

Franklin County Legal Journal

Vol. 34, No. 26

December 23, 2016

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 Robert C. Booth, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Delores E. Johnson
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
J. McDowell Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

12/23, 12/30/2016, 1/6/2017

Estate of David Andrew Byrne, a/k/a David A. Byrne, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

12/23, 12/30/2016, 1/6/2017

Estate of Ernest James Clark, late of Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:
Rebecca Joan Carbaugh
8380 Rice Road
Shippensburg, PA 17257
Attorney:
John D. Killian
Killian & Gephart, LLP
218 Pine Street
Harrisburg, PA 17101

12/23, 12/30/2016, 1/6/2017

Estate of Traci Jolene Coldsmit, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Kevin M. Coldsmit
c/o Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268
Attorney:
Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

12/23, 12/30/2016, 1/6/2017

Estate of Clyde W. Fox, Jr., late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Jan G. sulcove
445 Lindman Drive
Chambersburg, PA 17202
Attorney:
Mark T. Orndorf
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

12/23, 12/30/2016, 1/6/2017

Estate of Melvin O. Ganoce, a/k/a Melvin Odell Ganoce, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Pamela J. Barrett
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

12/23, 12/30/2016, 1/6/2017

Estate of Harold L. Myers, late of Fort Loudon, Franklin County, Pennsylvania.

Personal Representative:
Sharon D. Shaw-Myers
5712 Grouse Road
Fort Loudon, PA 17224
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

12/23, 12/30/2016, 1/6/2017

PUBLIC NOTICES

Estate of Ronald L. Perry, Sr. a/k/a Ronald L. Perry,
late of Green Township, Franklin County, Pennsylvania.

Personal Representative:

Tammy Jo Wiley
7296 Smith Road
Chambersburg, PA 17202

Attorney:

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

12/23, 12/30/2016, 1/6/2017

Estate of Judith A. Thompson, late of Borough of
Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Casandra A. Kauffman
5680 Timmons Drive
Greencastle, PA 17225

Attorney:

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

12/23, 12/30/2016, 1/6/2017

Estate of Dolores L. Updegrave, a/k/a Dolores Lucille
Updegrave, late of Borough of Chambersburg, Franklin
County, Pennsylvania.

Personal Representatives:

Scott A. Updegrave
657 Timothy Drive
Longmont, CO 80503
Kurt A. Updegrave
4868 Cumberland Highway
Chambersburg, PA 17202

Attorney:

J. Edward Beck, Jr.
Keller, Keller and Beck, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

12/23, 12/30/2016, 1/6/2017

Estate of Olive S. Wagoner, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Diane Myers
PO Box 123
Shady Grove, PA 17256

Attorney:

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

12/23, 12/30/2016, 1/6/2017

Second Publication

Estate of Nerma V. Baer, late of Borough of Waynesboro,
Franklin County, Pennsylvania.

Personal Representatives:

Dina E. Baer
Dirk E. Baer
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

12/16, 12/23, 12/30/2016

Estate of Samuel J. Kline, a/k/a Samuel James Kline,
a/k/a Samuel Kline, a/k/a Samuel J. Kline, Jr., late of
St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Sharon Rhea Good
c/o George M. Nikolau
Nikolaou Law Offices, LLC
166 Allendale Road
King of Prussia, PA 19406

Attorney:

George M. Nikolau
Nikolaou Law Offices, LLC
166 Allendale Road
King of Prussia, PA 19406

12/16, 12/23, 12/30/2016

Estate of Tina Marie Oberholzer, a/k/a Tina M.
Oberholzer, late of Washington Township, Franklin
County, Pennsylvania.

Personal Representatives:

Krysten M. Sourbier
8983 Anthony Highway
Waynesboro, PA 17268
Jordan D. Sourbier
72 West Main Street, Apt. 2W
Waynesboro, PA 17268

Attorney:

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

12/16, 12/23, 12/30/2016

Third Publication

Estate of Lois G. Bard, a/k/a Lois Gwendolyn Bard,
late of Borough of Chambersburg, Franklin County,
Pennsylvania.

