

Franklin County Legal Journal

Vol. 34, No. 44

April 28, 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 M. Lowella Bingaman, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

A. Suzanne Martz
41 Knoll Drive
Martinsburg, WV 25405
Amy L. Cline
11750 Village Heights Drive
Waynesboro, PA 17268

Attorney:

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

4/28, 5/5, 5/12/2017

Estate of Troy D. Brooks, a/k/a Troy Darnell Brooks, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Christiana Brooks
143 Beechwood Lane
Chambersburg, PA 17201

4/28, 5/5, 5/12/2017

Estate of Ruth A. Bush, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Tamera Suggs
17790 County Line Road
Andrews, SC 29510

Attorney:

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

4/28, 5/5, 5/12/2017

Estate of Kimberly G. Kriner, a/k/a Kimberly Kriner, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Samantha B. Piper
1525 Pin Oak Drive
Chambersburg, PA 17202

Attorney:

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

4/28, 5/5, 5/12/2017

Estate of John Henry Wilken, Jr., late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

James R. Wilken
121 State Route 420
Trenton, TN 38382

Attorney:

James M. Stein
Dick, Stein, Schemel, Wine & Frey, LLP
13 West Main Street, Suite 210
Waynesboro, PA 17268

4/28, 5/5, 5/12/2017

Estate of Nelson J. Wingert, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Jeffrey A. Wingert
9601 Gilbert Road
Chambersburg, PA 17202

Attorney:

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

4/28, 5/5, 5/12/2017

Second Publication

Estate of Floyd V. Johnston, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of
Chambersburg
20 South Main Street
Chambersburg, PA 17201

Attorney:

Glen and Glen, LLC
237 East Queen Street
Chambersburg, PA 17201-2205

4/21, 4/28, 5/5/2017

PUBLIC NOTICES

Estate of Nancy M. Levick, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Susan K. Levick
c/o Donald L. Kornfield
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268
Attorney:
Donald L. Kornfield
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

4/21, 4/28, 5/5/2017

Estate of Emma Faye St. Clair, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Susan K. Levick
Debra Foster
1420 Salem Avenue
Hagerstown, MD 21740

4/21, 4/28, 5/5/2017

Estate of Thomas M. Varden, late of Ventura County, California.

Personal Representative:

Richard F. Rice
1462 Fort Loudon Road
Mercersburg, PA 17236
Michael J. Rice
11920 Path Valley Road
Willow Hill, PA 17271
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

4/21, 4/28, 5/5/2017

Third Publication

Estate of Alice L. Fields Bender, a/k/a Alice Louise Fields Bender, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:

Karen L. Bender Benedict
c/o McNees Wallace & Nurick LLC
570 Lausch Lane - Suite 200
Lancaster, PA 17601
Attorney:
Vance E. Antonacci
McNees Wallace & Nurick LLC
570 Lausch Lane - Suite 200
Lancaster, PA 17601

4/14, 4/21, 4/28/2017

Estate of Merle J. Christman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Mary I. McGowan
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

4/14, 4/21, 4/28/2017

Estate of Anna G. Freet, a/k/a Anna M. Freet, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Dorothy J. Poole
2224 Dennings Road
New Windsor, MD 21776
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

4/14, 4/21, 4/28/2017

Estate of Elizabeth Ann Hoke, a/k/a Elizabeth A. Hoke, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Sue Ann Hoke
Leon R. Hoke
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

4/14, 4/21, 4/28/2017

Estate of Ruby F. Peck, late of Bethel Township, Fulton County, Pennsylvania.

Personal Representative:

Lorna B. Weber
Doris C. Stahle
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

4/14, 4/21, 4/28/2017

Estate of Richard L. Tedrick, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Robert Lee Tedrick
432 South Second Street
Chambersburg, PA 17201
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

4/14, 4/21, 4/28/2017

PUBLIC NOTICES

NAME CHANGE NOTICE

In the Court of Common Pleas of the 39th Judicial District Pennsylvania, Franklin County Branch
In Re: Shannon Michelle Martin

Notice is hereby given that on March 31, 2017 Shannon Michelle Martin filed a Petition to change his name to Jason Pierce Martin. A hearing is set for May 23, 2017 at 9:00 a.m. in the Franklin County Courthouse before the Honorable Todd Sponseller at which any and all persons interested may appear and show cause, if any, why the Petitioner should not be allowed to change his name.

