

# Franklin County Legal Journal

Vol. 35, No. 27

January 5, 2018

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

## **PUBLIC NOTICES**

### **ESTATE NOTICES**

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

#### **First Publication**

Estate of Donald R. Barlett, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Sandra P. Garling

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

1/5, 1/12, 1/19/2018

Estate of Coralee Brake, a/k/a Coralee B. Brake, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

Roy E. Brake, Jr.

971 Byers Avenue

Chambersburg, PA 17201

Annette K. Musser

9667 Mountain Brook Road

St. Thomas, PA 17252

Sharon E. Brake

1000 Potomac Avenue

Hagerstown, MD 21742

Attorney:

Wertime & Gómez LLP

35 North Carlisle Street, Suite A

Greencastle, PA 17225

1/5, 1/12, 1/19/2018

Estate of Gerald W. Martin, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Wendell L. Martin

11412 Stull Road

Greencastle, PA 17225

Karalee S. Frey

9771 Wayne Highway

Waynesboro, PA 17268

Attorney:

William S. Dick

Dick, Stein, Schemel, Wine & Frey, LLP

13 West Main Street, Suite 210

Waynesboro, PA 17268

1/5, 1/12, 1/19/2018

Estate of Alice A. Niner, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Janet H. Davis

925 Parkside Court

Chambersburg, PA 17201

Attorney:

Eileen C. Finucane

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

1/5, 1/12, 1/19/2018

Estate of Allen W. Porter, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

David M. Porter

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

1/5, 1/12, 1/19/2018

Estate of Donald F. Rohrer, a/k/a Donald Fern Rohrer, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Lynn M. Stuart

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

1/5, 1/12, 1/19/2018

## PUBLIC NOTICES

Estate of Allen L. Shands, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Eric M. Shands  
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

1/5, 1/12, 1/19/2018

Estate of Raymond R. Shoemaker, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

Carmen E. Baer  
715 High Street  
Chambersburg, PA 17202  
Michelle Briggs Keck  
17821 Fannettsburg Road East  
Fannettsburg, PA 17221  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

1/5, 1/12, 1/19/2018

Estate of Douglas Eldwin Strite, a/k/a Douglas E. Strite, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Donald E. Strite  
9280 Heisey Road  
Mercersburg, PA 17236  
Rosalie J. Strite  
9280 Heisey Road  
Mercersburg, PA 17236  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

1/5, 1/12, 1/19/2018

### **Second Publication**

Estate of Eugene R. Baker, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

James W. Baker  
840 Paper Mill Road  
Chambersburg, PA 17202  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

12/29/2017, 1/5/2018, 1/12/2018

Estate of Clarence R. Bard, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Candace E. Curie  
18508 Fontana Lane  
Gaithersburg, MD 20879  
Attorney:  
Wertime & Gómez LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

12/29/2017, 1/5/2018, 1/12/2018

Estate of Nellie A. Bingaman, a/k/a Nellie Arlene Bingaman, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Brent C. Bingaman  
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

12/29/2017, 1/5/2018, 1/12/2018

Estate of Rebecca L. Burr, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company  
20 South Main Street  
P.O. Box 6010  
Chambersburg, PA 17201  
Attorney:  
Robert C. Schollaert  
B&D Law Group  
1110 Kennebec Drive  
Chambersburg, PA 17201

12/29/2017, 1/5/2018, 1/12/2018

Estate of Helen I. Donaldson, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

William C. Donaldson  
9470 Garness Road  
Mercersburg, PA 17236  
Attorney:  
Wertime & Gómez LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

12/29/2017, 1/5/2018, 1/12/2018

Estate of George F. Duff, Sr., late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

George F. Duff, Jr.  
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

12/29/2017, 1/5/2018, 1/12/2018

Estate of James L. Eyer, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Penny L. Lynch  
1274 Hawstone Road  
Lewistown, PA 17044  
Attorney:  
Jan G. Sulcove  
Family First Estate Services  
1110 Kennebec Drive  
Chambersburg, PA 17201

12/29/2017, 1/5/2018, 1/12/2018

## **PUBLIC NOTICES**

Estate of Waneta M. Geiman, a/k/a Waneta May Geiman, late of Southampton Township, Franklin County, Pennsylvania.