Personal Representative:

Susan K. Hanks
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

12/9, 12/16, 12/23/2016

Estate of Shirley A. Butler, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representatives:

Marcia Pendleton Clark
Michael E. Clark
2513 Sherwin Road
Knoxville, TN 37931

Attorney:

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

12/9, 12/16, 12/23/2016

PUBLIC NOTICES

Estate of Edith J. Keefer, a/k/a Edith Jane Keefer, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:
Lawrence E. Keefer
10315 Cool Hollow Road
Greencastle, PA 17225
Glenn L. Keefer
4182 Lemar Road
Mercersburg, PA 17236
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

12/9, 12/16, 12/23/2016

Estate of Lucille M. McCormick, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:
Ronald R. McCormick
10475 Richmond Road
Fort Loudon, PA 17224
Donald J. McCormick
10491 Richmond Road
Fort Loudon, PA 17224
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

12/9, 12/16, 12/23/2016

Estate of Joseph B. Sanders, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Cynthia L. Snyder
4967 Philadelphia Avenue
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

12/9, 12/16, 12/23/2016

Estate of Henry Sweigert, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Kimberly R. Ile
13502 Iowa Street
Westminster, CA 92683
Douglas L. Sweigert
7433 John Pickett Road
Woodbine, MD 21797
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

12/9, 12/16, 12/23/2016

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, for the purpose of obtaining a Certificate for Incorporation for a business corporation organized under the Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is WINDY MOUNTAIN DAIRY, INC. The registered office of the corporation is: 9611 Pine Road, Orrstown, Pennsylvania 17244.

This notice is given pursuant to Section 1307 of the Business Corporation Law of 1988.

Jacob H. Kiessling, Esq.
Mette, Evans & Woodside, P.C.
3401 N. Front Street
Harrisburg, PA 17110-0950

12/23/2016

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that Pine Mountain Homes, Inc., a Pennsylvania corporation with a registered office address of 7966 Monn Drive, Waynesboro, PA 17268, is now dissolving the affairs of said corporation in a voluntary dissolution. This shall serve as official notice to creditors and taxing authorities.

Attorney:
Clinton T. Barkdoll
9 East Main Street
Waynesboro, PA 17268

12/23/2016

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that effective November 29, 2016, Menno-Haven, Inc. of 2011 Scotland Avenue, Chambersburg, Pennsylvania, registered the name of "MennoHaven" by filing a Fictitious Name Registration under the Fictitious Names Act, 54 Pa.C.S with the Pennsylvania Department of State in Harrisburg, Pennsylvania, for the conduct of business at its place of business situated at 2011 Scotland Avenue, Chambersburg, Pennsylvania.

LATSHA DAVIS & MCKENNA, P.C.
1700 Bent Creek Boulevard, Suite 140
Mechanicsburg, PA 17050

12/23/2016

NAME CHANGE NOTICE

In Re: Ryan Zane Costa

Case No. 2016-4118

Notice is hereby given that Ryan Zane Costa of Greencastle, Franklin County, Pennsylvania, has petitioned the Court of Common Pleas of the 39th Judicial District of Pennsylvania to legally change their name, Ryan Zane Costa, to Allyson Belle Rey Costa. A hearing on the matter shall be held on January 5, 2017 at 1:00 p.m. at the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

12/23/2016

PUBLIC NOTICES

ORPHANS COURT NOTICE

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

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for CONFIRMATION: January 5, 2017.

GROSS: First and Final Account of Trust Under the Will, statement of proposed distributions and notice to creditors of Carol A. Tschop, Trustee from November 03, 2009 through September 02, 2016 presented by Melissa Eiderkehr & Farmers & Merchants Trust Co., Co-Executors of the Estate of Patricia S. Gross, late of Guilford Township, Franklin County, Pennsylvania, deceased.

ZULLINGER: Second and Partial Account, of proposed distributions and notice to creditors of Farmers and Merchants Trust Company, Executor of the Estate of Robert G. Zullinger a/k/a Robert Glenn Zullinger, late of Greene Township, Franklin County, Pennsylvania, deceased.

