

Franklin County Legal Journal

Vol. 35, No. 33

February 16, 2018

Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201-2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.

PUBLIC NOTICES

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against any of said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the respective personal representatives thereof or their attorneys named below.

First Publication

Estate of Clyde C. Frey, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:
Daniel C. Wilson
19983 Hammond Road
Spring Run, PA 17262
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/16, 2/23, 3/2/2018

Estate of Anna Grace Furry, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Jim T. Furry
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

2/16, 2/23, 3/2/2018

Estate of John L. Hockensmith, Sr., a/k/a John Hockensmith, Sr., late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Sondra J. Hockensmith
65 Maribeth Drive
Chambersburg, PA 17202
Attorney:
Courtney J. Graham
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/16, 2/23, 3/2/2018

Estate of H. Ronald Keefer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Michael R. Keefer
401 Snyder Road, Box 643
Clarion, PA 16214
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

2/16, 2/23, 3/2/2018

Estate of Richard R. Perry, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Ronald D. Perry
1252 Periwinkle Drive
Waxhaw, NC 28173
Attorney:
George E. Wenger, Jr.
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

2/16, 2/23, 3/2/2018

Estate of Patricia Ann Preso, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:
Susan M. Geyer
c/o Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257
Attorney:
Jerry A. Weigle
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

2/16, 2/23, 3/2/2018

Estate of George R. Stouffer, Sr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Julia K. Myers
Kevin J. Stouffer
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

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PUBLIC NOTICES

Estate of Margaret A. Weller, late of Warren Township, Franklin County, Pennsylvania.

Personal Representatives:
Leonard A. Weller, Jr.
10375 Reeder Road
Mercersburg, PA 17236
Linda Hissong
12541 Bain Road
Mercersburg, PA 17236
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

2/16, 2/23, 3/2/2018

Estate of Betty Z. Wilkins, a/k/a Betty Ruth Wilkins, late of Warren Township, Franklin County, Pennsylvania.

Personal Representative:
Shari R. Ommert
621 Baer Valley Road
Fort Loudon, PA 17224
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

2/16, 2/23, 3/2/2018

Second Publication

Estate of Gwendolyn G. Brooks, a/k/a G. Gail Brooks, late of Franklin County, Pennsylvania.

Personal Representative:
Jo Ellen Brooks Montha
1883 Dood Duck Drive E
Chambersburg, PA 17202
Attorney:
David W. Rahauer
157 East Washington Street
Chambersburg, PA 17201

2/9, 2/16, 2/23/2018

Estate of John D. Dale, a/k/a John Dahl Dale, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Salome B. Stephens
305 Sunbrook Drive
Chambersburg, PA 17201
Attorney:
Eileen C. Finucane
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

2/9, 2/16, 2/23/2018

Estate of Mary Ellen Gale, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
R. Thomas Murphy
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

2/9, 2/16, 2/23/2018

Estate of Claudia K. Hartman, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Sherry L. Davis
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

2/9, 2/16, 2/23/2018

Estate of Gary L. Hite, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:
Larry L. Hite
c/o Thomas P. Gleason
49 West Orange Street, Suite 3
Shippensburg, PA 17257
Attorney:
Thomas P. Gleason
49 West Orange Street, Suite 3
Shippensburg, PA 17257

2/9, 2/16, 2/23/2018

Estate of Terry L. Seibert, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Gary E. Seibert
227 Pine Drive
Fayetteville, PA 17222
Jacqueline Seibert Beck
2655 Tattoo Drive
Chambersburg, PA 17202
Michael E. Seibert
39 East Main Street
Fayetteville, PA 17222
Attorney:
Joseph A. Macaluso
P.O. Box 83
Orrstown, PA 17244

2/9, 2/16, 2/23/2018

Estate of Devora K. Shockey, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Brenda C. Marotte
60 Roland Avenue
Chambersburg, PA 17201
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

2/9, 2/16, 2/23/2018

Estate of Robley C. Stottlemeyer, a/k/a Robley Clinton Stottlemeyer, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Lucas C. Baldwin
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

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PUBLIC NOTICES

Estate of Lester E. Walls, late of St. Thomas Township,
Franklin County, Pennsylvania.

Personal Representative:
Danny E. Walls
2303 Community Center Road
St. Thomas, PA 17252
Attorney:
Jens C. Wagner
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

2/9, 2/16, 2/23/2018

Estate of Carol S. Young, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:
Fred M. Young, III
569 Lynn Drive
Greencastle, PA 17225
Attorney:
Elizabeth A. Clark
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

2/9, 2/16, 2/23/2018

Third Publication

Estate of Leland A. Cheek, a/k/a Leland Aubrey Cheek,
late of Borough of Chambersburg, Franklin County,
Pennsylvania.