**Personal Representatives:**

Gary E. Geiman

Vickie Lee Wenger

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

12/29/2017, 1/5/2018, 1/12/2018

Estate of Ronald E. Horne, a/k/a Ronald Edward Horne, late of Taylor Township, Fulton County, Pennsylvania.

**Personal Representatives:**

Philip R. Horne

Patrick E. Horne

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

12/29/2017, 1/5/2018, 1/12/2018

Estate of John James McDermott, a/k/a John J. McDermott, late of Greene Township, Franklin County, Pennsylvania.

**Personal Representative:**

John Walter McDermott

427 West Simpson Street

Mechanicsburg, PA 17055

**Attorney:**

Edward I. Steckel

14 North Main Street, Suite 412

Chambersburg, PA 17201

12/29/2017, 1/5/2018, 1/12/2018

Estate of Edna K. McKee, late of Borough of Chambersburg, Franklin County, Pennsylvania.

**Personal Representatives:**

Judy K. Cordell

244 West Main Street

Fayetteville, PA 17222

George M. McKee, Jr.

711 Fir Spring Drive

Waynesboro, PA 17268

**Attorney:**

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

12/29/2017, 1/5/2018, 1/12/2018

Estate of Robert F. Miller, late of Quincy Township, Franklin County, Pennsylvania.

**Personal Representatives:**

Claire M. Jamison

Eugene R. Miller

Patricia A. Beaver

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

12/29/2017, 1/5/2018, 1/12/2018

Estate of Helen R. Robinson, late of Greene Township, Franklin County, Pennsylvania.

**Personal Representative:**

Judy A. Metzler

1837 Gabler Road

Chambersburg, PA 17201

**Attorney:**

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

12/29/2017, 1/5/2018, 1/12/2018

Estate of Helen G. Zimmerman, late of Peters Township, Franklin County, Pennsylvania.

**Personal Representatives:**

Donald L. Miller

5846 Watermark Circle

Centreville, VA 20120

Katrina N. Best

12589 Kempton Lane

Woodbridge, VA 22192

**Attorney:**

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

12/29/2017, 1/5/2018, 1/12/2018

### **Third Publication**

Estate of Lloyd G. Cunningham, a/k/a Lloyd George Cunningham, late of Antrim Township, Franklin County, Pennsylvania.

**Personal Representatives:**

Brenda K. Cunningham

12715 Williamsport Pike

Greencastle, PA 17225

Joseph B. Cunningham

12715 Williamsport Pike

Greencastle, PA 17225

Duane K. Cunningham

12501 Carol Avenue

Greencastle, PA 17225

**Attorney:**

J. Edgar Wine

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

12/22, 12/29/2017, 1/5/2018

Estate of Loretta F. Daywalt, a/k/a Loretta Faye Daywalt, a/k/a Loretta M. Daywalt, late of Quincy Township, Franklin County, Pennsylvania.

**Personal Representatives:**

Angie A. Smith

Martin L. Daywalt

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

12/22, 12/29/2017, 1/5/2018

## **PUBLIC NOTICES**

Estate of Alda M. Fuller, late of St. Thomas Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Gregory G. Fuller, Sr.

James W. Fuller, Sr.

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

12/22, 12/29/2017, 1/5/2018

Estate of Walter R. Heiss, late of Quincy Township,  
Franklin County, Pennsylvania.