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

12/23, 12/30/2016

SHERIFF'S SALE JANUARY 13, 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 FEBRUARY 13, 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, 2015-1868

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-0C8 C/O SPECIAL LOAN SERVICING, LLC
ATTY: PARKER MCCAY
V. MICHELE A. HEATH A/K/A MICHELE A. WILLIAMS**

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 159 East McKinley Street, Chambersburg, PA 17201, UPI # 4-1E17-108.-000000, Franklin County Deed Book Volume 2187, Page 304

SALE # 2, 2010-973

**WELLS FARGO BANK N.A., AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS, MASTR ASSET BACKED SECURITIES TRUST 2007-NCW MORTGAGE-PASS THROUGH CERTIFICATES, SERIES 2007 NCW
ATTY: PARKER MCCAY
V. DOROTHY E. WALLS**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 121-123 South Second Street, Chambersburg, PA 17201, UPI # 03-1E01.-023.-000000, Franklin County Deed Book Volume 3400, Page 193

SALE # 3, 2015-4491

**J.P. MORGAN MORTGAGE ACQUISITION CORP.
ATTY: SHAPIRO & DENARDO
V. MARK A. BROWN AND TIFFANY J. BROWN**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 326 North Broad Street, Waynesboro, PA 17236, UPI # 24-5B58.-030.-000000, Deed Instrument # 200928206

PUBLIC NOTICES

SALE # 4, 2016-1428
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: KML LAW GROUP
V. JAMES A. RACE

All that certain tract of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 222 Meriweather Drive, Chambersburg, PA 17201, UPI # 04-1G02C-109.-000000, Deed Instrument # 201004652

SALE # 5, 2016-1417
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: SHAPIRO & DENARDO
V. ROBIN FREEMAN AND SEAN FREEMAN,
INDIVIDUALLY AND AS EXECUTOR OF THE
ESTATE OF PATRICIA L. SWEENEY, DECEASED

All that lot or ground lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 141 Greenleaf Road, Chambersburg, PA 17202, UPI # 10-0D09C-014.-000000, Deed Instrument # 201120776

SALE # 6, 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 # 7, 2016-333
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. J.T. BERGER AND JENNIFER L. BERGER

All that certain lot or piece of ground situate in Guilford Township, Franklin County, Pennsylvania, with an address of 247 Kolpark Drive, Chambersburg, PA 17202, UPI # 10-0D05F-113.-000000, Deed Instrument # 200926304

SALE # 8, 2015-2494
BRANCH BANKING AND TRUST COMPANY
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DOMINIQUE J. BROWN AND KAREN E.
BROWN

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2834 Big Dipper Lane, Chambersburg, PA 17202, UPI # 09-0C19.-401.-000000, Deed Instrument # 201216302

SALE # 9, 2016-1381
NATIONSTAR MORTGAGE LLC
ATTY: SHAPIRO & DENARDO
V. QUENTIN HAWKINS AND AMY HAWKINS

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 18 Surrey Drive, Chambersburg, PA 17201, UPI 11-0E10.-086.-000000, Franklin County Deed Book Volume 2699, Page 165

SALE # 10
CANCELLED

SALE # 11, 2016-2410
LSFS MASTER PARTICIPATION TRUST
ATTY: MCCABE WEISBERG & CONWAY
V. RICKY R. FRANK AND KIMBERLY S. FRANK

All the following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 175 West Main Street, Fayetteville, PA 17222, UPI # 09-0C26B-025.-000000, Franklin County Deed Book Volume 2528, Page 187

SALE # 12, 2016-701
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JEFF S. TRINDEL

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 3288 Muirfield Drive, Chambersburg, PA 17202, UPI # 09-0C13.-422.-000000, Deed Instrument # 201016417

SALE # 13, 2016-2433
U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S.
BANK NATIONAL ASSOCIATION, AS LEGAL TITLE
TRUSTEE C/O SPECIALIZED LOAN SERVICING,
LLC ATTY: PARKER MCCAY
V. TOMMIE J. COOK

All the following real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 198 Lantern Lane, Chambersburg, PA 17201, UPI # 04-1G01R-016.-000000, Franklin County Deed Book Volume 2407, Page 367

SALE # 14, 2013-4575
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ROBERT L. MONTGOMERY A/K/A ROBERT
L. MONTGOMERY, JR. AND SHERRY A.
MONTGOMERY

All the following described real estate lying and being situate in Antrim Township Franklin County, Pennsylvania, with an address of 13081 Whispering Springs Drive, Greencastle, PA 17225, UPI # 01-0A26.-323.-000000, Franklin County Deed Book Volume 3565, Page 236

PUBLIC NOTICES

SALE # 15, 2016-1504
BRANCH BANKING AND TRUST COMPANY
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MICHAEL D. MOWER

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 325 East Queen Street, Chambersburg, PA 17201, UPI # 03-1E02-.007-000000, Franklin County Deed Book Volume 3617, Page 317