Personal Representative:
Brian J. Cheek
5534 Hager Road
Greencastle, PA 17225
Attorney:
J. Edgar Wine
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

2/2, 2/9, 2/16/2018

Estate of Donald R. Earley, late of St. Thomas Township,
Franklin County, Pennsylvania.

Personal Representative:
Paul J. Earley
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

2/2, 2/9, 2/16/2018

Estate of Ray A. Eyer, late of Borough of Waynesboro,
Franklin County, Pennsylvania.

Personal Representatives:
Thomas R. Eyer
Eric L. Eyer
c/o Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

2/2, 2/9, 2/16/2018

Estate of Kenneth I. Garling, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:
Lori M. Souders
341 Parnell Road
St. Thomas, PA 17252
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

2/2, 2/9, 2/16/2018

Estate of Jerry Bryan Grove, a/k/a Jerry B. Grove, late
of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Darryl R. Grove
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Alexander C. Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

2/2, 2/9, 2/16/2018

Estate of Ordean M. Hebb, a/k/a Ordean Markus Hebb,
late of Borough of Waynesboro, Franklin County,
Pennsylvania.

Personal Representatives:
Dorothy J. Hebb
48 Eastland Circle
Waynesboro, PA 17268
Brenda K. Miller
48 Eastland Circle
Waynesboro, PA 17268
Attorney:
J. Edward Beck, Jr.
Keller, Keller and Beck, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

2/2, 2/9, 2/16/2018

Estate of Ruth Meyer Muehl, a/k/a Ruth L. Muehl, late
of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:
Elizabeth R. Muehl
2912 Clovercrest Way
Olney, MD 20832
Katrina K. Harrigan
9628 Brigadoon Place
Frederick, MD 201704
Attorney:
Joel R. Zullinger
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

2/2, 2/9, 2/16/2018

Estate of Lester A. Musselman, late of Antrim Township,
Franklin County, Pennsylvania.

Personal Representative:
Anna Lee Kopp
c/o Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268
Attorney:
Alexandra M. Sipe
Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

2/2, 2/9, 2/16/2018

PUBLIC NOTICES

Estate of Charles L. Myers, late of St. Thomas Township,
Franklin County, Pennsylvania.

Personal Representative:

Cameron L. Myers
24 Edward Drive
Greencastle, PA 17225

Attorney:

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

2/2, 2/9, 2/16/2018

Estate of Dorothy R. Rice, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Stephanie A. Rice
7818 Nyesville Road
Chambersburg, PA 17202

Attorney:

Edward I. Steckel
14 North Main Street, Suite 412
Chambersburg, PA 17201

2/2, 2/9, 2/16/2018

Estate of Ruth M. Thomas, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representatives:

Sara A. Thomas
David W. Thomas
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

2/2, 2/9, 2/16/2018

Estate of Arvada C. Umberger, a/k/a Arvada Crea
Umberger, late of Greene Township, Franklin County,
Pennsylvania.

Personal Representative:

Claudia Kay Methner
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

2/2, 2/9, 2/16/2018

ORPHANS COURT NOTICE

IN THE COURT OF COMMON PLEAS OF THE
39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY,
PENNSYLVANIA – ORPHANS' COURT DIVISION

The following list of Executors, Administrators and
Guardian Accounts, Proposed Schedules of Distribution
and Notice to Creditors and Reasons why Distribution
cannot be Proposed will be presented to the Court
of Common Pleas of Franklin County, Pennsylvania,
Orphans Court Division for CONFIRMATION: March
1, 2018.

BARKER: First and Final Account of proposed
distributions and notice to creditors of Roberta Saldana,
Executrix of the Estate of Benjamin Brown Barker,
Jr., late of Southampton Township, Franklin County,
Pennsylvania, deceased.

BARTL: First and Final Account of proposed
distributions and notice to creditors of Margaret Pamela Bartl and
Deborah Ann Bartl, Co-Executrices of the Estate of
Margaret A. Bartl, late of the Borough of Chambersburg,
Franklin County, Pennsylvania, deceased.

BONEBRAKE: First and Final Account of proposed
distributions and notice to creditors of Steven Ross
Bonebrake, Executor of the Estate of Robert C.
Bonebrake, Jr., late of Greene Township, Franklin
County, Pennsylvania, deceased.

DEARING: First and Final Account of proposed
distributions and notice to creditors of William M.
Henderson, Executor of the Estate of Marie B. Dearing,
late of the Borough of Chambersburg, Franklin County,
Pennsylvania, deceased.

