

Franklin County Legal Journal

Vol. 34, No. 34

February 17, 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 Mary E. Bentz, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Susan Ann Wade
Margaret L. Hederick
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

2/17, 2/24, 3/3/2017

Estate of Henry V. Betz, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Henry P. Betz
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

2/17, 2/24, 3/3/2017

Estate of James N. Carson, a/k/a James Neil Carson, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Teresa A. Bernecker
Tamalia Bricker
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

2/17, 2/24, 3/3/2017

Estate of Susan B. Frank, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Patricia B. Kenyon
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

2/17, 2/24, 3/3/2017

Estate of Rosemary Keener, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Darwin H. Keener
G. David Keener
3306 Caroline Drive
East Petersburg, PA 17520

2/17, 2/24, 3/3/2017

Estate of Lorraine E. Koons, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of
Chambersburg
P.O. Box 6010
Chambersburg, PA 17201

Attorney:

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

2/17, 2/24, 3/3/2017

Estate of Walter Lehman, Jr., late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Daniel R. Lehman
4799 Sunset Pike
Chambersburg, PA 17202
Jason L. Lehman
157 Apple Butter Road
Aaronsburg, PA 16820

Attorney:

Joseph A. Macaluso
P.O. Box 83
Orrstown, PA 17244

2/17, 2/24, 3/3/2017

PUBLIC NOTICES

Estate of Stanley M. Long, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representatives:
Daniel S. Long
6405 Nunnery Road
Waynesboro, PA 17268
Mark D. Long
1540 Alexander Avenue
Chambersburg, PA 17201
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

2/17, 2/24, 3/3/2017

Estate of Cleone E. McAfee, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representatives:
Denise L. McAfee
7632 Patterson Drive
Harrisburg, PA 17112
Diane E. McAfee
331 Cooper Lane
McConnellsburg, PA 17233
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

2/17, 2/24, 3/3/2017

Estate of Robert M. Miller, late of Borough of
Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:
Marsha L. Milliken
207 King George Drive
Glen Burnie, MD 21061
Robert M. Miller
6907 Pine Hill Court
Marriottsville, MD 21104
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

2/17, 2/24, 3/3/2017

Estate of Michael Naylor, a/k/a Dennis Leroy Naylor,
late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Michael C. Naylor
57 Hector Street
Trumansburg, NY 14886
Attorney:
Stephen E. Patterson
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

2/17, 2/24, 3/3/2017

Estate of Peggy L. Pilgrim, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:
Mark E. Pilgrim
52 Edgewood Circle
Chambersburg, PA 17202
Attorney:
George E. Wenger, Jr.
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

2/17, 2/24, 3/3/2017

Estate of William A. Trogler, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Lathedia K. Pittman
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

2/17, 2/24, 3/3/2017

Estate of Walter E. Clopper, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Terry L. Clopper
1208 Brandon Drive
Chambersburg, PA 17201
Beverly Scott
4372 Scott Road
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

2/10, 2/17, 2/24/2017

Estate of Elaine C. Condon, late of Washington
Township, Franklin County, Pennsylvania.

Personal Representative:
Sara Barnhart
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

2/10, 2/17, 2/24/2017

Second Publication

Estate of Helen M. Cristofano, late of Borough of
Mercersburg, Franklin County, Pennsylvania.

Personal Representatives:
Richard F. Cristofano
13563 Buchanan Trail West
Mercersburg, PA 17236
Patricia A. Casadonte
9808 Greenbrier Lane
Walkersville, MD 21793
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

2/10, 2/17, 2/24/2017

Estate of James C. Fitz, a/k/a James Calvin Fitz, late of
Borough of Waynesboro, Franklin County, Pennsylvania.

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

2/10, 2/17, 2/24/2017

PUBLIC NOTICES

Estate of George E. Gearhart, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Deborah J. Gearhart
John A. Gearhart
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

2/10, 2/17, 2/24/2017

Estate of Bradford D. Hague, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Kathleen L. Wolfinger
261 Apple Drive
Greencastle, PA 17225
Attorney:
J. Edgar Wine
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

2/10, 2/17, 2/24/2017

Estate of Mildred E. Hege, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:

Faye Gaugler
7994 Nyesville Road
Chambersburg, PA 17202
Allan L. Hege
23 West Fairview Avenue
Mercersburg, PA 17236
Mark Hege
3504 Chesley Avenue
Baltimore, MD 21234
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

2/10, 2/17, 2/24/2017

Estate of Marjorie M. McFadden, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company
20 South Main Street
P.O. Box 6010
Chambersburg, PA 17201
Attorney:
Robert C. Schollaert
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

2/10, 2/17, 2/24/2017

Estate of Doris P. Oyler, a/k/a Doris Phillips Oyler, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Susan Oyler Smith
3480 Carnoustie Drive
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