Personal Representative:

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

Attorney:

Clinton T. Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

12/22, 12/29/2017, 1/5/2018

Estate of Beatrice K. Powell, a/k/a Beatrice Kay Powell,  
late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Janet L. Pomeroy

c/o Thomas P. Gleason, Esquire

49 West Orange Street, Suite 3

Shippensburg, PA 17257

Attorney:

Thomas P. Gleason

49 West Orange Street, Suite 3

Shippensburg, PA 17257

12/22, 12/29/2017, 1/5/2018

Estate of Shirley A. Ringer, late of St. Thomas Township,  
Franklin County, Pennsylvania.

Personal Representative:

Dan Ringer

6567 Lincoln Way West

St. Thomas, PA 17252

12/22, 12/29/2017, 1/5/2018

Estate of Fannie Salina Swarey, late of Metal Township,  
Franklin County, Pennsylvania.

Personal Representative:

Henry L. Swarey

c/o Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

Attorney:

Jerry A. Weigle

Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

12/22, 12/29/2017, 1/5/2018

Estate of Beulah A. Wiser, a/k/a Beulah Anna Wiser,  
late of Southampton Township, Franklin County,  
Pennsylvania.

Personal Representative:

Bonnie M. Mellott

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

12/22, 12/29/2017, 1/5/2018

# **PUBLIC NOTICES**

## **NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF  
FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW No. 2017-4147

MID AMERICA MORTGAGE INC, Plaintiff  
vs.

GARY W. CRIDER, in his capacity as Heir of GARY CRIDER, Deceased, TIM W. CRIDER, in his capacity as Heir of GARY CRIDER, Deceased, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY CRIDER, DECEASED, Defendants

### **NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY CRIDER, DECEASED

You are hereby notified that on October 31, 2017, Plaintiff, MID AMERICA MORTGAGE INC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of FRANKLIN County Pennsylvania, docketed to No. 2017-4147. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 613 CHICORY SPRING COURT, WAYNESBORO, PA 17268-1400 whereupon your property would be sold by the Sheriff of FRANKLIN County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### **NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street.  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

1/5/2018

## **SHERIFF'S SALE JANUARY 12, 2018**

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on FEBRUARY 12, 2018 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter. Sheriff James W. Brown

### **SALE # 1, 2017-2659**

**WELLS FARGO BANK, N.A., S/B/M WELLS**

**FARGO HOME MORTGAGE, INC.**

**ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. WILLIAM M. KITCHIN**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 180 Durham Drive, Chambersburg, PA 17202, UPI # 09-0C27E-006B-000000, Franklin County Deed Book Volume 3387, Page 150

### **SALE # 2, 2017-2943**

**LSF9 MASTER PARTICIPATION TRUST**

**ATTY: RICHARD M. SQUIRE & ASSOCIATES  
V. HOWARD R. BAER**

All that real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 261 Valley Drive, Fayetteville, PA 17222, UPI # 10-0D10.-146.-000000, Franklin County Deed Book Volume 997, Page 24

### **SALE # 3, 2017-2501**

**M&T BANK A/K/A MANUFACTURERS AND**

**TRADERS TRUST COMPANY**

**ATTY: KML LAW GROUP**

**V. DENISE K. GLADFELTER AS EXECUTRIX OF  
THE ESTATE OF ROBERT R. DILE, DECEASED**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 374 Valley Drive, Fayetteville, PA 17222, UPI # 09-0C23Q-060.-000000, Franklin County Deed Book Volume 719, Page 435

### **SALE # 4, 2016-316**

**U.S. BANK NATIONAL ASSOCIATION**

**ATTY: MANLEY DEAS KOCHALSKI**

**V. DEBRA M.R. BENFORD**

All the following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2942 Jefferson Drive, Chambersburg, PA 17201, UPI # 09-0C12.-113.-000000, Franklin County Deed Book Volume 3421, Page 476

## **PUBLIC NOTICES**

**SALE # 5, 2017-2218**  
**CARRINGTON MORTGAGE SERVICES, LLC**  
**ATTY: SHAPIRO & DENARDO**  
**V. AARON C. FARROW AND SANDY K. FARROW**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 26 Lincoln Drive, Fayetteville, PA 17222, UPI # 10-0D10F-070.-000000, Franklin County Deed Book Volume 2409, Page 539

