

Franklin County Legal Journal

Vol. 34, No. 28

January 6, 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 Josephine E. Carey, late of Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Larry J. Carey
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

1/6, 1/13, 1/20/2017

Estate of Elizabeth J. Cowen, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Louis R. Willett
1234 Arbor Ridge
Chambersburg, PA 17201
Attorney:
Glen and Glen, LLC
237 East Queen Street
Chambersburg, PA 17201-2205

1/6, 1/13, 1/20/2017

Estate of M. Lavonne Fields, a/k/a Myrna Lavonne Fields, a/k/a Myrna L. Fields, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

John B. Fields, Jr.
Penny W. Stoner
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

1/6, 1/13, 1/20/2017

Estate of Nancy L. Fix, a/k/a Nancy Lee Fix, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Lora L. Metcalf
Renita K. Vilaysane
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

1/6, 1/13, 1/20/2017

Estate of Linda L. Robinson, a/k/a Linda Lee Robinson, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Tom Ferguson
c/o Clinton T. Barkdoll
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

1/6, 1/13, 1/20/2017

Estate of Charlotte H. Woods, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Tanyel L. Flythe
c/o Stacy Pineo Hurt
946 Lincoln Way East
Chamberburg, PA 17201
Attorney:
Stacy Pineo Hurt
946 Lincoln Way East
Chamberburg, PA 17201

1/6, 1/13, 1/20/2017

PUBLIC NOTICES

Second Publication

Estate of Walter C. Baker, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Ruth A. Dell

John B. Baker

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

12/30/2016, 1/6/2017, 1/13/2017

Estate of Elmer L. Drawbaugh, late of Franklin County, Pennsylvania.

Personal Representative:

Ryan E. Howell

411 West Queen Street

Chambersburg, PA 17201

Attorney:

David W. Rahauer

157 East Washington Street

Chambersburg, PA 17201

12/30/2016, 1/6/2017, 1/13/2017

Estate of Nancy M. Fahrney, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Joey L. Fahrney

Debra K. Eberly

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

12/30/2016, 1/6/2017, 1/13/2017

Estate of Leona A. Grove, a/k/a Leona Anna Grove, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

James D. Davis

1081 Oyster Mill Road

Camp Hill, PA 17011

Attorney:

J. Edgar Wine

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

12/30/2016, 1/6/2017, 1/13/2017

Estate of Anna V. Harford, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Susan V. Papouschek

23286 Staunton Turnpike

Smithville, VA 26178

Elizabeth H. Harford

11947 Green Ridge Drive

Waynesboro, PA 17268

John F. Harford

814 Zumbro Drive NW

Rochester, MN 55901

Attorney:

Timothy W. Misner

39 South Broad Street

Waynesboro, PA 17268

12/30/2016, 1/6/2017, 1/13/2017

Estate of Sharon A. Henry, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Sandi D. Mellott

4427 St. Thomas Walliamson Road

Chambersburg, PA 17202

Attorney:

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

12/30/2016, 1/6/2017, 1/13/2017

Estate of Cyruss F. Lenharr, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representatives:

Gary G. Lenharr

9062 Sandy Circle

Greencastle, PA 17225

Cheryl A. Kuhn

446 Lupine Drive

Alpine, UT 84004

Attorney:

Wertime & Gómez LLP

35 North Carlisle Street, Suite A

Greencastle, PA 17225

12/30/2016, 1/6/2017, 1/13/2017

Estate of Martha Grace Martin, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Arlin R. Martin

39 Celestial Terrace

Greencastle, PA 17225

Leo E. Martin

13729 Paradise Church Road

Hagerstown, MD 21742

Attorney:

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

12/30/2016, 1/6/2017, 1/13/2017

Estate of Bruce McLaughlin, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Jeffrey L. McLaughlin

Mark L. McLaughlin

c/o Clifton R. Guise

Halbruner, Hatch & Guise, LLP

2109 Market Street

Camp Hill, PA 17011

Attorney:

Clifton R. Guise

Halbruner, Hatch & Guise, LLP

2109 Market Street

Camp Hill, PA 17011

12/30/2016, 1/6/2017, 1/13/2017

Estate of Eleanore M. Schmid, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Joanne Hershey

285 Carmack Drive

Chambersburg, PA 17202

Attorney:

Eileen C. Finucane

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

12/30/2016, 1/6/2017, 1/13/2017

PUBLIC NOTICES

Estate of James D. Shuman, late of Franklin County, Pennsylvania.

