

# Franklin County Legal Journal

Vol. 35, No. 8

August 25, 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 David R. Baer, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Barbara Ann Baer  
791 Broad Street  
Chambersburg, PA 17201  
Attorney:  
Jessica E. Weaver  
Mooney & Associates  
230 York Street  
Hanover, PA 17331

8/25, 9/1, 9/8/2017

Estate of Roberta M. Booth, a/k/a Roberta Lee Mole' Booth, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Dale M. Mole'  
189 Tucker Drive  
Chambersburg, PA 17201  
Attorney:  
Nancy H. Meyers  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

8/25, 9/1, 9/8/2017

Estate of Erma M. Clark, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:  
Michael D. Clark  
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

8/25, 9/1, 9/8/2017

Estate of Richard T. Faith, a/k/a Richard Thomas Faith, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Ryan T. Faith  
915 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

8/25, 9/1, 9/8/2017

Estate of Robert P. Hill, a/k/a Robert Philmore Hill, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Su-Ann Hill  
198 Black Gap Road, Lot 146  
Fayetteville, PA 17222  
Attorney:  
Tracy J. Ross  
Keller, Keller and Beck, LLC  
1035 Wayne Avenue  
Chambersburg, PA 17201

8/25, 9/1, 9/8/2017

Estate of Margaret M. Hock, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Julia Mae Bowman  
7876 Nyesville Road  
Chambersburg, PA 17202  
Brenda Jean Kaufman  
9 South Thrush Drive  
Carlisle, PA 17013

8/25, 9/1, 9/8/2017

Estate of Nevin G. McLucas, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:  
Frank R. Filer  
Tasha K. Filer  
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

8/25, 9/1, 9/8/2017

# PUBLIC NOTICES

Estate of Joseph S. Rotz, III, late of Peters Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Joseph S. Rotz, IV  
PO Box 343  
Fort Loudon, PA 17224  
Attorney:  
Eileen C. Finucane  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

8/25, 9/1, 9/8/2017

Estate of Cecilia P. Snyder, a/k/a Cecilia Elizabeth  
Piercey Snyder, late of Guilford Township, Franklin  
County, Pennsylvania.

Personal Representative:  
Donna J. Freshneck  
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

8/25, 9/1, 9/8/2017

Estate of Ethel B. Williford, late of Antrim Township,  
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

8/25, 9/1, 9/8/2017

## **Second Publication**

Estate of Shirley J. Ankney, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Rhonda L. Mower  
Tina L. Moody  
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

8/18, 8/25, 9/1/2017

Estate of Roger Dale Davis, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Lori A. Pippenger  
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

8/18, 8/25, 9/1/2017

Estate of Catherine Emma Elizabeth Dingle, a/k/a C.  
Emma Dingle, late of Washington Township, Franklin  
County, Pennsylvania.

Personal Representative:  
Cheryl L. Strevig  
c/o Gates & Gates, P.C.  
250 York Street  
Hanover, PA 17331  
Attorney:  
Samuel A. Gates  
Gates & Gates, P.C.  
250 York Street  
Hanover, PA 17331

8/18, 8/25, 9/1/2017

Estate of Stanley Ralph Dingle, a/k/a Stanley Dingle, late  
of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Cheryl L. Strevig  
c/o Gates & Gates, P.C.  
250 York Street  
Hanover, PA 17331  
Attorney:  
Samuel A. Gates  
Gates & Gates, P.C.  
250 York Street  
Hanover, PA 17331

8/18, 8/25, 9/1/2017

Estate of Deborah Lee Dorsey, late of Southampton  
Township, Franklin County, Pennsylvania.