W. Scott Arnoult
Arnoult Law Office
38 West Baltimore Street
Greencastle, PA

4/28/2017

NAME CHANGE NOTICE

NOTICE IS HEREBY GIVEN that on April 11, 2017, a Petition for Change of Name for Racheal Elizabeth Retkowski, was filed in the Court of Common Pleas of the 39th Judicial District of Pennsylvania, Franklin County Branch, requesting a decree to change the name of Racheal Elizabeth Retkowski to Rachel Elizabeth Retkowski.

The Court has fixed Tuesday, May 23, 2017, at 9:30 o'clock a.m., in Courtroom Five of the Franklin County Courthouse at 157 Lincoln Way East, Chambersburg, Pennsylvania, as the time and place for the hearing on said Application, when and where all persons interested may appear and show cause, if any they have, why the prayer of the Application should not be granted.

Attorney:
Rachel C. Schreck, Esquire
Zullinger-Davis-Trinh, P. C.
74 North Second Street
Chambersburg, Pennsylvania 17201

4/28/2017

NOTICE OF LAWSUIT AGAINST BECKY L. WILT

IN THE UNITED STATES DISTRICT COURT FOR
THE MIDDLE DISTRICT OF PENNSYLVANIA
CIVIL COMPLAINT No. 1:16-cv-02331-CCC

AUTO-OWNERS (MUTUAL) INSURANCE
COMPANY, Plaintiff vs.

JAMES PEARSON, JR., PEARSON EXPEDITING
SERVICES, LLC, and BECKY L. WILT, Defendants

NOTICE OF LAWSUIT AGAINST BECKY L. WILT

TO BECKY L. WILT: a lawsuit has been filed against you in the Federal Court in the United States District Court for the Middle District of Pennsylvania. It is a declaratory judgment action filed by Auto-Owners Insurance Company which seeks a judgment that Auto-Owners does not owe defense or indemnification to James Pearson, Pearson Expediting Services and/or Becky Wilt related to a motor vehicle accident in May 2015. The main basis for that request is that Pearson and/or Wilt misrepresented the identity of the driver in that accident and because. Wilt was not an insured under the applicable insurance policy.

NOTICE

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 LA WYER. IF YOU CANNOT AFFORD TO HIRE A LA WYER, 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.

Dauphin County Lawyer Referral Service
213 North Front Street
Harrisburg, Pa 17101
(717) 232-7536

4/28/2017

PUBLIC NOTICES

SHERIFF'S SALE MAY 12, 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 JUNE 12, 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, 2016-3799

PHH MORTGAGE CORPORATION

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JEFFREY A. YOUNGBLOOD AND ANNETTE I.
YOUNGBLOOD**

All the following described tract of real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 12160 Cool Hollow Road, Greencastle, PA 17225, UPI # 17-0J19-136.-000000, Franklin County Deed Book Volume 2497, Page 231

SALE # 2, 2016-511

FIFTH THIRD MORTGAGE COMPANY

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. KENNETH A. GRACEY**

All that certain lot or piece of ground situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 4147 Wilhelm Drive a/k/a 4174 Wilhelm Drive, Chambersburg, PA 17202, UPI # 20-0M15.-151.-000000, Deed Instrument # 2008-018510

SALE # 3, 2016-3801

PHH MORTGAGE CORPORATION

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ROBIN S. PATTERSON AND KEVIN R.
PATTERSON**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1763 Hammond Drive, Chambersburg, PA 17201, UPI # 09-0C11.-151.-000000, Franklin County Deed Book Volume 2936, Page 107

SALE # 4, 2016-4120

SPECIALIZED LOAN SERVICING, LLC

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MICHELLE D. BAYKO**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 14886 Cedarbrook Drive, Greencastle, PA 17225, UPI # 01-0A32C-018.-000000, Deed Instrument # 200918528