SALE # 16, 2015-3027
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JON A. WEBB

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 8875 Hillside Way, Waynesboro, PA 17268, UPI # 23-0Q07F-024-.000000, Deed Instrument # 200922275

SALE # 17
CANCELLED

SALE # 18, 2016-2770
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. BRADLEY E. BOWERS, JR AND ANGIE R. COSTA

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2984 Woodstock Road, Chambersburg, PA 17202, UPI # 09-0C13-.020-.000000, Deed Instrument # 200917781

SALE # 19, 2011-5353
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. PAUL EUGENE EVERETTS

All the following Real Estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 2090 Gomer Road, Chambersburg, PA 17202, UPI #'s 11-0E22-.124-000000 and 11-0E22-.125-.000000, Franklin County Deed Book Volume 2340, Page 445

SALE # 20, 2016-2719
PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFIELD AND BENCHOFF
V. KEONA MAE FOGAL, PERSONAL
REPRESENTATIVE OF THE ESTATE OF VINCENT
FOGAL A/K/A VINCENT E. FOGAL

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1230 Edgar Avenue, Chambersburg, PA 17201, UPI # 02-1C20-.003-.000000, Franklin County Deed Book Volume 1312, Page 634

SALE # 21, 2016-1427
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: KML LAW GROUP
V. ADAM NEWCOMER

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 811 West Main Street, Waynesboro, PA 17268, UPI # 25-5A54-.007-.000000, Deed Instrument # 200915770

SALE # 22, 2016-2771
LSF9 MASTER PARTICIPATION TRUST
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MARK A. CURTIS AND DAWN M. CURTIS

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 781 Hillcrest Avenue, Chambersburg, PA 17202, UPI # 11-0E13H-003-.000000, Franklin County Deed Book Volume 2101, Page 266

SALE # 23, 2016-2772
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DWAIN SHEFFLER AND CAROL SHEFFLER

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 1971 Ashley Drive, Chambersburg, PA 17201, UPI # 02-1C06-.083B-000000, Deed Instrument # 201300212

SALE # 24, 2016-1271
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JASON DONALD HALL A/K/A JASON D. HALL,
IN HIS CAPACITY AS ADMINISTRATOR AND HEIR
OF THE ESTATE OF DONALD W. HALL A/K/A
DONALD WILFRED HALL AND UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER DONALD
W. HALL A/K/A DONALD WILFRED HALL,
DECEASED

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 2835 Warm Springs Road a/k/a Warm Spring Road, Chambersburg, PA 17202, UPI # 11-0E22-.009A-000000, Deed Instrument # 201220045

SALE # 25, 2016-2704
OCWEN LOAN SERVICING, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. BRIAN C. HIGGINS A/K/A BRIAN HIGGINS AND
BETTY HIGGINS

All the following tract of real estate lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania, with an address of 735 Saint Thomas Williamson Road, Saint Thomas, PA 17252, UPI # 20-0M17-.018A-000000, Franklin County Deed Book Volume 2797, Page 177

PUBLIC NOTICES

SALE # 26, 2015-2075
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR CITIGROUP MORTGAGE LOAN
TRUST, INC., MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-WF2 C/O WELLS
FARGO BANK, N.A.
ATTY: POWERS, KIRM & ASSOCIATES
V. JOHN ZIMMERMAN, V

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 137 North Church Street, Waynesboro, PA 17268, UPI # 24-5B57-.123.-000000, Franklin County Deed Book Volume 3057, Page 369

SALE # 27, 2016-2072
NATIONSTAR MORTGAGE LLC
ATTY: MILSTEAD & ASSOCIATES
V. KATHY L. EICHELBERGER AND DARYL W.
EICHELBERGER

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 12028 Crestview Drive, Greencastle, PA 17225, UPI # 17-0J19-.132.-000000, Franklin County Deed Book Volume 1358, Page 467

SALE # 28, 2016-1675
VANDERBILT MORTGAGE AND FINANCE, INC.
ATTY: MCCABE, WEISBERG & CONWAY
V. RHONDA GREEN AND JOSHUA T. FREELS
A/K/A JOSHUA FREELS

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13212 Lenape Lane, Waynesboro, PA 17268, UPI # 23-0Q12-.161.-000000, Deed Instrument # 201420438

SALE # 29, 2016-1054
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: SHAPIRO & DENARDO
V. CORY J. BLACK AND MALIA D. BLACK