Personal Representative:  
Brian M. Dorsey  
11 Ocker Lane  
Shippensburg, PA 17257  
Attorney:  
Todd F. Truntz  
Artell Law Group, LLC  
4098 Derry Street  
Harrisburg, PA 17111

8/18, 8/25, 9/1/2017

Estate of Nelda F. Gunby, late of Washington Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Brenda R. Dunn  
6751 Broze Post Road  
Centreville, VA 20121  
Attorney:  
Jan G. Sulcove  
Black and Davison  
1110 Kennebec Drive  
Chambersburg, PA 17201

8/18, 8/25, 9/1/2017

Estate of Martha M. Hyatt, late of St. Thomas Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Alice H. Hawbaker  
5800 Cumberland Highway  
Chambersburg, PA 17202  
Robert C. Hyatt  
10260 Shives Lane  
Orrstown, PA 17244  
Attorney:  
Nancy H. Meyers  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

8/18, 8/25, 9/1/2017

## PUBLIC NOTICES

Estate of Ross Z. Keefer, Sr., a/k/a Ross Zacharias Keefer, Sr., late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Christine E. Peace  
6411 Devonshire Heights Road  
Harrisburg, PA 17111  
Attorney:  
Joel R. Zullinger  
Zullinger Davis Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

8/18, 8/25, 9/1/2017

Estate of Richard E. Oberholzer, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Lucinda M. Oberholzer  
Kevin E. Oberholzer  
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

8/18, 8/25, 9/1/2017

Estate of Hazel C. Valentine, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:  
Doris Jane Schur  
Linda C. Divelbiss  
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

8/18, 8/25, 9/1/2017

Estate of Reitta S. Wing, a/k/a Reitta Sue Wing, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:  
Everette Wayne Watson, a/k/a Wayne Watson  
194 Willowby Run  
Union Mills, NC 28167  
Jean L. Calimer  
12076 Crestview Drive  
Greencastle, PA 17225  
Attorney:  
J. Edgar Wine  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

8/18, 8/25, 9/1/2017

### **Third Publication**

Estate of Clyde I. Baker, a/k/a Clyde Baker, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:  
Jody A. Gossert  
13898 Crest Avenue  
Waynesboro, PA 17268  
Misty J. Baker (D'Alessandro)  
1401 Chislett Street  
Pittsburgh, PA 15206  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

8/11, 8/18, 8/25/2017

Estate of Michael Bradfield, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:  
Inai Yuh Bradfield  
7800 Hampden Lane  
Bethesda, MD 20814  
Andrew Michael Bradfield  
315 Greenwich Street, Number 5  
New York, NY 10013  
Anthony Michael Bradfield  
22 Carroll Street  
Brooklyn, NY 11231  
Attorney:  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

8/11, 8/18, 8/25/2017

Estate of Dortha L. Chamberlin, late of Franklin County, Pennsylvania.

Personal Representative:  
Farmers and Merchants Trust Company  
20 South Main Street  
Chambersburg, PA 17201  
Attorney:  
David W. Rahouser  
157 East Washington Street  
Chambersburg, PA 17201

8/11, 8/18, 8/25/2017

Estate of Constance J. Cramer, late of Franklin County, Pennsylvania.

Personal Representative:  
Susan B. Rotondo  
435 Catherine Street  
Greencastle, PA 17225  
Attorney:  
David W. Rahouser  
157 East Washington Street  
Chambersburg, PA 17201

8/11, 8/18, 8/25/2017

Estate of Pearl I. Groce, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Gerald A. Groce  
9631 Mowersville Road  
Newburg, PA 17240  
Attorney:  
Suzanne M. Trinh  
Zullinger-Davis-Trinh, PC  
74 North Second Street  
Chambersburg, PA 17201

8/11, 8/18, 8/25/2017

Estate of Charles F. King, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Heather L. Caley  
c/o Laucks & Laucks, PC  
105 West Broadway  
Red Lion, PA 17356  
Attorney:  
David M. Laucks  
Laucks & Laucks, PC  
105 West Broadway  
Red Lion, PA 17356

8/11, 8/18, 8/25/2017

# PUBLIC NOTICES

Estate of Doris J. Reeder, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Roy G. Reeder