**SALE # 5, 2016-3646
WELLS FARGO BANK, NA
ATTY: MANLEY DEAS KOCHALSKI
V. ADAM R. DICK A/K/A ADAM DICK**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 11632 Anthony Highway, Waynesboro, PA 17268, UPI # 23-0Q07-177-000000, Deed Instrument # 201124100

**SALE # 6, 2016-3548
DITECH FINANCIAL, LLC
ATTY: KML LAW GROUP
V. LOUISE HEISEY**

All that certain tract of land situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 12 Linden Avenue, Mercersburg, PA 17236, UPI # 14-3A36.-059.-000000, Franklin County Deed Book Volume 2366, Page 492

**SALE # 7
CANCELLED**

**SALE # 8, 2016-3382
SELENE FINANCE LP
ATTY: SHAPIRO & DENARDI
V. JESSICA R. CARBAUGH**

All that certain lot or piece of ground situate in Southampton Township, City of Shippensburg, Franklin County, Pennsylvania, with an address of 292 Holswart Drive, Shippensburg, PA 17257, UPI # 21-0N10C-001N-000000, Deed Instrument # 2008-012432

**SALE # 9, 2016-1926
E*TRADE BANK C/O SPECIALIZED LOAN
SERVICING, LLC
ATTY: PARKER MCCAY
V. MICHELLE DAVIS**

All that certain lot or piece of ground situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 837 Hade Road, Chambersburg, PA 17201, UPI # 20-0M18.-072.-000000, Franklin County Deed Book Volume 2599, Page 387

**SALE # 10, 2016-4318
ORRSTOWN BANK
ATTY: JSDC LAW OFFICES
V. LYNN I. ADAMS**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 10987 Hurley Drive, Shippensburg, PA 17257, UPI # 21-0N10D-002.-000000, Franklin County Deed Book Volume 2174, Page 256

PUBLIC NOTICES

SALE # 11, 2016-2612
M&T BANK
ATTY: KML LAW GROUP
V. DELIA E. RODRIGUEZ AND FERDI TOLEDO-
MERIDA

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 78 North Federal Street, Chambersburg, PA 17201, UPI# 05-1B56-087-000000, Franklin County Deed Book Volume 2685, Page 501

SALE # 12, 2013-4598
EVERBANK
ATTY: MCCABE WEISBERG & CONWAY
V. RONALD E. HULL

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 7707 Charlestown Road, Mercersburg, PA 17236, UPI # 17-0J06-051-000000, Deed Instrument # 2008-001113

SALE # 13
CANCELLED

SALE # 14, 2016-4276
ALLY BANK
ATTY: KML LAW GROUP
V. ANNETTE D. MURPHY AND LARRY P. MURPHY

All the following described real estate located in Antrim Township, Franklin County, Pennsylvania, with an address of 14287 Ridge Road, Waynesboro, PA 17268, UPI #01-0A28-127-000000, Franklin County Deed Book Volume 1172, Page 623

SALE # 15, 2016-3979
CITIFINANCIAL SERVICING LLC, A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. TERRY A. BAKER AND GREGORY L. BAKER

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 7349 Slabtown Road, Waynesboro, PA 17268, UPI # 19-0L08-083C-000000, Franklin County Deed Book Volume 1198, Page 283

SALE # 16
CANCELLED

SALE # 17, 2013-1795
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
WACHOVIA BANK, N.A., AS TRUSTEE FOR
CHASE FUNDING MORTGAGE LOAN ASSET-
BACKED CERTIFICATES, SERIES 2003-5
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. RUSSELL M. FILE

The following real property situate in the township of Hamilton, County of Franklin, Pennsylvania, with an address of 1573 Brechbill Road, Chambersburg, PA 17202, UPI # 11-0E13-313-000000, Franklin County Deed Book Vol 1448, Page 421

SALE # 18, 2016-00546
FEDERAL NATIONAL MORTGAGE ASSOCIATION
(“FANNIE MAE”)
ATTY: MARTHA E. VON ROSENSTIEL
V. DOUGLAS L. MISS

All the following described real estate, lying and situate in Washington Township, Franklin County, Pennsylvania, with an address of 5765 Polktown Road, Waynesboro PA, 17268, UPI # 23-0Q11-044-000000, Franklin County Deed Book Vol 2542,, Page 534

SALE # 19, 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 # 20, 2016-3978
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. AMANDA C. CARBAUGH AND LONNY B.
CARBAUGH, JR.