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, with an address of 244 Grove Drive, Shippensburg, PA 17257, UPI # 21-0N10B-143.-000000, Deed Instrument # 2008-004246

SALE # 30, 2016-2773
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: KML LAW GROUP
V. ANTHONY DANIELS SOLELY IN HIS CAPACITY
AS HEIR OF THEODORE TIMOTHY DANIELS
DECEASED

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13600 Dutrow Lane, Blue Ridge Summit, PA 17214, UPI # 23-0Q20P-002.-000000, Deed Instrument # 201109637

SALE # 31, 2016-1370
M&T BANK S/B/M MANUFACTURERS AND
TRADERS TRUST COMPANY
ATTY: KML LAW GROUP
V. FREDERICK H. WILHELM JR

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 1110 Path Valley Road, Fort Loudon, PA 17224, UPI # 18-0K04.-151.-000000, Franklin County Deed Book Volume 3423, Page 366

SALE # 32, 2016-2831
WELLS FARGO BANK, NATIONAL ASSOCIATION
AS TRUSTEE FOR OPTION ONE MORTGAGE
LOAN TRUST 2007-1, ASSET-BACKED
CERTIFICATES, SERIES 2007-1 C/O OCWEN
LOANS SERVICING, LLC
ATTY: STERN & EISENBERG
V. LISA PRICE AND TODD K. PRICE

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 262 Mount Airy Avenue, Waynesboro, PA 17268, UPI # 24-5D10.-031.-000000, Franklin County Deed Book Volume 3312, Page 404

SALE # 33, 2016-2311
BANK OF AMERICA, N.A.
ATTY: KML LAW GROUP
V. JON C. FORD

All the following described real estate lying and being situate in Franklin County, Pennsylvania, with an address of 13274 Monterey Lane, Blue Ridge Summit, PA 17214, UPI # 23-0Q20L-045.-000000, Deed Instrument # 15039

SALE # 34, 2016-2714
SELECT ASSOCIATES, L.P. ASSIGNEE OF
BRANCH BANKING AND TRUST COMPANY,
SUCCESSOR IN INTEREST TO SUSQUEHANNA
BANK, SUCCESSOR BY MERGER TO CITIZENS
NATIONAL BANK OF SOUTHERN PENNSYLVANIA
ATTY: BARLEY SNYDER
V. DANIEL J. BAER

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 8766 Wayne Highway, Waynesboro, PA 17268, UPI # 19-042.-048.000000, Franklin County Deed Book Volume 1517, Page 557

SALE # 35, 2016-2653
NATIONSTAR MORTGAGE LLC
ATTY: KML LAW GROUP
V. THERESA M. WILLIAMS A/K/A THERESA M.
BENNETT

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 408 Wolf Avenue, Chambersburg, PA 17201, UPI # 02-01C33.-051.-000000, Franklin County Deed Book Volume 3152, Page 218

PUBLIC NOTICES

SALE # 36, 2016-3130
WELLS FARGO BANK, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. ANGELA R. SHATZER AND BRYAN R. SHATZER
A/K/A BRYAN RICHARD SHATZER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 475 Strite Road, Chambersburg, PA 17202, UPI# 01-0A08-.250-.000000, Deed Instrument # 200909338

SALE # 37, 2016-2582
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ADRIAN B. BRODISH

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 183 Falling Spring Road, Chambersburg, PA 17202, UPI # 10-0D04G-077-.000000, Franklin County Deed Book Volume 3163, Page 527

SALE # 38, 2016-2937
PINGORA LOAN SERVICING, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. THOMAS T. PEARCE AND JENIFER M. PEARCE
A/K/A JENNIFER M. PEARCE

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 878 Joy Drive, Greencastle, PA 17225, UPI # 01-0A22A-014-.000000, Deed Instrument # 200920215

SALE # 39, 2016-1380
CHRISTINE V. LONG, RICHARD G. LONG AND
ANNETTA S. LONG
ATTY: KORNFELD AND BENCHOFF
V. FDO HOLDINGS, LLC, ROBERT W. O'HARA,
PARTNER AND INDIVIDUALLY, DONALD L.
DEMEZA, PARTNER AND INDIVIDUALLY, DUSTIN
FURR, PARTNER AND INDIVIDUALLY, AND
ROBERT HANCE, PARTNER AND INDIVIDUALLY

