

Franklin County Legal Journal

Vol. 34, No. 53

June 30, 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 John D. Ashby, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Eric M. Godshalk
c/o McNees Wallace & Nurick LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166
Attorney:
Elizabeth P. Mullaugh
McNees Wallace & Nurick LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166

6/30, 7/7, 7/14/2017

Estate of Pauline R. Harrison, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Robert G. Harrison
251 Woodvale Drive
Chambersburg, PA 17201
Karen K. Gardner
12948 Main Street
P.O. Box 21
Fort Loudon, PA 17224
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

6/30, 7/7, 7/14/2017

Estate of Joseph W. Mummert, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Rhoda Faye Cottrell
5529 Bino Road
Greencastle, PA 17225
Dwight Cottrell
5529 Bino Road
Greencastle, PA 17225
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

6/30, 7/7, 7/14/2017

Estate of Robert E. Philpot, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Sharon M. Zeis
Karen I. Perry
Robert C. Philpot
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

6/30, 7/7, 7/14/2017

Estate of Robert G. Rinick, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Farmers & Merchants Trust Company
P.O. Box 6010
Chambersburg, PA 17201
Attorney:
David C. Cleaver
Keller, Keller and Beck, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

6/30, 7/7, 7/14/2017

Estate of Mary M. Smith, late of Franklin County, Pennsylvania.

Personal Representative:

Darlene Gloeckler
53 Allenman Road
Chambersburg, PA 17202
Attorney:
David W. Rahouser
157 East Washington Street
Chambersburg, PA 17201

6/30, 7/7, 7/14/2017

PUBLIC NOTICES

Estate of Kristina Felicia Starkey, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Tyler Eyer
1130 Willowbrook Drive
Chambersburg, PA 17202

Attorney:

Kari E. Mellinger
R.J. Marzella & Associates
3513 North Front Street
Harrisburg, PA 17110

6/30, 7/7, 7/14/2017

Estate of G. Alan Sternbergh, a/k/a George Alan Sternbergh, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Karen S. Gerstner
Elliott A. Sternbergh
c/o Robert R. Church
Keefer Wood Allen & Rahal, LLP
P.O. Box 11963
Harrisburg, PA 17108-1963

Attorney:

Robert R. Church
Keefer Wood Allen & Rahal, LLP
P.O. Box 11963
Harrisburg, PA 17108-1963

6/30, 7/7, 7/14/2017

Estate of Benjamin W. Valora, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Branch Banking and Trust Company
1800 Dual Highway, Suite 100
Hagerstown, MD 21740

Attorney:

George E. Wenger, Jr.
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

6/30, 7/7, 7/14/2017

Estate of Janice I. Wesley, a/k/a Janie I Wesley, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Lisa Wesley
119 St. Elizabeth Drive
Gibsonville, NC 27249

Attorney:

Tracy J. Ross
Keller, Keller and Beck, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

6/30, 7/7, 7/14/2017

Second 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

Third 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 Mifflin 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

PUBLIC NOTICES

FICTITIOUS NAME NOTICE

NOTICE is hereby given that, on June 21, 2017, an application was filed with the Pennsylvania Department of State under the Fictitious Names Act for the registration of the fictitious name "Downing Field Enterprises". The entity shall maintain a place of business located at 3106 Philadelphia Avenue, Chambersburg, Pennsylvania 17202. The entities filing the application are James W. Robinson, 3333 Muirfield Drive, Chambersburg, Pennsylvania 17202 and Margery A. Gordon, 3125 Roxbury Road, Shippensburg, Pennsylvania 17257.

Jan G. Sulcove, Esq.
BLACK AND DAVISON
82 West Queen Street
Chambersburg, PA 17201
Attorney for Applicant

6/30/2017

FICTITIOUS NAME NOTICE

Summit Physician Services with a principal office at 785 Fifth Street, Suite 3, Chambersburg, PA 17201, Franklin County did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on June 15, 2017, registration of the fictitious name:

"Summit NeuroHospitalist"

under which it intends to do business at 112 N. Seventh Street, Chambersburg, PA, 17201 Franklin County, pursuant to the provisions of the Act of Assembly of December 21, 1988, known as the "Fictitious Names Act."

BARLEY SNYDER LLP

6/30/2017

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
ATY: 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 # 18-0K16R-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

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

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

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

SALE # 9
CANCELLED

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

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

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

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

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

SALE # 15
CANCELLED

SALE # 16
CANCELLED

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

PUBLIC NOTICES

**SALE # 18
CANCELLED**

**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

**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

**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

**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

**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

**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

**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

**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

**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

**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

PUBLIC NOTICES

**SALE # 29
CANCELLED**

**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