2/10, 2/17, 2/24/2017

Estate of Garry W. Roberts, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Daniel J. Roberts
2734 Cobden Street
Pittsburgh, PA 15203
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

2/10, 2/17, 2/24/2017

Estate of Thelma N. Romesberg, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Russell S. Funk
1890 Edgar Avenue
Chambersburg, PA 17201
Attorney:
Lawrence R. Rife, IV
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

2/10, 2/17, 2/24/2017

Estate of Julia Ann Schaff, a/k/a Julia A. Schaff, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

B. Joyce Schaff
3205 Warm Spring Road
Chambersburg, PA 17202
Attorney:
Eileen C. Finucane
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

2/10, 2/17, 2/24/2017

Estate of John C. Seville, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Brian R. Seville
760 Cumberland Avenue, Apt. 2
Chambersburg, PA 17201
Kelly J. Kuhn
91 North Blackberry Lane
Fayetteville, PA 17222

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

2/10, 2/17, 2/24/2017

Estate of Virginia Fay Shields, a/k/a Virginia F. Shields, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Gary L. Shields
214 Ann Drive
Fayetteville, PA 17222
Gregory L. Shields
309 Oak Drive
Orrtana, PA 17353
Attorney:
Robert C. Schollaert
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

2/10, 2/17, 2/24/2017

PUBLIC NOTICES

Estate of J. Michael Snively, late of Borough of
Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Joyce Crutchfield
2066 Fairway Lane
Harrisburg, PA 17112

Attorney:

Gerald J. Shekletski
Stone LaFavor & Shekletski
P.O. Box E
New Cumberland, PA 17070

2/10, 2/17, 2/24/2017

Estate of John Eric Zullinger, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

David Zullinger
c/o Brubaker Connaughton Goss and Lucarelli LLC
480 New Holland Avenue, Suite 6205
Lancaster, PA 17602

Attorney:

Theodore L. Brubaker
480 New Holland Avenue, Suite 6205
Lancaster, PA 17602

2/10, 2/17, 2/24/2017

Third Publication

Estate of Calvin M. Gardner, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Amy G. Brown
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

2/3, 2/10, 2/17/2017

Estate of Martha B. High, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representatives:

Linda L. Keller
Alan R. High
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

2/3, 2/10, 2/17/2017

Estate of Harold E. Kennedy, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Barbara D. Geer
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

2/3, 2/10, 2/17/2017

Estate of Ruby E. Masters, late of Quincy Township,
Franklin County, Pennsylvania.

Personal Representative:

Jeffrey L. Masters
13741 Villa View Drive
Waynesboro, PA 17268

Attorney:

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

2/3, 2/10, 2/17/2017

Estate of Robert Wayne McCleary, a/k/a Robert W.
McCleary, Jr., late of Borough of Chambersburg,
Franklin County, Pennsylvania.

Personal Representative:

Barbara Jean Shields
725 Floral Avenue
Chambersburg, PA 17201

Attorney:

David R. Breschi
946 Lincoln Way East
Chambersburg, PA 17201

2/3, 2/10, 2/17/2017

Estate of Esther G. Sollenberger, a/k/a Esther Marie
Sollenberger, late of Greene Township, Franklin County,
Pennsylvania.

Personal Representative:

F&M Trust Company
20 South Main Street, P.O. Box 6010
Chambersburg, PA 17201-6010

Attorney:

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

2/3, 2/10, 2/17/2017

Estate of Fay L. Zeger, late of Borough of Chambersburg,
Franklin County, Pennsylvania.

Personal Representatives:

Zonya D. Poffenberger
12316 Buchanan Trail West
Mercersburg, PA 17236

Keith E. Zeger
1360 Princeton Road
Mechanicsburg, PA 17055
Kirby D. Zeger
9700 Native Rocks Drive
Bristow, VA 20136

Attorney:

Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

2/3, 2/10, 2/17/2017

PUBLIC NOTICES

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN, In compliance with Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, P.L. 1444, No. 177, as amended, that the directors and shareholders of **MacAnswer, Inc.**, a Pennsylvania business corporation having its registered office at 9825 Circle Drive, Chambersburg, Pennsylvania 17202, have approved its voluntary dissolution pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, P.L. 1444, No. 177, as amended, that its affairs are being wound up and its corporate existence will be terminated upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

RHOADS & SINON LLP
Stanley A. Smith, Esquire
One South Market Square, 12th Floor
P.O. Box 1146
Harrisburg, PA 17108

2/17/2017

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: March 2, 2017.