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 26-28-30 West Main Street, Waynesboro, PA 17268, UPI # 26-5D01-.131-.000000, Franklin County Deed Book Volume 3130, Page 369

SALE # 40, 2016-2568
PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFELD AND BENCHOFF
V. PENNY S. BROWN

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 11217 South Mountain Road, Fayetteville, PA 17222, UPI # 19-0L05K-.016-.000000, Deed Instrument # 201018350

SALE # 41, 2014-2936
ORRSTOWN BANK
ATTY: OFFIT KURMAN
V. DAMAR HOLDINGS, LLC

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1080 South Main Street, Chambersburg, PA 17201, UPI # 04-1D00-.010-.000000, Franklin County Deed Book Volume 2530, Page 283

SALE # 42, 2016-2788
CIT BANK, N.A.
ATTY: MCCABE WEISBERG & CONWAY
V. HAZEL M. MILLER

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 38 Jeffrey Drive, Greencastle, PA 17225, UPI# 08-2B04-.014-.000000, Franklin County Deed Book Volume 497, Page 225

SALE # 43, 2016-1072
PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFELD AND BENCHOFF
V. DONALD R. KEVER AND PAMELA M. KEVER

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 232 Cleveland Avenue, Waynesboro, PA 17268, UPI # 26-5C07-.109-.000000, Deed Instrument # 2008-000826

SALE # 44, 2016-562
THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION FKA THE
BANK OF NEW YORK TRUST COMPANY, N.A. AS
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE
PRODUCTS, INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES SERIES 2005-
RS1 C/O OCWEN LOAN SERVICING, LLC
ATTY: STERN & EISENBERG
V. BRET E MYERS A/K/A BRET MYERS AND
TERESA L. MYERS

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 3684 Harold Place, Greencastle, PA 17225, UPI # 01-0A11-.263-.000000, Franklin County Deed Book Volume 1872, Page 505

SALE # 45, 2016-2697
PENNYMAC LOAN SERVICES, LLC
ATTY: POWERS KIRN & ASSOCIATES
V. FRANCIS J. EMMA

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 102 Hoke Drive, Chambersburg, PA 17202, UPI #11-0E13L-038.000000, Deed Instrument # 201513557

PUBLIC NOTICES

SALE # 46, 2016-3140

**WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JEFFREY W. GORMAN AND TERESA A.
GORMAN**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11953 Mercersburg Road, Greencastle, PA 17225, UPI # 17-0J18Q-002.-000000, Franklin County Deed Book Volume 1875, Page 161

SALE # 47, 2016-2151

**THE BANK OF NEW YORK MELLON AS TRUSTEE
FOR THE CWMBS, INC. REPERFORMING LOAN
REMICTRUST CERTIFICATES, SERIES 2004-R2
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. PAULA J. ANGLE AND PAUL E. ANGLE AND
JEANNE M. ANGLE**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 4531 Saint Thomas-Williamson Road, Chambersburg, PA 17202, UPI #'s 20-0M25.-017.-000000 and 20-0M25.-016.-000000, Franklin County Deed Book Volume 1719, Page 454

SALE # 48, 2016-2941

**PNC BANK, NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES
V. CLIFFARD A. ATKINSON**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 23 West 3rd Street, Waynesboro, PA 17268, UPI # 26-5C16.-079.-000000, Deed Instrument # 2004-024623

SALE # 49, 2015-3519

**METAL TOWNSHIP MUNICIPAL AUTHORITY
ATTY: NORMA BARTKO
V. ROBERT J. BOYER**

All the following described real estate lying and being situate in Metal Township, Franklin County, Pennsylvania, with an address of 17919 Cedar Avenue, Fannettsburg, PA 17221, UPI # 15-OH12S-010A-000000, Franklin County Deed Book Volume 1229, Page 237

SALE # 50, 2016-1055

**HSBC BANK USA, N.A., AS INDENTURE TRUSTEE
FOR THE REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY LOAN TRUST
2007-1 ATTY: UDREN LAW OFFICES
V. ALAN D. EAST**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 8493 Fort McCord Road, Chambersburg, PA 17202, UPI # 20-M-5-117-000000, Franklin County Deed Book Volume 3124, Page 418

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 JANUARY 23, 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 JANUARY 27, 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

12/23, 12/30/2016, 1/6/2017