

# Franklin County Legal Journal

Vol. 35, No. 34

February 23, 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 Ronald L. George, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Farmers and Merchants Trust Company of  
Chambersburg  
PO Box 6010  
Chambersburg, PA 17201  
Attorney:  
Richard K. Hoskinson  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/23, 3/2, 3/9/2018

Estate of Lynn K. Harter, a/k/a Lynn Kyle Harter, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Anne Harter Pandolfi  
4546 Links View Drive  
Hagerstown, MD 21740  
Lisa Reidy Dionisio  
732 Pine Mountain Drive  
Fayetteville, PA 17222  
Attorney:  
Lawrence R. Rife, IV  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/23, 3/2, 3/9/2018

Estate of Dennis O. House, a/k/a Dennis O. House, Sr., late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Julie S. Meminger  
c/o Bradley L. Griffie  
Griffie & Associates  
100 Lincoln Way East, Suite D  
Chambersburg, PA 17201  
Attorney:  
Bradley L. Griffie  
Griffie & Associates  
100 Lincoln Way East, Suite D  
Chambersburg, PA 17201

2/23, 3/2, 3/9/2018

Estate of Carl W. Lorschbaugh, III, a/k/a Carl W. Lorschbaugh, a/k/a Carl William Lorschbaugh, III, a/k/a Carl William Lorschbaugh, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Carl W. Lorschbaugh, Jr.  
14636 Mercersburg Road  
Greencastle, PA 17225  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

2/23, 3/2, 3/9/2018

Estate of Gladys M. Toms, a/k/a Gladys Mae Toms, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Mary J. Hissong  
Tanya Hissong  
7108 Lincoln Way West  
St. Thomas, PA 17252  
Attorney:  
George E. Wenger, Jr.  
Hoskinson, Wenger & Rife  
147 East Washington Street  
Chambersburg, PA 17201

2/23, 3/2, 3/9/2018

# PUBLIC NOTICES

Estate of Stephen L. Zeis, late of Antrim Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Bonnie K. Zeis  
c/o Donald L. Kornfield  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268  
Attorney:  
Donald L. Kornfield  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

2/23, 3/2, 3/9/2018

## **Second Publication**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Personal Representatives:  
Julia K. Myers  
Kevin J. Stouffer  
c/o R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

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

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

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

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

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

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

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

# PUBLIC NOTICES

## **Third Publication**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# PUBLIC NOTICES

## **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed for Skiles Excavating Inc., 1055 Celeste Drive, Shippensburg, PA 17257, with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is to provide excavation, grading, paving, and construction services and engage in other lawful and/or related activity.

Stephen F. Moore, Esquire  
Peters & Wasilefski  
2931 North Front Street  
Harrisburg, PA 17110  
717-238-7555

2/23/2018

## **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, on January 31, 2018. The name of the corporation is Stoners on the Square, Inc. The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988.

Andrew J. Benchoff, Esq.  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

2/23/2018

## **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act, that application was made on February 6, 2018, with the Department of State of the Commonwealth of Pennsylvania for a certificate of registration of the assumed or fictitious name Buchanan Cadillac, with principal place of business at 1035 East Main Street, Waynesboro, Pennsylvania 17268. The name and address of the interested entity is Buchanan Automotive, Inc., with a principal place of business located at 1035 East Main Street, Waynesboro, Pennsylvania 17268.

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

2/23/2018

## **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act, that application was made on February 6, 2018, with the Department of State of the Commonwealth of Pennsylvania for a certificate of registration of the assumed or fictitious name Buchanan Chevrolet Buick GMC, with principal place of business at 1035 East Main Street, Waynesboro, Pennsylvania 17268. The name and address of the interested entity is Buchanan Automotive, Inc., with a principal place of business located at 1035 East Main Street, Waynesboro, Pennsylvania 17268.

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

2/23/2018

## **ORPHANS COURT NOTICE**

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

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

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

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

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

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

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

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

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

2/16, 2/23/2018

# PUBLIC NOTICES

## **SHERIFF'S SALE MARCH 9, 2018**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

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**SALE # 15**  
**CANCELLED**

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

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

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**SALE # 17, 2017-130**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
**ATTY: SHAPIRO & DENARDO**  
**V. AMANDA E. EADER**

All that certain tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 15282 Charmian Road, Blue Ridge Summit, PA 17214, UPI # 23-0Q14.-044.-000000, Deed Instrument # 201214165

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**SALE # 18, 2017-3305**  
**NATIONSTAR MORTGAGE LLC**  
**ATTY: KML LAW GROUP**  
**V. PATRICIA LYNCH AND DAVID A. LYNCH**

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

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

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

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

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

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# PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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# PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

## TERMS

Upon completion of the auction, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. The balance due shall be paid NO LATER THAN MARCH 19, 2018 AT 4:00 PM prevailing time. If the 10% payment is not made the day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be resold on FRIDAY MARCH 23, 2018 at 1:00 pm prevailing time, in the Franklin County Court House, Jury Assembly Room, unless otherwise stated, Chambersburg, Franklin County, Pennsylvania at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full. Deeds will be recorded in the name of the successful bidder.

## SHERIFF SALE DATES 2018

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

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