MESSINA TRUST: First and Final Account of proposed
distributions and notice to creditors of Jan Lecklikner,
Trustee of the Rose Marie Messina Trust, late of Greene
Township, Franklin County, Pennsylvania, deceased.

MOORE: First and Final Account of proposed
distributions and notice to creditors of John J. Moore,
Executor of the Estate of James William Moore,
Sr., a/k/a John W. Moore, late of the Borough of
Waynesboro, Franklin County, Pennsylvania, deceased.

REBOK: First and Final Account of proposed
distributions and notice to creditors of Jeanmarie S.
Walz and C. Ray Fox, Jr., Co-Personal Representatives
of the Estate of John A. Rebok, late of the Borough of
Waynesboro, Franklin County, Pennsylvania, deceased
Todd A. Rock
Clerk, Orphans' Court Division
Franklin County, Pennsylvania

2/16, 2/23/2018

PUBLIC NOTICES

SHERIFF'S SALE MARCH 9, 2018

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on APRIL 9, 2018 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter. Sheriff James W. Brown

**SALE # 1 , 2014-4355
HSBC BANK USA, N.A.
ATTY: MCCABE WEISBERG & CONWAY
V. DIXIE DEERING, ADMINISTRATRIX OF THE
ESTATE OF ROBIN E. PEOPLES**

All that certain piece or parcel or tract of land situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11365 Punch Bowl Road, Mercersburg, PA 17236, UPI # 17-0J16-.096-.000000, Franklin County Deed Book Volume. 3157, Page 407

**SALE # 2, 2015-3611
BANK OF AMERICA, N.A.
ATTY: MCCABE WEISBERG & CONWAY
V. STEPHEN M. PHILLIPS AND BRANDY L. BENTZ**

All that certain piece or parcel or tract of land situate in Washington Township, Franklin County, Pennsylvania, with an address of 12456 Jackson Avenue, Waynesboro, PA 17268, UPI # 23-0Q12G-204C-000000, Deed Instrument # 2009-000804

**SALE # 3, 2017-2216
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ADAM L. DAVIS**

All the following described real property situate in Quincy Township, Franklin County, Pennsylvania, with an address of 11147 South Mountain Road, Fayetteville, PA 17222, UPI # 19-0L05K-009-.000000, Franklin County Deed Book Volume. 1911, Page 466

**SALE # 4, 2017-3302
NATIONSTAR MORTGAGE LLC
ATTY: KML LAW GROUP
V. GARY M. REISHER AND MELODY S. REISHER**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 11 Forrest Avenue, Fayetteville, PA 17222, UPI # 10-0D06N-010-.000000, Franklin County Deed Book Volume. 3457, Page 296

**SALE # 5, 2017-422
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR LEHMAN XS TRUST MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-3
ATTY: KML LAW GROUP
V. WILLIAM A. ECTON JR. A/K/A WILLIAM A.
ECTON AND KARA RENEE ECTON A/K/A KARA
R. REMSBURG**

All that certain or parcel of ground situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11934 Mercersburg Road, Greencastle, PA 17225, UPI # 17-0J18L-011-.000000, Franklin County Deed Book Volume. 2976, Page 515

**SALE# 6, 2017-3041
PNC BANK, NATIONAL ASSOCIATION
ATTY: KML LAW GROUP
V. WILLIAM F. MERRIMAN**

All the following real property lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 3984 Albert Avenue, Greencastle, PA 17225, UPI # 01-0A11-.355-.000000, Deed Instrument # 201219361

**SALE # 7, 2017-1379
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. SHANNON D. BROWN AND BRANDIE N.
BROWN**

All the following described real estate lying and being situate in the Borough of Shippensburg, Franklin County, Pennsylvania, with an address of 106 Logan Lane, Shippensburg, PA 17257, UPI # 27-6A40-.018-.000000, Deed Instrument # 201321792

**SALE # 8, 2017-3617
LSF9 MASTER PARTICIPATION TRUST
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. AMY S. DUNCAN**

All that certain piece, parcel, or tract of land lying and being situate in Franklin County, Pennsylvania, with an address of 14421 Hollowell Church Road, Waynesboro, PA 17268, UPI # 01-0A28-.116-.000000, Franklin County Deed Book Volume. 2900, Page 510

**SALE # 9, 2017-3371
NATIONSTAR MORTGAGE LLC D/B/A MR.
COOPER
ATTY: SHAPIRO & DENARDO
V. CHRISTOPHER D. EAKLE**

All the following tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 11732 North Landis Avenue, Waynesboro, PA 17268, UPI # 23-0Q12L-111-.000000, Franklin County Deed Book Volume. 2351, Page 273