Elaine S. Snider

Verna R. Fitz

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

8/11, 8/18, 8/25/2017

Estate of L. Grace Zimmerman, a/k/a Lady Grace Zimmerman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Patsy Z. Musser

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

8/11, 8/18, 8/25/2017

## **ADOPTION NOTICE**

IN THE COURT OF COMMON PLEAS OF THE  
39TH JUDICIAL DISTRICT OF PENNSYLVANIA –  
FRANKLIN COUNTY BRANCH

IN RE: ADOPTION OF

S.I.D

Born January 9, 2017

To: any male who had sexual relations with Kylie Dangler on or about March 25, 2016:

A petition was filed to end your parental rights. A hearing is scheduled on Tuesday, August 29, 2017 at 2:00 p.m. at the Franklin County Court House, Chambersburg, PA. If you do not appear, the hearing will go on without you. The Court may end your rights to your child without you being present. You have a right to legal representation. Your court-appointed lawyer is: Ann Rotz, Esq. who can be reached at 717-549-4428. If you are disabled and need accommodation, contact the Office of the Court Administrator. Under ACT 101 of 2010, there may be an option to enter into a voluntary, enforceable post-adoption contact agreement.

8/18, 8/25/2017

## **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN, that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, approved the 29th day of June, 2017, with the name Ryan A. Stouffer, CPA, P.C.

The corporation has been incorporated as a domestic professional corporation under Chapter 29 of the Pennsylvania Business Corporation Law of 1988.

Correspondence regarding the above should be directed to:

Ryan Stouffer  
375 Floral Avenue, Suite 105  
Chambersburg, PA 17201

8/25/2017

## **NAME CHANGE NOTICE**

IN THE COURT OF COMMON PLEAS OF  
FRANKLIN COUNTY PENNSYLVANIA

Docket No: 2017-2766

NOTICE IS HEREBY GIVEN that on, July 10, 2017, the Petition for Becky Allen-Mitchell was filed in the above named court, requesting a decree to change her last name from Allen-Mitchell to Allen.

The Court has fixed Monday, September 18, 2017 at 11:00 AM in the assigned Courtroom at the Franklin County Courthouse, 157 Lincoln Way, East, Chambersburg, PA as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted.

8/25/2017

## **ORPHANS COURT NOTICE**

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

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for CONFIRMATION: September 7, 2017.

BYRNE: First and Final Account of proposed distributions and notice to creditors of Timothy W. Misner, Administrator of the Estate of David Andrew Byrne, a/k/a David A. Byrne, late of Washington Township, Franklin County, Pennsylvania, deceased.

CLARK: First and Final Account of proposed distributions and notice to creditors of Alpheus Scott Clark, Executor of the Estate of Margaret Isabell Clark, a/k/a Margaret I. Clark, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

TARLTON: First and Final Account of proposed distributions and notice to creditors of Virginia M. Tarlton, Administrator of the Estate of Garrett L. Tarlton, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

TRUAX: Amended Account of proposed distributions and notice to creditors of Charles Quivers and William Dubbs, Under the Will of Norman E. Truax, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

8/25, 9/1/2017

## **PUBLIC NOTICES**

### **In the Court of Common Pleas of Franklin County, Pennsylvania NOTICE OF INTENT TO TERMINATE INACTIVE CASES PURSUANT TO 39TH Jud.R.C.P. 1901.**

Notice is hereby given that the cases set forth on the list published with this notice have been identified by the Office of the Prothonotary as having no filings or docket activity for a period of twenty four consecutive months as of June 1, 2017.

You are hereby notified that unless you file a motion objecting to termination and removal of the case or a statement of intent to proceed with the case with the Franklin County Prothonotary on or before October 2, 2017, the court will issue an order marking the case as terminated and removed from the docket. Any written motion objecting to dismissal or a statement of intent to proceed must be filed with the Franklin County Prothonotary, 157 Lincoln Way East, Chambersburg, PA 17201.