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**SALE # 6, 2017-4**  
**BRANCH BANKING AND TRUST COMPANY,**  
**SUCCESSOR IN INTEREST TO SUSQUEHANNA**  
**BANK**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. CAROLYN ELIZABETH KAHNT**

All the following described real estate lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania, with an address of 7191 Lincoln Way West, Saint Thomas, PA 17252, UPI # 20-0M13R-032.-000000, Franklin County Deed Book Volume 638, Page 460

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**SALE # 7, 2017-2084**  
**M&T BANK**  
**ATTY: KML LAW GROUP**  
**V. GABRIEL D. FAUNTLEROY AND LISETTE J.**  
**FAUNTLEROY**

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 130 Hampton Drive, Chambersburg, PA 17202, UPI # 09-0C27E-013A-000000, Franklin County Deed Book Volume 1392, Page 29

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**SALE # 8, 2017-2789**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. THOMAS CSALA A/K/A TOM H. CSALA A/K/A**  
**THOMAS H. CSALA AND CAROLINE L. CSALA**

All that certain tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 6819 Appleton Drive, Fayetteville, PA 17222, UPI # 09-0C24P-116.-000000, Deed instrument # 201327691

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**SALE # 9, 2017-2183**  
**MIDFIRST BANK**  
**ATTY: PURCELL KRUG & HALLER**  
**V. THEONA A. TINSLEY**

All the following described tract of land situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 210 West North Street, Waynesboro, PA 17268, UPI # 25-5A64.-032.-000000, Franklin County Deed Book Volume 3614, Page 502

**SALE # 10, 2017-2894**  
**PENNSYLVANIA HOUSING FINANCE AGENCY**  
**ATTY: PURCELL KRUG & HALLER**  
**V. EDEN L. BREON**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 275 West Queen Street, Chambersburg, PA 17201, UPI # 05-1B64.-089.-000000, Deed Instrument # 201015337

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**SALE # 11, 2017-1911**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: SHAPIRO & DENARDO**  
**V. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS**  
**AND ALL PERSONS, FIRMS OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE OR INTEREST FROM**  
**UNDER JERRY D. BLAKE, DECEASED**

All that certain tract of real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 22 West Fairview Avenue, Mercersburg, PA 17236, UPI # 14-3A51.-014.-000000, Deed Instrument # 201512156

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**SALE # 12, 2017-2863**  
**U.S. BANK NATIONAL ASSOCIATION,**  
**AS TRUSTEE FOR AMERICAN GENERAL**  
**MORTGAGE LOAN TRUST 2010-1 AMERICAN**  
**GENERAL MORTGAGE PASS-THROUGH**  
**CERTIFICATES, SERIES 2010-1**  
**ATTY: KML LAW GROUP**  
**V. CHRISTOPHER TODD HARBAUGH AS**  
**EXECUTOR OF THE ESTATE OF LAWRENCE W.**  
**HARBAUGH, DECEASED**

All the following described real estate situate in Washington Township, Franklin County, Pennsylvania, with an address of 8343 Oxford Circle, Waynesboro, PA 17268, UPI # 23-0Q07.-144.-000000, Franklin County Deed Book Volume 755, Page 499

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**SALE # 13, 2017-2139**  
**THE BANK OF NEW YORK MELLON TRUST**  
**COMPANY, NATIONAL ASSOCIATION FKA THE**  
**BANK OF NEW YORK TRUST COMPANY, N.A. AS**  
**SUCCESSOR TO JPMORGAN CHASE BANK, AS**  
**TRUSTEE FOR RESIDENTIAL ASSET SECURITIES**  
**CORPORATION, HOME EQUITY MORTGAGE**  
**ASSET-BACKED PASS-THROUGH CERTIFICATES,**  
**SERIES 2002-KS4**  
**ATTY: PARKER MCCAY**  
**V. FRANK W. FRAZIER**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 339 East Catherine Street, Chambersburg, PA 17201, UPI # 03-1E10.-098.-000000, Franklin County Deed Book Volume 1251, Page 337