All that lot or parcel of real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 7240 Mentzer Gap Road, Waynesboro, PA 17268, UPI # 19-0L13-119-000000, Franklin County Deed Book Volume 2896, Page 44

SALE # 21, 2016-4568
NATIONSTAR MORTGAGE LLC
ATTY: SHAPIRO & DENARDO
V. BRUCE L. KREIT

All the following described real estate, lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 14878 Robinhood Circle, Greencastle, PA 17225, UPI # 01-0A32S-054-000000, Franklin County Deed Book Volume 3170, Page 391

SALE # 22, 2016-2884
LSF9 MASTER PARTICIPATION TRUST
ATTY: MCCABE WEISBERG & CONWAY
V. ROBERT E. KILLIAN

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 3680 Scotland Road, Scotland, PA 17254, UPI # 09-0C13-024-000000, Franklin County Deed Book Volume 3167, Page 131

SALE # 23, 2016-2742
BRANCH BANKING AND TRUST COMPANY
ATTY: MCCABE WEISBERG & CONWAY
V. BILL BURGESS

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 5305 Greenvillage Road, Chambersburg, PA 17201, UPI # 09-0C08B-068-000000, Franklin County Deed Book Volume 3363, Page 224

PUBLIC NOTICES

SALE # 24, 2016-3800

PHH MORTGAGE CORPORATION

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. SHAUN E. O'TOOLE, IN HIS CAPACITY AS
ADMINISTRATOR CTA OF THE ESTATE OF
CHARLES HENDERSON A/K/A CHARLES M.
HENDERSON AND SHANE MICHAEL OYLER,
IN HIS CAPACITY AS DEVISEE OF THE ESTATE
OF CHARLES HENDERSON A/K/A Charles M.
HENDERSON**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with and address of 1118 Brandon Drive, a/k/a 1118 East Brandon Drive, Chambersburg, Pa 17201, UPI # 06-1F04.-004A-000000, Franklin County Deed Book Vol 600,, Page 978

SALE # 25, 2016-4159

PHH MORTGAGE CORPORATION

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. TY ANNE BEEGLE AND
JOHN E. BEEGLE**

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 3559 Shearer Road, Fayetteville, Pa 17222 UPI # 09-0C19.-228.-000000, Deed Instrument # 201101169

SALE # 26, 2016-3659

ORRSTOWN BANK

**ATTY: JSDC LAW OFFICES
V. WENDY S. MASON**

All the following described real estate lying and situate in Guilford Township, Franklin County, Pennsylvania, with an address of 1236 Paul-Mar Drive, Chambersburg, PA 17201, UPI # 10-0D04.-161.-000000, Franklin County Deed Book Vol 2360,, Page 562

SALE # 27, 2016-3822

WELLS FARGO BANK NA

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CATHY ANN TWIGG, IN HER CAPACITY AS
EXECUTRIX AND DEVISEE OF THE ESTATE OF
THOMAS L. CAVANAUGH**

All that certain lot or piece of ground situate in Antrim Township, Franklin County, with an address of 2476 Hoffman Road, Greencastle, Pa 17225, UPI # 01-0A26-057A-000000, Franklin County Deed Book Volume 1070,, Page 520

SALE # 28, 2016-1539

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR CITIGROUP MORTGAGE LOAN TRUST INC.,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-AR9
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. SARA BERRY AND GREGORY BERRY**

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 564 South Carlisle Street, Greencastle, PA 17225. UPI # 08-2B52.-033.-000000, Franklin County Deed Book Volume 3240, Page 538

