, PA 17236

Elizabeth A. Clark, Esquire

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

6/23/2017

# PUBLIC NOTICES

## FICTITIOUS NAME NOTICE

Jelly, LLC, of 1695 Lincoln Way East #3, Chambersburg, PA 17202, filed with the Secretary of the Commonwealth of Pennsylvania registration of the name:

CHAMBERSBURG GROCERY OUTLET

under which they intend to do business at 1695 Lincoln Way East #3, Chambersburg, PA 17202, pursuant to the provisions of the Business Corporation Law of 1988, Chapter 3, known as the "Fictitious Name Act".

Young and Young  
44 South Main Street  
Manheim, PA 17545

6/23/2017

## FICTITIOUS NAME NOTICE

NOTICE is hereby given, pursuant to the provisions of the Fictitious Name Act, Act No. 1982-295, of the filing, with the Department of State of the Commonwealth of Pennsylvania, on June 9, 2017 of an application for a certificate for the conducting of a business under the assumed fictitious name of Overflow Community Church with its principal place of business at 800 South Fourth Street, Chambersburg, Pennsylvania 17201. The name and address of the entity owning or interested in said business is Overflow Ministries, Inc., 800 South Fourth Street, Chambersburg, Pennsylvania 17201.

Lawrence R. Rife, IV, Esquire  
HOSKINSON & WENGER  
147 East Washington Street  
Chambersburg, PA 17201

6/23/2017

## FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, Act No. 1982-295, of the filing with the Department of State of the Commonwealth of Pennsylvania on July 22, 2016 of an Application for a certificate for the conducting of a business under the assumed or fictitious name of **Red Beard Bikes**, with its principal place of business at 6037 White Church Road, Shippensburg, Pennsylvania 17257. The name and address of the entity owning or interested in said business is: Charlie's Customs LLC, 280 Smith Road, Shippensburg, Pennsylvania 17257.

Elliott B. Sulcove, Attorney  
82 West Queen Street  
Chambersburg, PA 17201

6/23/2017

## NOTICE

IN THE COURT OF COMMON PLEAS, FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION – EQUITY NO. 2017-1803

BOROUGH OF WAYNESBORO, Plaintiff

v.

PATRICIA A. DUCKETT, LEROY C. MCKENZIE, Sr., his heirs and assigns, AMERICAN EAGLE CONTRACTING, LTD, Defendants

## NOTICE

**TO: PATRICIA A. DUCKETT, LEROY C. MCKENZIE, SR., HIS HEIRS AND ASSIGNS**

PLEASE TAKE NOTICE that a pleading seeking relief against you has been filed in the above-captioned matter. The nature of the relief being sought is as follows:

The Plaintiff requests that the Court enter an Order that authorizes the Plaintiff to demolish and remove the structure located at 137 West Main Street, Waynesboro, Pennsylvania 17268 due to numerous property maintenance code violations and its imminent risk of collapse.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Bar Association - Lawyer Referral Service  
Telephone 1-800-692-7375 (PA Only)  
or 717-238-6715

When service is made by publication upon the heirs and assigns of a named former owner or party in interest, the court may permit publication against the heirs or assigns generally if it is set forth in the complaint or an affidavit that they are unknown.

By:

Simon J. Gemerek, Esq.  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201  
(717) 263-2121  
Attorney for Plaintiff

6/23/2017

# PUBLIC NOTICES

## **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 6, 2017.

McCARDELL: First and Final Account of proposed distributions and notice to creditors of Robert L. McCardell, Executor of the Estate of Marlene P. McCardell, late of the Borough of Mont Alto, Franklin County, Pennsylvania, deceased.

MINNICH: First and Final Account of proposed distributions and notice to creditors of Maria D. Wagner, Personal Representative of the Estate of Betty L. Minnich, late of Antrim Township, Franklin County, Pennsylvania, deceased.