If you file an objection to termination or statement of intent to proceed on or before the date provided above you shall appear for the Civil General Call of List on November 1, 2017 at 9 o'clock a.m. in the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, PA 17201 to offer an explanation or testimony as to why good cause exists to permit your case to remain on the docket. Failure to appear for the Civil General Call Date without approval of the court will result in a dismissal of the case and the entry of a termination order.

8/25/2017

## **PUBLIC NOTICES**

<u>PLAINTIFF VS. DEFENDANT</u>	<u>CASE TYPE</u>	<u>CASE NUMBER</u>
Vince Ha vs Robert W Lauver III	Contract-Debt Collection	2007-540
Marietta Hancock vs Kenneth King	Tort – Motor Vehicle	2008-2026
In Re: Edgar Lloyd Scott Jr vs	Petition	2010-5597
American Express Centurion Bank vs Robert Tedrick	Contract-Debt Collection	2011-1598
Scott Anthony Jones Sr vs Mary Louise Jones	Complaint in Divorce	2012-163
Lionel Pierre vs Heather Leigh Pierre	Complaint in Divorce	2012-196
Donald Lee Adkins Jr vs Angel Marie Adkins	Complaint in Divorce	2012-1337
Cheryl Fink vs Joseph Francis Fink Jr	Complaint in Divorce	2012-1601
A&B@201-203 Properties LLC vs Juventino Morales et al	Contract – Buyer Plaintiff	2012-1810
Branch Banking & Trust Company vs Debra Ann Benachowski	Contract – Debt Collection: other	2012-4167
Green Tree Servicing LLC vs Chasity L Neil	Contract – Debt Collection: other	2012-4770
David F Kelly Bey vs Bill Hobbs et al	Miscellaneous	2013-1316
Tiffany Runa Perez vs Aurelio Perez Perez	Complaint in Divorce	2013-4388

## PUBLIC NOTICES

<u>PLAINTIFF VS. DEFENDANT</u>	<u>CASE TYPE</u>	<u>CASE NUMBER</u>
Thomas Newston vs Richard H Blackshire	Civil Appeals – Judicial MDJ	2013-4652
Melyssa Lynn Hocks vs Bruce Ryan Hocks	Complaint in Divorce	2013-4872
Darrin L Daley vs Katie Bowling et al	Real Property – Landlord/ Tenant	2013-4990
Trisha Chartier vs Christopher H Chartier	Complaint in Divorce	2014-337
Rae A Yates vs Justin K Yates	Complaint in Divorce	2014-795
Deborah L Poper vs David Mason	Tort – Motor Vehicle	2014-1637
John R Elbertson vs Kristy L Elbertson	Complaint in Divorce	2014-1885
Jordan Ashley Dick vs Amanda Nicole Dick	Complaint in Divorce	2014-1956
Kelly F Witmer et al vs Robert Drenning et al	Civil Appeals–Judicial MDJ/money judgment	2014-2005
Karen S Edwards Barrick vs Virginia Miley	Miscellaneous – Declaratory Judgment	2014-2211
Portfolio Recovery Associates vs Carolyn Williams	Contract – Debt Collection: credit card	2014-2476
Bank of New York Mellon ETAL vs Troy Rhine ET Al	Real Property-Ejectment	2014-2532
Commonwealth of Pennsylvania vs \$65000.00 U.S. Currency	Miscellaneous-Other	2014-2596
Shavon Adrian vs Randal Adrian	Complaint in Divorce	2014-2664
Timothy Edward Croft vs Sheri Dee Croft	Complaint in Divorce	2014-2703
Portfolio Recovery Associates vs Edward Fahrney	Contract-Debt Collection/ credit card	2014-3119
Monica Pensinger vs Borough of Chambersburg	Miscellaneous-other	2014-3515
Tiffany N Diehl vs Corey L Diehl	Complaint in Divorce	2014-3692
Marta Perez vs Chambersburg Sales et al	Civil Appeals-Judicial MDJ/money judgment	2014-3745
Federal National Mortgage vs Terry W Goetz et al	Real Property-Ejectment	2014-3866
Michael A Hood vs Demeka Hood	Complaint in Divorce	2014-4047
Charles Victor Wurtz Jr vs Lindsey Dawn Funt-Wurtz	Complaint in Divorce	2014-4370
In Re Milady Melendez vs	Miscellaneous/other	2014-4450
In Re Milady Melendez vs	Miscellaneous/other	2014-4451
In Re Milady Melendez	Miscellaneous/other	2014-4452
Ford Motor Credit Company vs Thomas A Simmons Et Al	Contract-Debt collection other	2014-4678
In Re Rylan Joshua Baumgardner vs -Moser	Miscellaneous/other	2015-140
Portfolio Recovery Assoc LLC vs Brandi Stevens	Contract/Debt Collection/ credit card	2015-441
Jennifer E Meier Lopez vs Ever Noe Lopez Carrillo	Complaint in Divorce	2015-465
Craig Mahrle et al vs Boro of Waynesboro Zoning	Civil Appeals-Agencies: zoning	2015-697
Joseph M Eck vs Laura L Morton	Complaint in Divorce	2015-862
Tom Pilgrim Jr Electric Serv vs Bernard Washabaugh	Contract-Debt Collection: other	2015-948
Portfolio Recovery Assoc LLC vs Jamie L Wagner	Contract-Debt Collection: credit card	2015-1094
Lynn M Small vs Sherika Thomas	Civil Appeals-Judicial MDJ money judgment	2015-1101