SALE # 29, 2016-2258

DITECH FINANCIAL, LLC

**ATTY: MCCABE, WEISBERG & CONWAY
V. SHANE A. GILBERT, KNOWN SURVIVING
HEIR OF TRUDY J. HARNISH, DECEASED
MORTGAGOR AND REAL OWNER, LARA L.
HARNISH, KNOWN SURVIVING HEIR OF TRUDY
J. HARNISH, DECEASED MORTGAGOR AND
REAL OWNER, TRAVIS L. THOMAS, KNOWN
SURVIVING HEIR OF TRUDY J. HARNISH,
DECEASED MORTGAGOR AND REAL OWNER,
BRETT C. HARNISH KNOWN SURVIVING
HEIR OF TRUDY J. HARNISH, DECEASED
MORTGAGOR AND REAL OWNER, LINDSEY L.
HARNISH, KNOWN SURVIVING HEIR OF TRUDY
J. HARNISH, DECEASED MORTGAGOR AND REAL
OWNER AND UNKNOWN SURVIVING HEIRS OF
TRUDY J. HARNISH, DECEASED MORTGAGOR
AND REAL OWNER**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 3015 Anthony Highway, Chambersburg, PA 17201, UPI # 10-0D23D-005.-000000, Franklin County Deed Book Volume1519,, Page 100.

SALE # 30, 2016-3411

PHH MORTGAGE CORPORATION

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JOSEPH A. LAWRENCE JR AND
KRISTI LAWRENCE**

All the following described real estate, situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 214 Lincoln Way West, Chambersburg, PA 17201, UPI # 05-1B64.-019.-000000, Franklin County Deed Book Vol 3042,, Page 163.

SALE # 31, 2016-335

BAYVIEW LOAN SERVICING LLC

**ATTY: POWERS KIRN & ASSOCIATES
V. MIRANDA I STIFFLER AND DONALD R KELLY**

All the following (2) Tracts of Real Estate, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania. With an address being know as 467 Ohio Avenue, Chambersburg, Pa 17201, UPI # 02-1C21-010A-000000, Franklin County Deed Book Vol 3583, Page 270

PUBLIC NOTICES

SALE # 32, 2016-00077

**US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR THE C-BASS MTG LOAN ASSET-BACKED
CERTIFICATES**

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DONALD P. CROTTY, IN HIS CAPACITY AS
ADMINISTRATOR OF THE ESTATE OF BARRY
A. CROTTY A/K/A BARRY ALAN CROTTY A/K/A
BARRY CROTTY, CHELSEA LYNN CROTTY,
IN HER CAPACITY AS ADMINISTRATOR OF
THE ESTATE OF BARRY A. CROTTY A/K/A
BARRY ALAN CROTTY A/K/A BARRY CROTTY,
ALEXANDRA JANE CROTTY A/K/A ALEXANDRA
JADE CROTTY, IN HER CAPACITY AS
ADMINISTRATOR OF THE ESTATE OF BARRY
A. CROTTY A/K/A BARRY ALAN CROTTY A/K/A
BARRY CROTTY, PRESTON JAMES CROTTY,
IN HIS CAPACITY AS ADMINISTRATOR OF THE
ESTATE OF BARRY A. CROTTY A/K/A BARRY
ALAN CROTTY A/K/A BARRY CROTTY, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATES CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
BARRY A. CROTTY A/K/A BARRY ALAN CROTTY,
DECEASED**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 1054 Heather Drive, Chambersburg, PA 17202, UPI # 10-0D04.-169A-000000, Franklin County Deed Book Volume 2327, Page 513

**SALE # 33
CANCELLED**

SALE # 34, 2011-5062

**U.S. BANK, NATIONAL ASSOCIATION, AS
TRUSTEE FOR RASC 2006-EMX4**

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JUDITH A. DIETRICH AND IVAN P. DIETRICH, JR**

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 1077 Fort Loudon Road a/k/a Lot 8 Fort Loudon Road, Fort Loudon, PA 17224, UPI # 18-0K08.-053A-000000, Franklin County Deed Book Volume 1369, Page 390

SALE # 35, 2016-426

**PROF-2013-S3 LEGAL TITLE II, BY U.S. BANK
NATIONAL ASSOCIATION, AS LEGAL TITLE
TRUSTEE**

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. KIMBERLY W. SMITH A/K/A KIMBERLY M.
SMITH AND WILLIAM W. SMITH IV**

All the following described real estate lying and being situate in the City of Mercersburg, Franklin County, Pennsylvania, with an address of 11 Linden Avenue, Mercersburg, PA 17236, UPI # 14-3A36.-023.-000000, Franklin County Deed Book Volume 2754, Page 349