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

6/23, 6/30/2017

## **SHERIFF'S SALE**

**JULY 14, 2017**

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 14, 2017 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, 2016-4475**

**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JP MORGAN CHASE BANK N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., SERIES 2006-RS1 C/O OCWEN LOAN SERVICING, LLC  
ATTY: STERN & EISENBERG  
V. CANDACE SONNE AND BARRY SONNE**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 28 West Third Street, Waynesboro, PA 17268, UPI # 26-5C16.-127.-000000, Franklin County Deed Book Volume 2946, Page 350

### **SALE # 2, 2016-4526**

**LSF9 MASTER PARTICIPATION TRUST  
ATTY: MCCABE WEISBERG & CONWAY  
V. JUDITH E. LONG**

All that tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 10510 Fish and Game Road, Waynesboro, PA 17268, UPI # 23-0Q08.-159.-000000, Franklin County Deed Book Volume 678, Page 1068

### **SALE # 3, 2016-3894**

**NATIONSTAR MORTGAGE LLC  
ATTY: SHAPIRO & DENARDO  
V. KIMBERLY W. QUIVERS**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1305 South 4th Street, Chambersburg, PA 17201, UPI # 06-1E41.-048.-000000, Deed Instrument # 2008-018572

### **SALE # 4, 2016-3723**

**DITECH FINANCIAL LLC  
ATTY: MCCABE WEISBERG & CONWAY  
V. PAMELA S. ZEIS**

All that certain tract or parcel of land situate in Peters Township, Franklin County, Pennsylvania, with an address of 13664 Buchanan Trail West, Mercersburg, PA 17236, UPI # 18-OK16R-007.-000000, Deed Instrument # 2002-60639

# PUBLIC NOTICES

**SALE # 5, 2016-2664**  
**EMBRACE HOME LOANS, INC.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. DEBORAH K. BONEBRAKE**

All the following two (2) tracts of real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 548 Maple Street, Waynesboro, PA 17268, UPI # 26-5C39-.006-.000000, Franklin County Deed Book Volume 1027, Page 476

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**SALE # 6, 2016-861**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. ADAM R. BROWN**

All the following described real estate lying and being in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 340 West 8th Street A/K/A 340 West Eighth Street, Waynesboro, PA 17268, UPI #'s 26-5C30-.051-.000000 and 26-5C30-.050-.000000, Deed Instrument # 201222748

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**SALE # 7, 2015-814**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. TERESA KEGG AND MARK A. KEGG**

All the following described lot of ground, lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1604-1606 Philadelphia Avenue, Chambersburg, PA 17201, UPI # 09-0C17B-017-.000000, Franklin County Deed Book Volume 2063, Page 365

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**SALE # 8, 2017-130**  
**JPMORGAN CHASE BANK, NA**  
**ATTY: SHAPIRO & DENARDO**  
**V. AMANDA E. EADER**

All that certain tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 15282 Charmian Road, Blue Ridge Summit, PA 17214, UPI # 23-0Q14-.044-.000000, Deed Instrument # 201214165

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**SALE # 9**  
**CANCELLED**

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**SALE # 10, 2016-3426**  
**PENNYMAC LOAN SERVICES, LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. KELLY L. STEVENS**

All the following describe real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 8883 Picadilly Circle, Waynesboro, PA 17268, UPI # 23-0Q07K-023B-000000, Deed Instrument # 201313247

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**SALE # 11, 2016-507**  
**U.S. BANK, NATIONAL ASSOCIATION, AS**  
**TRUSTEE FOR MORTGAGE PASS-THROUGH**  
**CERTIFICATES, SERIES 1998-R3**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. DENNIS O. BUMBAUGH AND RUBY D.**  
**BUMBAUGH**

All that tract of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 3089 Anthony Wayne Highway a/k/a 3089 Anthony Drive a/k/a 3089 Anthony Highway, Chambersburg, PA 17201, UPI #10-0D23D-009-0000, Franklin County Deed Book Volume 726, Page 481

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**SALE # 12, 2016-3410**  
**FINANCE OF AMERICA REVERSE LLC**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. HELEN L. HULL, THOMAS M. HULL, AND THE**  
**UNITED STATES OF AMERICA**

All the following real estate lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania, with an address of 2752 Keller Road, Saint Thomas, PA 17252, UPI # 20-0M21-.034-.000000, Franklin County Deed Book Volume 1201, Page 292

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**SALE # 13, 2017-219**  
**PNC BANK, NATIONAL ASSOCIATION**  
**ATTY: UDREN LAW OFFICES**  
**V. KRISTY SWINEY AND MICHAEL D. KNOTT**  
**N/K/A MICHAEL D. SWINEY**