Personal Representative:

Vivian A. Shuman
369 Center Street
Chambersburg, PA 17201

Attorney:

David W. Rahauser
157 East Washington Street
Chambersburg, PA 17201

12/30/2016, 1/6/2017, 1/13/2017

Estate of Robert C. Smith, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Theresa S. Reichard
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

12/30/2016, 1/6/2017, 1/13/2017

Estate of Cynda L. Winslow, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Richard S. Winslow
1634 Crottlestown Road
Chambersburg, PA 17202

Attorney:

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

12/30/2016, 1/6/2017, 1/13/2017

Third Publication

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

Personal Representative:

Delores E. Johnson
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

Attorney:

J. McDowell Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

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

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

Personal Representative:

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

Attorney:

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

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

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

Personal Representative:

Rebecca Joan Carbaugh
8380 Rice Road
Shippensburg, PA 17257

Attorney:

John D. Killian
Killian & Gephart, LLP
218 Pine Street
Harrisburg, PA 17101

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

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

Personal Representative:

Kevin M. Coldsmith
c/o Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

Attorney:

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

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

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

Personal Representative:

Jan G. sulcove
445 Lindman Drive
Chambersburg, PA 17202

Attorney:

Mark T. Orndorf
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

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

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

Personal Representative:

Pamela J. Barrett
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

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

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

Personal Representative:

Sharon D. Shaw-Myers
5712 Grouse Road
Fort Loudon, PA 17224

Attorney:

Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

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

PUBLIC NOTICES

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

Personal Representative:

Tammy Jo Wiley
7296 Smith Road
Chambersburg, PA 17202

Attorney:

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

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

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

Personal Representative:

Cassandra A. Kauffman
5680 Timmons Drive
Greencastle, PA 17225

Attorney:

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

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

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

Personal Representatives:

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

Attorney:

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

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

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

Personal Representative:

Diane Myers
PO Box 123
Shady Grove, PA 17256

Attorney:

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

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

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF
FRANKLIN COUNTY, PENNSYLVANIA

CIVIL DIVISION NO. 2015-1329

Federal National Mortgage Association, c/o Seterus, Inc., Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James Stidham and Celia A. Stidham, Individually and as a Known Heir of James Stidham, Defendant(s)

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James Stidham, Defendant(s), whose last known address is 126 North Franklin Street, Chambersburg, PA 17201.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Federal National Mortgage Association, c/o Seterus, Inc., has 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. 2015-1329, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 126 North Franklin Street, Chambersburg, PA 17201, whereupon your property would be sold by the Sheriff of Franklin County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER 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 THE 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. Franklin County Lawyer Referral Service, PA Bar Assoc., 100 South St., P.O. Box 186, Harrisburg, PA 17108, 800.692.7375. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Amanda Rauer, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

1/6/2017

PUBLIC NOTICES

SHERIFF'S SALE JANUARY 13, 2017

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania, promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on FEBRUARY 13, 2017 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter. Sheriff James W. Brown

SALE # 1, 2015-1868

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

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

SALE # 2, 2010-973

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

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

SALE # 3, 2015-4491

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

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

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

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

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

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

**SALE # 6, 2016-2612
M&T BANK
ATTY: KML LAW GROUP
V. DELIA E. RODRIGUEZ AND FERDI TOLEDO-
MERIDA**

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 78 North Federal Street, Chambersburg, PA 17201, UPI # 05-1B56.-087.-000000, Franklin County Deed Book Volume 2685, Page 501

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

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

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

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

PUBLIC NOTICES

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

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

SALE # 10
CANCELLED

SALE # 11, 2016-2410
LSF9 MASTER PARTICIPATION TRUST
ATTY: MCCABE WEISBERG & CONWAY
V. RICKY R. FRANK AND KIMBERLY S. FRANK

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

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

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

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

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

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

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

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

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

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

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

SALE # 17
CANCELLED

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

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

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

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

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

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

PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

**SALE # 46, 2016-3140
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JEFFREY W. GORMAN AND TERESA A.
GORMAN**

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

**SALE # 47, 2016-2151
THE BANK OF NEW YORK MELLON AS TRUSTEE
FOR THE CWMBBS, INC. REPERFORMING LOAN
REMICTRUST CERTIFICATES, SERIES 2004-R2
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. PAULA J. ANGLE AND PAUL E. ANGLE AND
JEANNE M. ANGLE**

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

**SALE # 48, 2016-2941
PNC BANK, NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES
V. CLIFFARD A. ATKINSON**

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

**SALE # 49, 2015-3519
METAL TOWNSHIP MUNICIPAL AUTHORITY
ATTY: NORMA BARTKO
V. ROBERT J. BOYER**

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

**SALE # 50, 2016-1055
HSBC BANK USA, N.A., AS INDENTURE TRUSTEE
FOR THE REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY LOAN TRUST
2007-1 ATTY: UDREN LAW OFFICES
V. ALAN D. EAST**

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

PUBLIC NOTICES

TERMS

Upon completion of the auction, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. The balance due shall be paid NO LATER THAN JANUARY 23, 2017 AT 4:00 PM prevailing time. If the 10% payment is not made the day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be resold on FRIDAY JANUARY 27, 2017 at 1:00 pm prevailing time, in the Franklin County Court House, Jury Assembly Room, unless otherwise stated, Chambersburg, Franklin County, Pennsylvania, at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES 2017

CUT OFF	SALE DATES
NOV 4, 2016	JAN 13, 2017
JAN 5, 2017	MAR 10 2017
MAR 3, 2017	MAY 12 2017
MAY 5, 2017	JUL 14 2017
JUL 7 2017	SEPT 8 2017
SEPT 1 2017	NOV 17 2017

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