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**SALE # 14**  
**CANCELLED**

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## PUBLIC NOTICES

**SALE # 15, 2017-2981  
BRANCH BANKING AND TRUST COMPANY  
ATTY: MCCABE WEISBERG & CONWAY  
V. ROBERT E. HEINBAUGH, JR.**

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 3660 Mountain Road, Mercersburg, PA 17236, UPI # 18-0K16-.033-000000, Franklin County Deed Book Volume 1101, Page 536

**SALE # 16, 2017-2055  
FIRST NATIONAL BANK, SUCCESSOR BY  
MERGER TO METRO BANK  
ATTY: BARLEY SNYDER  
V. NICKLAS, LLC**

All the following described two tracts of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 221 Sunset Boulevard W., Chambersburg, PA 17202, UPI # 09-0C07-.164-000000, Franklin County Deed Book Volume 3128, Page 059 and 201 Sunset Boulevard W., Chambersburg, PA 17202, UPI # 09-C07-.166.000000 Franklin County Deed Book Vol 857, Page 519

**SALE # 17, 2017-2056  
FIRST NATIONAL BANK, SUCCESSOR BY  
MERGER TO METRO BANK  
ATTY: BARLEY SNYDER  
V. NICKLAS, LLC**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 100 Sunset Boulevard W., Chambersburg, PA 17202, UPI # 09-0C07-.151-000000, Deed Instrument # 201210673

**SALE # 18, 2017-2177  
WELLS FARGO BANK, N.A.  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. SUSAN WADE A/K/A SUSAN ANN WADE,  
IN HER CAPACITY AS CO-EXECUTRIX AND  
DEVISEE OF THE ESTATE OF MARY E. BENTZ  
AND MARGARET HEDERICK A/K/A MARGARET  
L. HEDERICK A/K/A MARGARET HEADRICK,  
IN HER CAPACITY AS CO-EXECUTRIX AND  
DEVISEE OF THE ESTATE OF MARY E. BENTZ  
AND CATHERINE FOSTER A/K/A CATHERINE  
M. FOSTER A/K/A CATHERINE FISHER, IN HER  
CAPACITY AS DEVISEE OF THE ESTATE OF  
MARY E. BENTZ AND MARTHA MOBLEY A/K/A  
MARTHA JANE MOBLEY, IN HER CAPACITY AS  
DEVISEE OF THE ESTATE OF MARY E. BENTZ  
AND MARY LOU SMITH, IN HER CAPACITY AS  
DEVISEE OF THE ESTATE OF MARY E. BENTZ  
AND TRACY WEHNER A/K/A TRACEY BROWN,  
IN HER CAPACITY AS DEVISEE OF THE ESTATE  
OF MARY E. BENTZ AND CASEY BENTZ, IN  
HER CAPACITY AS DEVISEE OF THE ESTATE  
OF MARY E. BENTZ AND JOHN BENTZ, IN HIS  
CAPACITY AS DEVISEE OF THE ESTATE OF  
MARY E. BENTZ**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13296 Pennersville Road, Waynesboro, PA 17268, UPI # 23-0Q20F-005-000000, Franklin County Deed Book Volume 745, Page 656

**SALE # 19, 2016-588  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
ATTY: KML LAW GROUP  
V. SPENCER G. ROACH**

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

**SALE # 20, 2016-977  
REVERSE MORTGAGE SOLUTIONS, INC.  
ATTY: MCCABE WEISBERG & CONWAY  
V. PEGGY MARQUEZ, KNOWN SURVIVING HEIR  
OF BETTY A. HORNBAKER AND UNKNOWN  
SURVIVING HEIRS OF BETTY A. HORNBAKER**