## **PUBLIC NOTICES**

<u>PLAINTIFF VS. DEFENDANT</u>	<u>CASE TYPE</u>	<u>CASE NUMBER</u>
Charmaine L Edwards vs Robert C Rye	Tort-Motor Vehicle	2015-1283
Joseph F Kohler vs Mike Shockey Et Al	Miscellaneous/other	2015-1295
Jonathan Lee Riches et al vs Glenn Danzing et al	Miscellaneous/mandamus	2015-1436
Roberta Ann Keefer vs Robert Eugene Grafo	Complaint in Divorce	2015-1593
Jessie Denise Andrews vs Lindsey Wade Andrews	Complaint in Divorce	2015-1603
Hege Builders vs Charles E Waters et al	D J Appeal	2015-1794
Darnel Kendricks vs Shabbar Hussain MD et al	Professional Liability/ medical	2015-1795

# PUBLIC NOTICES

## **SHERIFF'S SALE SEPTEMBER 8, 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 OCTOBER 9, 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

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### **SALE # 1, 2017-1221 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2005-15 ATTY: PHELAN HALLINAN DIAMOND & JONES V. GLORIA M. CHANEY**

All that certain tract or parcel of real estate lying and being situated in Montgomery Township, Franklin County, Pennsylvania, with an address of 9201 Apple Jack Drive, Mercersburg, PA 17236, UPI # 17-0J08-076-000000, Franklin County Deed Book Volume 2894, page 270

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### **SALE # 2, 2017-873 M&T BANK ATTY: STERN & EISENBERG V. RYAN M. DURFF**

All that certain lot, tract and parcel of land situate in Letterkenny Township, Franklin County, Pennsylvania, with an address of 13508 Cumberland Highway, Orrstown, PA 17244, UPI # 12-0F05-048-000000, Deed Instrument # 200925528

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### **SALE # 3, 2017-1252 WELLS FARGO BANK, NA ATTY: PHELAN HALLINAN DIAMOND & JONES V. IAN M. SHAFFER AND JESSICA L. SHAFFER**

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 13969 Dickeys Road, Mercersburg, PA 17236, UPI # 18-0K16-.015-000000, Deed Instrument # 201122782

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### **SALE # 4, 2016-4179 LSF9 MASTER PARTICIPATION TRUST ATTY: UDREN LAW OFFICES V. JODY A. GOSSERT AND RODGER E. GOSSERT**