All that certain parcel of land situate in Washington Township, Franklin County, Pennsylvania, with an address of 12928 Pen Mar Road, Waynesboro, PA 17268, UPI # 23-0Q19-.059-.000000, Deed Instrument # 200917913

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**SALE # 14, 2015-3445**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. CHRIS C. RAAB**

All the following described real estate, situate in Washington Township, Franklin County, Pennsylvania, with an address of 13223 Stahley Road, Blue Ridge Summit, PA 17214, UPI # 23-0Q20-.163-.000000, Deed Instrument # 201112522

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**SALE # 15**  
**CANCELLED**

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**SALE # 16**  
**CANCELLED**

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**SALE # 17, 2017-432**  
**PENNSYLVANIA HOUSING FINANCE AGENCY**  
**ATTY: PURCELL KRUG & HALLER**  
**V. MARY R. HUBBLE**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 6329 Winterberry Drive, Chambersburg, PA 17202, UPI # 09-0C27-.224-.000000, Franklin County Deed Book Volume 1457, Page 121

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# PUBLIC NOTICES

**SALE # 18  
CANCELLED**

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**SALE # 19, 2017-591  
ORRTOWN BANK  
ATTY: JSDC LAW OFFICES  
V. CASEY L. SMITH**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 427 East Washington Street, Chambersburg, PA 17201, UPI # 03-1E02-190-000000, Deed Instrument # 201118367

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**SALE # 20, 2017-234  
PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFELD AND BENCHOFF  
V. BRADLEY L. GREEN AND KIMBERLY A. GREEN**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 11955 Pen Mar Road, Waynesboro, PA 17268, UPI # 23-0Q19F-004-000000, Franklin County Deed Book Volume 1218, Page 385

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**SALE # 21, 2016-2140  
BRANCH BANKING AND TRUST S/B/M  
SUSQUEHANNA BANK S/B/M GRAYSTONE  
TOWER BANK S/B/M THE FIRST NATIONAL BANK  
OF GREENCASTLE  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. RICHARD R. FREEMAN AND MARY A.  
FREEMAN**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 2384 Castlegreen Drive, Greencastle, PA 17225, UPI # 01-0A11-.313.-000000, Franklin County Deed Book Volume 1655, Page 252

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**SALE # 22, 2017-783  
THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATE HOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES, SERIES 2006-12  
ATTY: SHAPIRO & DENARDO  
V. DANIEL H. KLINE**

All the following described real property situate in Antrim Township, Franklin County, Pennsylvania, with an address of 624 Hykes Road, Greencastle, PA 17225, UPI # 01-0A32-271.-000000, Franklin County Deed Book Volume 1460, Page 266

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**SALE # 23, 2017-612  
PENNYMAC LOAN SERVICES, LLC  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. PATRICK D. REID**

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

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**SALE # 24, 2016-3798  
BENEFICIAL CONSUMER DISCOUNT COMPANY  
D/B/A BENEFICIAL MORTGAGE CO. OF  
PENNSYLVANIA  
ATTY: UDREN LAW OFFICES  
V. MARTIN ALVAREZ AND YRMA ALVAREZ**

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 2045 Farmall Drive, Greencastle, PA 17225, UPI # 01-0A21.-269.-000000, Franklin County Deed Book Volume 1902, Page 539

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**SALE # 25, 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

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**SALE # 26, 2017-364  
FRANKLIN AMERICAN MORTGAGE COMPANY  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. KANE J. MILLER**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 8781 Harper Drive, Waynesboro, PA 17268, UPI # 23-0Q07.-297.-000000, Deed Instrument # 201406327

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**SALE # 27, 2016-4436  
BRANCH BANKING AND TRUST COMPANY  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. RICHARDLEE HENSCHTEL AND MELISSA  
HENSCHTEL**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 15 Coldspring Road, Fayetteville, PA 17222, UPI # 09-0C26C-025.000000, Deed Instrument # 201012487

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**SALE # 28, 2016-1911  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ATTY: MARTHA E. VON ROSENSTIEL  
V. CHAD J. REYNOLDS, IN HIS CAPACITY  
AS HEIR AT LAW OF KAREN P. REYNOLDS,  
DECEASED, INDIVIDUALLY AND AS TRUSTEE  
UNDER THE KAREN P. REYNOLDS REVOCABLE  
TRUST AGREEMENT, UNKNOWN SUCCESSOR  
TRUSTEE CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER THE KAREN P. REYNOLDS  
REVOCABLE TRUST AGREEMENT, AND  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER KAREN P. REYNOLDS, DECEASED,  
INDIVIDUALLY AND AS TRUSTEE UNDER THE  
KAREN P. REYNOLDS REVOCABLE TRUST  
AGREEMENT**