PUBLIC NOTICES

SALE # 10, 2016-1011
BANK OF AMERICA, N.A.
ATTY: UDREN LAW OFFICES
V. JULIE K. MOORES AND STUART B. PUGH

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 14898 Robinhood Circle, Greencastle, PA 17225, UPI # 01-0A32S-059.-000000, Deed Instrument # 201405432

SALE # 11, 2017-3014
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. EUGENE CARL DESHONG AND CAROLYN A. DESHONG

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 736 Franklin Square Drive, Chambersburg, PA 17201, UPI # 09-0C12.-307.-000000, Deed Instrument # 201509307

SALE # 12, 2017-3541
WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. WILLIAM J. CARDWELL

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 6811 Rice Road, Shippensburg, PA 17257, UPI # 21-0N16.-051.-000000, Franklin County Deed Book Volume. 1433, Page 021

SALE # 13, 2017-2373
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. VIRGINIA ELIZABETH POLLARD A/K/A VIRGINIA E. POLLARD

All the following described real estate lying and being situate in Franklin County, Pennsylvania, with an address of 10100 Lindale Avenue, Greencastle, PA 17225, UPI # 01-0A11.-378.-000000, Franklin County Deed Book Volume. 2238, Page 487

SALE # 14, 2017-3093
BANK OF AMERICA, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD W. WILLISON, DECEASED

All the following described real estate situate in Waynesboro, Franklin County, Pennsylvania, with an address of 814 South Church Street, Waynesboro, PA 17268, UPI # 26-5C47.-039.-000000, Franklin County Deed Book Volume. 671, Page 482

SALE # 15
CANCELLED

SALE # 16, 2017-3768
NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING
ATTY: KML LAW GROUP
V. CALLA RITHCHEY SHEPLER A/K/A CALLA R. SHEPLER

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 714 Cleveland Avenue, Chambersburg, PA 17201, UPI # 06-1E26.-058.-000000

SALE # 17, 2017-130
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
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 # 18, 2017-3305
NATIONSTAR MORTGAGE LLC
ATTY: KML LAW GROUP
V. PATRICIA LYNCH AND DAVID A. LYNCH

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address 5600 Greenvillage Road, Chambersburg, PA 17202, UPI # 09-0C04P-003-000000, Deed Instrument # 2008-008303

SALE # 19, 2017-2755
M&T BANK
ATTY: KML LAW GROUP
V. PAUL D. SITES

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 964 Bear Valley Road, Fort Loudon, PA 17224, UPI # 18-0K04.-067A-000000, Deed Instrument # 201201914

SALE # 20, 2017-3276
FIRST GUARANTY MORTGAGE CORPORATION
ATTY: KML LAW GROUP
V. JESSICA D. LEWIS AND BENJAMIN STRONG

All the following described real estate lying and being situate in Greencastle Borough, Franklin County, Pennsylvania, with an address of 510 South Carlisle Street, Greencastle, PA 17225, UPI # 08-2B44-046-000000, Deed Instrument # 201416777

PUBLIC NOTICES

SALE # 21, 2017-1194
WELLS FARGO BANK, NA
ATTY: MANLEY DEAS KOCHALSKI
V. CATHY A. MERRILL AKA CATHY ANN MERRILL

All that tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13221 Pennersville Road, Blue Ridge Summit, PA 17214, UPI # 230Q20F018A000000, Deed Instrument # 201208820

SALE # 22, 2017-4019
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2016-CTT
ATTY: RICHARD M. SQUIRE & ASSOCIATES
V. JOYCE E. HOLTRY, EXECUTRIX OF THE ESTATE OF IRMGARD IRENE K. CROW A/K/A IRENE K. CROW, A/K/A IRMGARD K. CROW, A/K/A IRENE K. CROW, DECEASED AND THE UNKNOWN HEIRS OF THE ESTATE OF IRMGARD IRENE K. CROW, A/K/A IRMGARD K. CROW, A/K/A IRENE K. CROW, DECEASED

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13556 Maryland Avenue, Blue Ridge Summit, PA 17214, UPI # 23-0Q020-131, Franklin County Deed Book Volume. 915, Page 351

SALE # 23, 2017-4126
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT
ATTY: RICHARD M. SQUIRE & ASSOCIATES
V. RODNEY GRENKE A/K/A RODNEY W. GRENKE AND STACY GRENKE A/K/A STACY L. GRENKE

All the following described tract of land lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 175 South Coldbrook Avenue, Chambersburg, PA 17201, UPI # 03-1E12.-064.-000000, Deed Instrument # 201118110