All that certain property situated in Washington Township, Franklin County, Pennsylvania, with an address of 14120 Lower Edgemont Road, Waynesboro, PA 17268, UPI # 23-0Q19-.190.000000, Franklin County Deed Book Volume 1344, page 183

### **SALE # 5, 2017-1448 M&T BANK ATTY: STERN & EISENBERG 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

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### **SALE # 6, 2016-2658 LSF9 MASTER PARTICIPATION TRUST % CALIBER HOME LOANS, INC. ATTY: MARTHA E VON ROSENSTIEL V. CHARLES E. GANLEY AND THERESA M. GANLEY**

All that tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 10419 Fish and Game Road, Waynesboro, PA 17268, UPI # 23-0Q08-.047B-.000000, Deed Instrument # 201522662

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### **SALE # 7, 216-2260 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2006-3 ATTY: UDREN LAW OFFICES V. LAM NGUYEN**

All that certain lot of land situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 296 Martina Drive, Chambersburg, PA 17201, UPI # 04-1G005-011C-000000, Franklin County Deed Book Volume 3274, page 515

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### **SALE # 8, 2016-1675 VANDERBILT MORTGAGE AND FINANCE, INC. ATTY: MCCABE WEISBERG & CONWAY V. JOSHUA T. FREELS AKA JOSHUA FREELS AND RHONDA GREEN**

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

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### **SALE # 9, 2017-793 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION ATTY: KML LAW GROUP V. TIMOTHY J O'MALLEY, JR A/K/A TIMOTHY J. O'MALLEY**

All that parcel of land in the city of Greencastle, Franklin County, Pennsylvania, with an address of 13265 Whispering Spring Drive, Greencastle, PA 17225, UPI # 01-0A26-.349-000000, Franklin County Deed Book Volume 2687, page 431



# PUBLIC NOTICES

**SALE # 10, 2016-1073**  
**BRANCH BANKING AND TRUST COMPANY**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. LARRY W. BAKER**

All the following described real estate lying and being situate in the Waynesboro Borough, Franklin County, Pennsylvania, with an address of 156 South Phillips Avenue, Waynesboro, PA 17268, UPI # 26-5A00.-104.-000000, Franklin County Deed Book Volume 1664, page 257

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**SALE # 11, 2017-738**  
**PNC BANK, NATIONAL ASSOCIATION**  
**ATTY: UDREN LAW OFFICES**  
**V. DEBBIE MCFERREN AND LARRY MCFERREN**  
**A/K/A LARRY W. MCFERREN**

All that certain lot of land situate in the city of Waynesboro, Franklin County, Pennsylvania, with an address of 129 West Second Street, Waynesboro, PA 17268, UPI # 26-5C08.-090.-000000, Franklin County Deed Book Volume 2945, page 123

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**SALE # 12, 2017-1434**  
**PHH MORTGAGE CORPORATION ATTY: PHELAN**  
**HALLINAN DIAMOND & JONES**  
**V. JAMES H. FAUST AND MICHELLE L. FAUST**

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 3480 Turnberry Drive, Chambersburg, PA 17201, UPI # 09-0C13.-342.-000000, Franklin County Deed Book Volume 2461, page 105

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**SALE # 13, 2017-1184**  
**CITIFINANCIAL SERVICING LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. RALPH A. STARR AND CONNIE L. STARR A/K/A**  
**CONNIE L. DEARDORFF**

All that real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 911 Hade Road, Chambersburg, PA 17201, UPI # 20-0M18.-118.-000000, Franklin County Deed Book Volume 881, page 258

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**SALE # 14, 2017-1162**  
**DEUTSCHE BANK TRUST COMPANY AMERICAS,**  
**AS TRUSTEE FOR RESIDENTIAL ACCREDIT**  
**LOANS, INC., MORTGAGE ASSET-BACKED PASS**  
**THROUGH CERTIFICATES SERIES 2006-QS8**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. PHILIP HORNE AND BRANDI HORNE**