All the following described real estate situate in Antrim Township, Franklin County, Pennsylvania, with an address of 3081 Sportsmans Road, Greencastle, PA 17225, UPI # 01-0A06.-083A-000000, Deed Instrument # 201209274

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# PUBLIC NOTICES

**SALE # 29  
CANCELLED**

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**SALE # 30, 2015-593  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ATTY: MCCABE WEISBERG & CONWAY  
V. TERRENCE J. RILEY AND ANDREA L. RILEY**

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, with an address of 13417 Gilbert Road, Upper Strasburg, PA 17265, UPI # 12-0F20-.049.-000000, Franklin County Deed Book Volume 3138, Page 093

**SALE # 31, 2017-727  
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION  
MORTGAGE COMPANY  
ATTY: KML LAW GROUP  
V. CONNIE M. RILEY A/K/A CONNIE RILEY**

All that certain land situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 6525 Charlestown Road, Mercersburg, PA 17236, UPI # 17-0J02-.047B-000000, Franklin County Deed Book Volume 2054, Page 617

**SALE # 32, 2017-631  
PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFIELD AND BENCHOFF  
V. TYE R. MCCLURE AND SOLEDAD MCCLURE**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address 247 West Main Street, Fayetteville, PA 17222, UPI # 09-0C26B-.010.-000000, Franklin County Deed Book Volume 2593, Page 530

**SALE # 33, 2017-184  
PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFIELD & BENCHOFF  
V. ADAM T. WALIZER AND SABRINA R. WALIZER**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 8376 Stottlemeyer Road, Waynesboro, PA 17268, UPI # 23-0Q07-.111.-000000, Franklin County Deed Book Volume 2703, Page 089

**SALE # 34, 2017-709  
WELLS FARGO BANK, N.A.  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. SHANE C. HARDSOCK**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1757 Falcon Lane, Chambersburg, PA 17202, UPI # 11-0E17-.393.-000000, Deed Instrument # 200925685

**SALE # 35, 2016-598  
PHH MORTGAGE CORPORATION F/K/A PHH  
MORTGAGE SERVICES  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. LAURA JOHNSON, IN HER CAPACITY AS  
HEIR OF ELAINE N. GLASER, DECEASED,  
MARK GLASER, IN HIS CAPACITY AS HEIR  
OF ELAINE N. GLASER, DECEASED, WAYNE  
GLASER, IN HIS CAPACITY AS HEIR OF ELAINE  
N. GLASER, DECEASED, AND UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER ELAINE N.  
GLASER, DECEASED**

All the following real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 11257 Brookdale Drive, Waynesboro, PA 17268, UPI # 23-0Q08.-424.-000000, Franklin County Deed Book Volume 1585, Page 356

**SALE # 36, 2017-726  
M&T BANK S/B/M M&T MORTGAGE  
CORPORATION  
ATTY: KML LAW GROUP  
V. ROBERTO LEMUS HERNANDEZ**

All that certain real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1660 Philadelphia Avenue, Chambersburg, PA 17201, UPI # 09-0C17B-012.-000000, Franklin County Deed Book Volume 139, Page 426

**SALE # 37, 2016-3718  
WELLS FARGO BANK, N.A.  
ATTY: POWERS KIRN & ASSOCIATES  
V. ERIC FRAIN AND KAYLA N. FRAIN**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 8953 Willowdale Road, Greencastle, PA 17225, UPI # 01-0A11-301-000000, Deed Instrument # 201206821

**SALE # 38, 2016-3828  
WELLS FARGO BANK, N.A.  
ATTY: POWERS KIRN & ASSOCIATES  
V. BRANDON L. CARBAUGH AND SAMANTHA J.  
RICKEL**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 189 Durham Drive, Chambersburg, PA 17202, UPI # 09-0C27E-005E-000000, Deed Instrument # 201009656