SALE # 24, 2014-2503
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I
TRUST ATTY: VITTI LAW GROUP
V. RALPH E. YEAGER AND DEBORAH YEAGER

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2663 New Franklin Road, Chambersburg, PA 17202, UPI # 10-0D14.-060.-000000, Franklin County Deed Book Volume. 3344, Page 383

SALE # 25, 2015-3209
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. KARLA R. DENNIS A/K/A KARLA RENEE DENNIS AND DANIEL A. DENNIS A/K/A DANIEL ALAN DENNIS

All following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 4220 Scarhill Road, Greencastle, PA 17225, UPI # 01-0A30.-004.-000000, Deed Instrument # 201112774

SALE # 26, 2017-3320
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2006-AR3, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006AR3
ATTY: KML LAW GROUP
V. KEITH E. HOLTRY

All that certain land situate lying and being in Southampton Township, Franklin County, Pennsylvania, with an address of 8614 Peiper Road, Shippensburg, PA 17257, UPI # 21-0N14.-140.-000000, Franklin County Deed Book Volume. 2797, Page 106

SALE # 27, 217-4170
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ROBERT G. KUHN, JR.

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 112 Miller Drive, Fayetteville, PA 17222, UPI # 10-0D10F-067.-000000, Franklin County Deed Book Volume. 1233, Page 503

SALE # 28, 2017-3291
PENNYMAC LOAN SERVICES, LLC
ATTY: POWERS KIRN & ASSOCIATES
V. JOHN M. JONES, III AND CAROLYN L. JONES

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1619 Black Gap Road, Fayetteville, PA 17222, UPI #'s 09-0C23.-191-000000 and 09-0C23-191-L-000000, Franklin County Deed Book Volume. 1225, Page 329

SALE # 29, 2017-2245
PENNYMAC LOAN SERVICES, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. AUDREY R. KOMES A/K/A AUDREY KOMES

All that certain tract of land situate in the Borough of Shippensburg, Franklin County, Pennsylvania, with an address of 405 Westover Road, Shippensburg, PA 17257, UPI # 27-6A16.-007.-0000000, Franklin County Deed Book Volume. 2757, Page 353

PUBLIC NOTICES

SALE # 30, 2017-2990
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JAVIER RODRIGUEZ

All that certain lot or piece of ground situate in the Greene Township, Franklin County, Pennsylvania, with an address of 3122 Black Gap Road, Chambersburg, PA 17202, UPI # 09-0C14.-013A-000000, Deed Instrument # 201118396

SALE # 31, 2017-4043
DITECH FINANCIAL LLC
ATTY: PHELAN HALLINAN DIAMOND, JONES
V. JAMES W. LOGSDON AND SHANNON D. LOGSDON

All that certain parcel of land situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 312 Lantern Lane, Chambersburg, PA 17201, UPI # 04-1G01R-290.-000000, Franklin County Deed Book Volume. 3153, Page 329

SALE # 32, 2017-4123
U.S. BANK, N.A. AS TRUSTEE FOR
MANUFACTURED HOUSING CONTRACT SENIOR/
SUBORDINATE PASS-THROUGH CERTIFICATE
TRUST 1999-6
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. KRISTA L. ECKENRODE

All that certain tract of land situate in Fannett Township, Franklin County, Pennsylvania, with an address of 21635 Amberson Road, Amberson, PA 17210, UPI # 07-0B16.-116.-000000, Franklin County Deed Book Volume. 1445, Page 112

SALE # 33, 217-3505
BROAD STREET FUNDING TRUST I
ATTY: MCCABE WEISBERG & CONWAY
V. DEBORAH M. HOCH, ADMINISTRATRIX OF THE
ESTATE OF LUCILLE J. ROCK

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 255 West Main Street, Fayetteville, PA 17222, UPI # 09-0C26B-008.-000000, Deed Instrument # 200907314

SALE # 34, 2017-3818
BRANCH BANKING AND TRUST COMPANY
ATTY: MCCABE WEISBERG & CONWAY
V. WILLIAM J. COOK JR AND TERRI L. COOK

All that certain real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 6113 Anthony Highway, Waynesboro, PA 17268, UPI # 19-0L03.-020.-000000, Franklin County Deed Book Volume. 1185, Page 452

TERMS

Upon completion of the auction, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. The balance due shall be paid NO LATER THAN MARCH 19, 2018 AT 4:00 PM prevailing time. If the 10% payment is not made the day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be resold on FRIDAY MARCH 23, 2018 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 2018

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

2/16, 2/23, 3/2/2018