All that certain tract of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 95 Sollenberger Road, Chambersburg, PA 17202, UPI # 11-0E13Q-011-.000000, Franklin County Deed Book Volume 2494, Page 346

**SALE # 21, 2017-2066  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ATTY: MCCABE WEISBERG & CONWAY  
V. TAMMY LYNN SHEFFIELD A/K/A TAMMY  
SHEFFIELD**

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 3689 Mercersburg Road, Mercersburg, PA 17236, UPI # 18-0K18A-013-000000, Franklin County Deed Book Volume 1354, Page 356

**SALE # 22  
CANCELLED**

**SALE # 23, 2014-3468  
HSBC BANK USA, NATIONAL ASSOCIATION,  
AS TRUSTEE, IN TRUST FOR THE REGISTERED  
HOLDERS OF ACE SECURITIES CORP., HOME  
EQUITY LOAN TRUST, SERIES 2005-HE4, ASSET  
BACKED PASS-THROUGH CERTIFICATES  
ATTY: PARKER MCCAY  
V. FRANKLIN COUNTY 10 PROPERTY TRUST AND  
JULIA T. TINGTELLA**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 442 Fairview Avenue, Waynesboro, PA 17268, UPI # 26-5C22-012-000000, Franklin County Deed Book Volume 287, Page 157

## **PUBLIC NOTICES**

**SALE # 24, 2016-3040**  
**THE BANK OF NEW YORK MELLON AS**  
**INDENTURE TRUSTEE FOR NATIONSTAR HOME**  
**EQUITY LOAN TRUST 2009-A**  
**ATTY: MILSTEAD & ASSOCIATES**  
**V. GERALDINE FROST**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6111 Greenbriar Drive, Fayetteville, PA 17222, UPI # 10-0D23S-011M-000000, Franklin County Deed Book Volume 2779, Page 165

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**SALE # 25, 2017-1839**  
**WELLS FARGO BANK, N.A. SUCCESSOR BY**  
**MERGER TO WELLS FARGO HOME MORTGAGE**  
**INC.**  
**ATTY: POWERS KIRN & ASSOCIATES**  
**V. FRANK J. GALASKEWICZ AND DANIELLE I.**  
**GALASKEWICZ**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 3018 Sundown Drive, Chambersburg, PA 17202, UPI # 09-0C19-561-000000, Deed Instrument # 201019050

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**SALE # 26, 2017-2705**  
**DITECH FINANCIAL LLC F/K/A GREEN TREE**  
**SERVICING LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. JERYLNN B. TAYLOR**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6123 Greenbriar Lane, Fayetteville, PA, 17222, UPI # 10-0D23S-025J-000000, Franklin County Deed Book Volume 2639, Page 64

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**SALE # 27, 2017-612**  
**PENNYMAC LOAN SERVICES, LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. PATRICK D. REID**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 10938 South Mountain Road, Fayetteville, PA 17222, UPI # 19-0L05J-009.-000000 and 19-0L05K-046.-000000, Franklin County Deed Book Volume 2531, Page 240

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**SALE # 28, 2017-2892**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS**  
**TRUSTEE FOR STANWICH MORTGAGE LOAN**  
**TRUST SERIES 2015-1**  
**ATTY: HILL WALLACK**  
**V. MICHAEL K. HOLLINSHEAD**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 9952 Tomstown Road, Waynesboro, PA 17268, UPI # 19-0L18.149.000000, Franklin County Deed Book Volume 1553, Page 597

**SALE # 29, 2017-1795**  
**WELLS FARGO BANK, N.A. SUCCESSOR BY**  
**MERGER TO WELLS FARGO HOME MORTGAGE,**  
**INC.**  
**ATTY: MILSTEAD & ASSOCIATES**  
**V. JOLENE L. MCGEE**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 665 Shadyside Drive, Chambersburg, PA 17201, UPI # 10-0D04.-074.-000000, Franklin County Deed Book Volume 589, Page 525