**SALE # 39, 2016-4160  
LSF9 MASTER PARTICIPATION TRUST  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. RICHARD A. LYNCH AND BETTY L. LYNCH**

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 14285 Buchanan Trail West, Mercersburg, PA 17236, UPI # 18-0K16.-091.-000000, Franklin County Deed Book Volume 1597, Page 25

# PUBLIC NOTICES

**SALE # 40, 2017-744**  
**MIDFIRST BANK**  
**ATTY: PURCELL KRUG & HALLER**  
**V. CHRISTOPHER L MARSHALL AND THE**  
**SECRETARY OF HOUSING AND URBAN**  
**DEVELOPMENT**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 110 Lincoln Drive, Fayetteville, PA 17222, UPI # 10-0D10G-026-000000, Franklin County Deed Book Volume 2711, Page 032

**SALE # 41, 2016-4423**  
**PNC BANK, NATIONAL ASSOCIATION**  
**ATTY: UDREN LAW OFFICES**  
**V. DAMAN B. TYNDALL**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with the address of 1822 Highland Terrace, Waynesboro, PA 17268, UPI # 23-0Q12Q-147.000000, Franklin County Deed Book Volume 3611, Page 544

**SALE # 42, 2016-3497**  
**ORRSTOWN BANK**  
**ATTY: DETHLEFS-PYKOSH LAW GROUP**  
**V. GREGORY A. MYERS, JR. AND KRYSTLE L.**  
**MYERS**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2799 Fillmore Drive, Chambersburg, PA 17201, UPI # 09-0C12C-079.-000000, Deed Instrument # 2008002995

**SALE # 43, 2017-701**  
**ORRSTOWN BANK**  
**ATTY: DETHLEFS-PYKOSH LAW GROUP**  
**V. GREGORY A. MYERS, SR. AND MARY L.**  
**MYERS**

All the following described tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1149 Levi Lane, Chambersburg, PA 17201, UPI # 09-0C12.-442.-000000, Franklin County Deed Book Volume 2477, Page 403

**SALE # 44, 2017-287**  
**U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S.**  
**BANK NATIONAL ASSOCIATION, AS LEGAL TITLE**  
**TRUSTEE**  
**ATTY: HLADIK ONORATO & FEDERMAN**  
**V. ROBERT W. KAUFFMAN AND HOLLY A.**  
**KAUFFMAN**

All the following described tract of real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 10620 Knob Road, Mercersburg, PA 17236, UPI # 17-0J28.-62.-000000 Franklin County Deed Book Volume 3004, Page 9

**SALE # 45, 2016-1075**  
**U.S. BANK, N.A., SUCCESSOR TRUSTEE TO**  
**LASALLE BANK NATIONAL ASSOCIATION, ON**  
**BEHALF OF THE HOLDERS OF BEAR STEARNS**  
**ASSET BACKED SECURITIES I TRUST 2006-HE2,**  
**ASSET-BACKED CERTIFICATES SERIES 2006-**  
**HE2 ATTY: MILSTEAD & ASSOCIATES**  
**V. CINDY L. HOOVER AND ROBERT E. HOOVER,**  
**JR.**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 228 Warmspring Road, Chambersburg, PA 17201, UPI # 11-0E16-055-000000, Franklin County Deed Book Volume 2920, Page 173

**SALE # 46, 2015-3212**  
**U.S. BANK NATIONAL ASSOCIATION, AS**  
**INDENTURE TRUSTEE FOR SPRINGLEAF**  
**MORTGAGE LOAN TRUST 2012-3**  
**ATTY: MILSTEAD & ASSOCIATES**  
**V. JULIE Y. CARBAUGH AND LEESA A.**  
**CARBAUGH**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 14360 Ridge Road, Waynesboro, PA 17268, UPI # 010-0A28-017-000000, Franklin County Deed Book Volume 2711, Page 282

## 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 24, 2017 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 28, 2017 at 1:00 pm prevailing time, in the Franklin County Court House, 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 4, 2016	JAN 13, 2017
JAN 5, 2017	MAR 10 2017
MAR 3, 2017	MAY 12 2017
MAY 5, 2017	JUL 14 2017
JUL 7 2017	SEPT 8 2017
SEPT 1 2017	NOV 17 2017
NOV 3, 2017	JAN 12, 2018

6/23, 6/30, 7/4/2017