SALE # 36, 2016-3950

**PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFIELD & BENCHOFF
V. MARCEY L. LOREMAN**

All the following described real estate, lying and being situate in Fannett Township, Franklin County, Pennsylvania, 18649 Dry Run Road West, Dry Run, PA 17220, UPI # 07-0B23.-100.-000000, Deed Instrument # 201124171

SALE # 37, 2016-3797

**JP MORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: SHAPIRO & DENARDO
V. CHRISTIAN L.A. SEMLER**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 10142 Lindale Avenue, Greencastle, PA 17225, UPI # 01-0A11.-398-000000, Franklin County Deed Book Volume 3563, Page 69

SALE # 38, 2017-25

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE
PRODUCTS, INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2007-
SP1 C/O OCWEN LOAN SERVICING
ATTY: STERN & EISENBERG
V. KIRK A. UMBRELL AND AMY L. UMBRELL**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 198 Topaz Drive, Waynesboro, PA 17268, UPI # 11-0E15B-009K-000000, Franklin County Deed Book Volume 1719, Page 153

SALE # 39, 2016-4455

**LSF9 MASTER PARTICIPATION TRUST
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CAROL A. ZEGER AND RODNEY W. ZEGER
A/K/A RODNEY ZEGER**

All the following described real estate lying and being situate in the city of Mercersburg, Franklin County, Pennsylvania, with an address of 3570 Mountain Road, Mercersburg, PA 17236, UPI #18-0K21.-061A-000000, Franklin County Deed Book Volume 1222, Page 126

SALE # 40, 2016-3935

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MARTHA E. VON ROSENSTIEL
V. HAROLD C. SITES, SR.**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2235 New Franklin Road, Chambersburg, PA 17202, UPI # 10-0D14.-050H-000000, Franklin County Deed Book Volume 513, Page 569

PUBLIC NOTICES

SALE # 41, 2016-3550
M&T BANK
ATTY: KML LAW GROUP
V. STEVEN M. HOFFMAN

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 405 South Broad Street, Waynesboro, PA 17268, UPI # 24-5C40-.037-.000000, Deed Instrument #201216073

SALE # 42, 2016-588
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: KML LAW GROUP
V. SPENCER G. ROACH

All the following described real estate, lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 52 East Main Street, Waynesboro, PA 17268, UPI # 24-5D09-.015-000000, Deed Instrument # 201223346

SALE # 43, 2015-4710
SELENE FINANCE LP
ATTY: SHAPIRO & DENARDO
V. CHARLES D. HOOVER, JR. AND CARRIE A.
HOOVER AND TYLER M. ELKINS

All the following described two (2) tracts situate in the Chambersburg Borough, Franklin County, Pennsylvania, with an address of 1420 Scotland Avenue, Chambersburg, PA 17201, UPI # 02-1C21-.023-.000000, Franklin County Deed Book Volume 3372, Page 056

SALE # 44
CANCELLED

SALE # 45, 2015-1329
PROF-2013-M4 LEGAL TITLE TRUST II, BY U.S.
BANK NATIONAL ASSOCIATION, AS LEGAL TITLE
TRUSTEE
ATTY: UDREN LAW OFFICES
V. CELIA STIDHAM, INDIVIDUALLY AND AS KNOW
HEIR OF JAMES STIDHAM AND UNKNOWN HEIRS
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JAMES
STIDHAM

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 126 North Franklin Street, Chambersburg, PA 17201, UPI # 05-1B-56-39A.000000., Franklin County Deed Book Volume 3008, Page 578

SALE # 46, 2016-4351
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V.
JERRY W. MOWEN AND ALANA M. MOWEN

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, with an address of with an address of 14483 Cedarbrook Drive, Greencastle, PA 17225, UPI #01-0A32C-071-.000000, Franklin County Deed Book Volume 3601, Page 500

SALE # 47, 2016-2893
WELLS FARGO BANK, NA
ATTY: MANLEY DEAS KOCHALSKI
V. WESLEY R. LYNN

All that certain piece or parcel of land situate in Quincy Township, Franklin County, Pennsylvania, with an address of 11044 South Mountain Road, Fayetteville, PA 17222, UPI # 19-0605K-039C-000000, Deed Instrument # 201221176