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**SALE # 30, 2017-3218**  
**DITECH FINANCIAL LLC F/K/A GREEN TREE**  
**SERVICING LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. ROBERT B. AINSWORTH AND PAMELA A.**  
**AINSWORTH**

All that certain parcel of land situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11362 Anne Lane, Mercersburg, PA 17236, UPI # 17-0J16.-067.-000000, Franklin County Deed Book Volume 1614, Page 301

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**SALE # 31**  
**CANCELLED**

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**SALE # 32**  
**2017-2672**  
**HOMEBRIDGE FINANCIAL SERVICE, INC.**  
**ATTY: HLADIK ONORATO & FEDERMAN**  
**V.**  
**JAMIE L. KNUCKLES AND BRITTANY A. RAY**

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 317 North Franklin Street, Waynesboro, PA 17268, UPI # 25-5A48.-070.-000000, Deed Instrument # 201417423

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**SALE # 33, 2017-3290**  
**U.S. BANK NATIONAL ASSOCIATION, AS**  
**TRUSTEE, FOR RESIDENTIAL ACCREDIT LOANS,**  
**INC., MORTGAGE ASSET-BACKED PASS-**  
**THROUGH CERTIFICATES, SERIES 2006-QS2**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. ROBERT W. O'HARA AND FDO HOLDINGS,**  
**LLC, A PENNSYLVANIA LIMITED LIABILITY**  
**COMPANY**

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 36-38 Cleveland Avenue, Waynesboro, PA 17268, UPI # 26-5C08-082-000000, Franklin County Deed Book Volume 3276, Page 100



# **PUBLIC NOTICES**

## **SALE # 34, 2017-2824**

**DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR NOVASTAR MORTGAGE  
FUNDING TRUST, SERIES 2007-1 NOVASTAR  
HOME EQUITY LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2007-1**

**ATTY: UDREN LAW OFFICES**

**V. CHARLENE MELLOTT, KNOWN HEIR OF  
STANLEY L. MELLOTT AND GUARDIAN OF  
JESSE MELLOTT AND EDWARD I. STECKEL,  
PERSONAL REPRESENTATIVE OF THE ESTATE  
OF STANLEY L. MELLOTT AND ESTATE OF  
STANLEY L. MELLOTT AND UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER STANLEY  
L. MELLOTT**

All that certain tract of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 5319 Mountain Road, Chambersburg, PA 17202, UPI # 11-0E02-.049-.000000, Franklin County Deed Book Volume 1085, Page 224

## **SALE # 35, 2017-1850**

**BAYVIEW LOAN SERVICING, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY**

**ATTY: MATTLEMAN WEINROTH & MILLER  
V. TODD A. CHAMBERLAIN AND TONYA R.  
CHAMBERLAIN**

All that certain lot or parcel of real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 8795 Capitol Hill Road, Waynesboro, PA 17268, UPI # 19-0L13Q-.038-.000000, Deed Instrument # 201612684

## **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 22, 2017 AT 4:00 PM prevailing time. If the 10% payment is not made the day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be resold on FRIDAY JANUARY 26, 2017 at 1:00 pm prevailing time, in the Franklin County Court House, Jury Assembly Room, unless otherwise stated, Chambersburg, Franklin County, Pennsylvania at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full. Deeds will be recorded in the name of the successful bidder.

## **SHERIFF SALE DATES 2017**

<b>CUT OFF</b>	<b>SALE DATES</b>
NOV 3, 2017	JAN 12, 2018
JAN 5, 2018	MAR 9, 201
MAR 2, 2018	MAY 11 2018
MAY 2, 2018	JUL 13. 2018
JUL 6 2018	SEPT 14 2018
SEPT 7 2018	NOV 9, 2018
NOV 2, 2018	JAN 11, 2019

12/22, 12/29/2017, 1/5/2018