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 20 W Queen Street, Chambersburg, PA 17201, UPI # 05-1C57.-135.-000000, Franklin County Deed Book Volume 3060, page 110

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**SALE # 15, 2017-1129**  
**BRANCH BANKING AND TRUST COMPANY**  
**SUCCESSOR BY MERGER TO THE FIRST**  
**NATIONAL BANK OF GREENCASTLE**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. DOUGLAS W. HENNEBERGER AND BARKDOLL**  
**MARTIN HOMES LLC**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 101 Barnett Avenue, Waynesboro, PA 17268, UPI # 23-0Q12Q-013.-000000, Deed Instrument # 201602782

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**SALE # 16, 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

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**SALE # 17, 2017-116**  
**WELLS FARGO BANK**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. DAVID OWENS A/K/A DAVID C. OWENS A/K/A**  
**DAVID CALVIN OWENS**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2941 Constellation Drive, Chambersburg, PA 17202, UPI # 09-0C19.-440.-000000, Franklin County Deed Book Volume 3071, page 406

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**SALE # 18, 2016-3647**  
**U.S. BANK NATIONAL ASSOCIATION,**  
**AS TRUSTEE FOR STRUCTURED ASSET**  
**INVESTMENT LOAN TRUST MORTGAGE PASS-**  
**THROUGH CERTIFICATES, SERIES 2006-3**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. JASON J. SEUFFER AND ROCHELLE A.**  
**SEUFFER**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 2666 East Weaver Road, Greencastle, PA 17225, UPI # 01-0A26-080.000000, Franklin County Deed Book Volume 3015, page 593

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**SALE # 19, 2012-2662**  
**OCWEN LOAN SERVICING, LLC**  
**ATTY: STERN & EISENBERG**  
**V. CARRIE W. LANE**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 442 Scott Avenue, Waynesboro, PA 17268, UPI # 26-5C22-005.-000000, Deed Instrument # 201009372

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# PUBLIC NOTICES

**SALE # 20, 2017-1676**  
**U.S. BANK NATIONAL ASSOCIATION, AS**  
**TRUSTEE FOR BEAR STEARNS ASSET BACKED**  
**SECURITIES I TRUST 2007-AC1, ASSET BACKED-**  
**CERTIFICATES, SERIES 2007-AC1**  
**ATTY: STERN & EISENBERG**  
**V. DONNA L. BOYCE**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 11034 South Mountain Road, South Mountain, PA 17261, UPI # 19-0L05K-039B-000000, Franklin County Deed Book Volume 1339, page 613

**SALE # 21, 2016-1929**  
**NATIONSTAR MORTGAGE LLC**  
**ATTY: SHAPIRO & DENARDO**  
**V. TERRY L. HOCKENSMITH AND DARLENE K.**  
**HOCKENSMITH**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 330 Shively Road, Chambersburg, PA 17201, UPI # 09-0C22-061.-000000, Franklin County Deed Book Volume 1319, page 79

**SALE # 22, 2016-4261**  
**FINANCE OF AMERICA REVERSE, LLC**  
**ATTY: UDREN LAW OFFICES**  
**V. BARBARA M. NEFF, INDIVIDUALLY, AND**  
**AS KNOWN HEIR OF PAUL H. NEFF, BRIAN**  
**NEFF, KNOWN HEIR OF PAUL H. NEFF, PAULA**  
**MAURICE, KNOWN HEIR OF PAUL H. NEFF, AND**  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS**  
**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE OR INTEREST FROM**  
**UNDER PAUL H. NEFF**

All that certain lot of land situate in Southampton Township, Franklin County, Pennsylvania, with an address of 9338 Pineville Road, Shippensburg, PA 17257, UPI # 21-0N14-023A-000000, Franklin County Deed Book Volume 1464, page 68

