

# Franklin County Legal Journal

Vol. 35, No. 9

September 1, 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 Paul J. Dice, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Wayne E. Berger  
244 Woodvale Drive  
Chambersburg, PA 17201

Attorney:

Glen and Glen, LLC  
237 East Queen Street  
Chambersburg, PA 17201-2205

9/1, 9/8, 9/15/2017

Estate of Elaine M. Diehl, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representatives:

Daniel T. Diehl  
Kelly Garman  
c/o 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

9/1, 9/8, 9/15/2017

Estate of Hettie C. Ebersole, a/k/a Hettie Catherine Ebersole, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Adrian J. Kuhns  
2979 Newcomer Road  
Chambersburg, PA 17202  
Anita K. Kuhns  
5314 Wayne Road  
Chambersburg, PA 17202

Attorney:

Robert C. Schollaert  
Black and Davison  
1110 Kennebec Drive  
Chambersburg, PA 17201

9/1, 9/8, 9/15/2017

Estate of Richard C. Hamsher, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Eric C. Hamsher  
2420 PA Route 309  
Orefield, PA 18069

Attorney:

Wertime & Gómez LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

9/1, 9/8, 9/15/2017

Estate of Norman R. Hess, Jr., late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Linda D. DeShong  
376 Meadow Lane  
McConnellsburg, PA 17233

Attorney:

Wertime & Gómez LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

9/1, 9/8, 9/15/2017

Estate of Betty Jane Moats, a/k/a Betty J. Moats, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Diane Tieman  
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

9/1, 9/8, 9/15/2017

Estate of Meeris Ralph Moats, a/k/a Meeris R. Moats, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Diane Tieman  
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

9/1, 9/8, 9/15/2017

# PUBLIC NOTICES

Estate of Margaret R. Nicarry, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Richard A. Nicarry  
13892 Ridge Road  
Waynesboro, PA 17268

Attorney:

Wertime & Gómez LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

9/1, 9/8, 9/15/2017

Estate of Leo Wade Taylor, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Shannon Martin  
122 East Queen Street, Suite 1  
Chambersburg, PA 17201

Attorney:

Aaron J. Neuharth  
P.O. Box 359  
Chambersburg, PA 17201

9/1, 9/8, 9/15/2017

Estate of Helen K. Turner, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Charles E. Russell  
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

9/1, 9/8, 9/15/2017

Estate of Ruth E. Zelonis, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Troy L. Hostetter  
c/o Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

David F. Spang  
Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

9/1, 9/8, 9/15/2017

## **Second 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

# PUBLIC NOTICES

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

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

## **Third 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

# PUBLIC NOTICES

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

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

## **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

## **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

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**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

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**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

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**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

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**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

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**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

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**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

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**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