

# Franklin County Legal Journal

Vol. 35, No. 1

July 7, 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 Timothy Caulkins, a/k/a Timothy R. Caulkins, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Victoria Caulkins

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

7/7, 7/14, 7/21/2017

Estate of Merlin R. Cornett, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Richard A. Cornett

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

7/7, 7/14, 7/21/2017

Estate of Jon F. Hollengreen, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Amy H. Hollengreen

204 Federal Hill Road

Milford, NH 03055

Orrstown Bank

77 East King Street

Shippensburg, PA 17257

Attorney:

Suzanne M. Trinh

Zullinger-Davis-Trinh, P.C.

74 North Second Street

Chambersburg, PA 17201

7/7, 7/14, 7/21/2017

### **Second Publication**

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

Personal Representative:

Eric M. Godshalk

c/o McNeese Wallace & Nurick LLC

100 Pine Street

P.O. Box 1166

Harrisburg, PA 17108-1166

Attorney:

Elizabeth P. Mullaugh

McNeese 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

## PUBLIC NOTICES

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. Rahauser  
157 East Washington Street  
Chambersburg, PA 17201

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

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

### **Third 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

# PUBLIC NOTICES

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

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

## **FICTITIOUS NAME NOTICE**

Notice is hereby given that an application for Registration of a Fictitious Name was filed with the Pennsylvania Department of State on April 13, 2017 for the name Lawless & Associates, located at 501 South Cedar Lane, Greencastle, PA 17225. The name and address of the corporation interested in this business is Lewis & Hitchcock, Inc., 11561 Edmonston Road, Beltsville, MD 20705. This Notice is filed pursuant to the requirements of the Fictitious Names Act.

7/7/2017

## **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**

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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

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**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

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**SALE # 32, 2017-631  
PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFELD 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

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**SALE # 33, 2017-184  
PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFELD & 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

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**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

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**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

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**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

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**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

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**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

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**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

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# 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

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**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

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**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

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**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

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**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

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**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

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**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.

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**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, 7/7/2017