SALE # 48, 2017-1
ARVEST CENTRAL MORTGAGE COMPANY
ATTY: STERN & EISENBERG
V. SUMRIT FULCHER, AS HEIR OF THE
ESTATE OF BOBBY L. FULCHER, DECEASED
AND THE UNKNOWN HEIRS, EXECUTORS,
ADMINISTRATORS AND DEVISEES OF THE
ESTATE OF BOBBY L. FULCHER, DECEASED

All that certain lot or piece of ground situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 84 Roosevelt Arms Court, Chambersburg, PA 17201, UPI # 04-1G01-.090-.000000, Franklin County Deed Book Volume 1679, Page 170

SALE # 49, 2016-4100
J.P. MORGAN MORTGAGE ACQUISITION CORP.
ATTY: RICHARD M. SQUIRE & ASSOCIATES
V. RANDALL SHANE SCOTT

All the following described real estate, lying and being situate in Southhampton Township, Franklin County, Pennsylvania, with an address of 7295 Olde Scotland Road a/k/a 7295 Olde Scotland Road, Shippensburg, PA 17257, UPI # 21-0N16-.027-.000000, Deed Instrument # 201201128

SALE # 50, 2016-4476
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. TIMMY E. KAUFFMAN AND TAMMY L.
KAUFFMAN

All that certain lot or piece of ground, situate in Washington Township, Franklin County, Pennsylvania, with an address of 12288 Shelby Avenue, Waynesboro, PA 17268, UPI # 23-0Q12G-090-.000000, Deed Instrument # 201517360

SALE # 51, 2016-3444
WILMINGTON SAVINGS FUND SOCIETY, FSB,
DOING BUSINESS AS CHRISTINA TRUST, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR BCAT 2014-4TT
ATTY: HLADIK ONORATO & FEDERMAN
V. CURTIS P. MILLER A/K/A CURTIS PARKER
MILLER AND NORMA E. MILLER A/K/A NORMA
ELAINE MILLER

All that certain piece or parcel of land lying and being situate in Fannett Township, Franklin County, Pennsylvania, with an address of 24006 Back Road, Concord, PA 17217, UPI # 07-0B05-.011-.000000, Franklin County Deed Book Volume 2010, Page 28

PUBLIC NOTICES

**SALE # 52, 2016-4597
EMBRACE HOME LOANS, INC.
ATTY: STERN & EISENBERG
V. DENISE L. LYNCH**

All those certain two (2) tracts of land situate in Fannett Township, Franklin County, Pennsylvania, with an address of 24950 Back Road, Concord, PA 17217, UPI #s 07-0B06A-005.-000000 and 07-0B06A-007.-000000, Deed Instrument # 2008-010876

**SALE # 53
CANCELLED**

**SALE # 54, 2016-3991
LSF9 MASTER PARTICIPATION TRUST
ATTY: RICHARD M. SQUIRE & ASSOCIATES
V. BARBARA ANN CUFF**

All of the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 7115 Brownsville Road, Fayetteville, PA 17222, UPI # 09-0C27.-083C-000000, Franklin County Deed Book Volume 1330, Page 305

**SALE # 55, 2016-2307
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. KARL STEPHEN LEARY, IN HIS CAPACITY AS
HEIR OF MARY S. LEARY, DECEASED, SANDRA
RHEY LEARY, IN HER CAPACITY AS HEIR OF
MARY S. LEARY, DECEASED AND UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER
MARY S. LEARY, DECEASED**

All the following described lot of ground lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 12127 Bayer Drive, Waynesboro, PA 17268, UPI # 23-0Q12B-047.-000000, Franklin County Deed Book Volume 724, Page 331

**SALE # 56
CANCELLED**

**SALE # 57, 2016-4275
ORRSTOWN BANK
ATTY: DETHLEFS PYKOSH LAW GROUP
V. LYLE R. WHITE**

All that certain real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 16 Garber Street, Chambersburg, PA 17201, UPI # 05-1B56-138-000000, Franklin County Deed Book Volume 583, Page 445

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 MAY 22, 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 MAY 26, 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
	4/21, 4/28, 5/5/2017