**SALE # 23, 2017-1910**  
**PNC BANK, NATIONAL ASSOCIATION**  
**ATTY: UDREN LAW OFFICES**  
**V. TALAINA S. NUNLEY**

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 601 Highland Avenue, Chambersburg, PA 17201, UPI # 06-1E50-048-000000, Franklin County Deed Book Volume 3579, page 518

**SALE # 24, 2015-1684**  
**U.S. BANK NATIONAL ASSOCIATION,**  
**AS TRUSTEE FOR STRUCTURED ASSET**  
**SECURITIES CORPORATION MORTGAGE PASS-**  
**THROUGH CERTIFICATES, SERIES 2002-12 %**  
**NATIONSTAR MORTGAGE LLC**  
**ATTY: KML LAW GROUP**  
**V. BRENDA L. NORTHRUP**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 218 Ridge Avenue, Waynesboro, PA 17268, UPI # 26-5C07-085-000000, Franklin County Deed Book Volume 1494, page 454

**SALE # 25, 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 & VITTI & ASSOCIATES**  
**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 # 26, 2017-1698**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. CASSANDRA M. CALL A/K/A CASSANDRA**  
**CALL**

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 154 West Main Street, Fayetteville, PA 17222, UPI # 09-0C26B-048-000000, Franklin County Deed Book Volume 3128, page 163

**SALE # 27, 2016-3782**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. CAITLIN CAMPAGNO A/K/A CAITLIN**  
**E. CAMPAGNO, IN HER CAPACITY AS**  
**ADMINISTRATRIX AND HEIR OF THE ESTATE OF**  
**JOSEPH A. CAMPAGNO, ALICIA M. WAGNER,**  
**IN HER CAPACITY AS HEIR OF THE ESTATE OF**  
**JOSEPH A. CAMPAGNO, AND UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS, AND ALL PERSONS,**  
**FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER JOSEPH**  
**A. CAMPAGNO, DECEASED**

All the following tract of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 36 Brindle Drive, Fayetteville, PA 17222, UPI # 10-0D10-073-000000, Franklin County Deed Book Volume 3344, page 504

**SALE # 28, 2017-512**  
**CITIFINANCIAL SERVICING, LLC**  
**ATTY: POWERS KIRN & ASSOCIATES**  
**V. LINDA K COMERER, SOLELY IN HER**  
**CAPACITY AS HEIR OF DOROTHY M. YEATTER**  
**A/K/A DOROTHY YEATTER, DECEASED AND**  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS**  
**AND ALL PERSONS, FIRMS OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE OR INTEREST FROM OR**  
**UNDER DOROTHY M. YEATTER A/K/A DOROTHY**  
**YEATTER, DECEASED**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 4366 Roxbury Road, Shippensburg, PA 17257, UPI # 21-0N02Q-010-000000 and 21-0N02Q-09A-000000, Franklin County Deed Book Volume 623, page 291

# PUBLIC NOTICES

## **SALE # 29, 2014-4483**

**THE BANK OF NEW YORK MELLON FORMERLY  
KNOWN AS THE BANK OF NEW YORK AS  
SUCCESSOR TRUSTEE TO JPMORGAN CHASE  
BANK, NATIONAL ASSOCIATION AS TRUSTEE  
FOR THE CERTIFICATEHOLDERS OF THE  
STRUCTURED ASSET MORTGAGE INVESTMENTS  
II INC. BEAR STEARNS ALT-A-TRUST,  
MORTGAGE PASS THROUGH CERTIFICATES  
SERIES 2005-10**

**ATTY: MILSTEAD & ASSOCIATES  
V. JAMES A. SHAFFER AND KRISTINE SHAFFER**

All that certain tract of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 555 Philadelphia Avenue, Chambersburg, PA 17201, UPI # 02-1C34.-033.-000000, Franklin County Deed Book Volume 2876, page 317

### **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 SEPTEMBER 18, 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 SEPTEMBER 22, 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**

<b>CUT OFF</b>	<b>SALE DATES</b>
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
	8/18, 8/25, 9/1/2017