NEWMAN: First and Final Account of proposed distributions and notice to creditors of Roy F. Newman, Executor of the Estate of Mary Irene Newman, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

2/17, 2/24/2017

PUBLIC NOTICES

SHERIFF'S SALE MARCH 10, 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 APRIL 10, 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, 2016-2259
U.S. BANK NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG
MORTGAGE-BACKED NOTES, SERIES 2015-3AG
ATTY: SHAPIRO & DENARDO
V. LORI A. FURRY A/K/A LORI A. WASSIL AND
UNITED STATES OF AMERICA**

All the following described real estate lying and being situate in Southampton & Greene Township, Franklin County, Pennsylvania, with an address of 2135 Stillhouse Hollow, Shippensburg, PA 17257, UPI # 21-0N20-068.-000000, Franklin County Deed Book Volume 1535, Page 216

**SALE # 2
CANCELLED**

**SALE # 3, 2016-3355
FINANCE OF AMERICA MORTGAGE LLC
ATTY: STERN & EISENBERG
V. TREVOR K. BENNER**

All that certain tract of land, situate in Southampton Township, Franklin County, Pennsylvania, with an address of 9507 Pineville Road, Shippensburg, PA 17257, UPI # 21-0N11.-179.-000000, Deed Instrument # 201408130

**SALE # 4, 2016-3070
FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG
ATTY: JSDC LAW OFFICES
V. DARYL L. MICHAEL AND SUE R. MICHAEL**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 321 East Queen Street, Chambersburg, PA 17201, UPI # 03-IE02.-006.-000000, Franklin County Deed Book Volume 1249, Page 237

SALE # 5, 2016-3366

**PHH MORTGAGE CORPORATION F/K/A PHH
MORTGAGE SERVICES CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ALICIA KNOLL A/K/A ALICIA K. BOWIE**

All the following described real estate lying and being situate in the Village of Scotland, Greene Township, Franklin County, Pennsylvania, with an address of 3875 Main Street, Scotland, PA 17254, UPI # 09-0C13M-075.-000000, Franklin County Deed Book Volume 2118, Page 178

**SALE # 6, 2016-1736
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MICHAEL RENTAS**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 862 North Franklin Street, Chambersburg, PA 17201, UPI # 11-0E13.-049B-000000, Franklin County Deed Book Volume 3539, Page 77

**SALE # 7, 2016-1657
LSF9 MASTER PARTICIPATION TRUST
ATTY: UDREN LAW OFFICES
V. JEFFREY A. PINE A/K/A JEFF PINE AND LAURA
J. PINE**

All that certain property situated in Montgomery Township, Franklin County, Pennsylvania, with an address of 13669 Shimpstown Road, Mercersburg, PA 17236, UPI # 17-0J16.-009.-000000, Deed Instrument # 2001-039761

**SALE # 8, 2016-3533
FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MARTHA E VON ROSENSTIEL
V. JERRY A. HOWE A/K/A JERRY E. HOWE AND
JEANNINE A. HOWE**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1165 Stanley Avenue, Chambersburg, PA 17201, UPI # 06-1E60.-039.-000000, Franklin County Deed Book Volume 1455, Page 290

**SALE # 9, 2016-3427
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: SHAPIRO & DENARDO
V. TRESSIA M. BARNHART**

All that certain lot or piece of ground situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1103 South Fifth Street, Chambersburg, PA 17201, UPI # 06-1E42.-119.-000000, Deed Instrument # 201218366

PUBLIC NOTICES

SALE # 10, 2016-1001
US BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. J. SCOTT SOLLENBERGER AND SHANNON M.
SOLLENBERGER

All the following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 78 East Main Street, Fayetteville, PA 17222, UPI # 09-0C26H-023.000000, Deed Instrument # 200912058

SALE # 11, 2016-3448
WELLS FARGO BANK, NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. FRANCIS X. O'BRIEN, JR A/K/A FRANCIS X.
O'BRIEN, JR

All that certain lot or piece of ground situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1036 Heritage Avenue, Shippensburg, PA 17257, UPI # 21-0N16.-108A-000000, Deed Instrument # 201112979

SALE # 12, 2016-2094
NATIONSTAR MORTGAGE LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. GEORGE A. RODGERS, IN HIS CAPACITY AS
EXECUTOR OF THE ESTATE OF RANDOLPH
C. RODGERS AND UNKNOWN SUCCESSOR
ADMINISTRATOR OF THE ESTATE OF
GEORGIA D. ROE A/K/A GEORGIA DARLENE
ROE, DECEASED AND UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER GEORGIA
D. ROE A/K/A GEORGIA DARLENE ROE AND
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER KENNETH R. ROE, DECEASED HEIR
OF THE ESTATE OF GEORGIA D. ROE A/K/A
GEORGIA DARLENE ROE, DECEASED

All the following described two tracts of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13366 Waterloo Road, Waynesboro, PA 17268, UPI # 23-0Q19B-026.-000000, Deed Instrument # 201403286

SALE # 13, 2016-2244
PINGORA LOAN SERVICING, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. COREY J. KERN A/K/A CORY J. KERN

All the following described tract of real estate lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania, with an address 1 Beech Street, Mont Alto, PA 17237, UPI # 16-4A54.-042.-000000, Deed Instrument # 201500136

SALE # 14, 2016-3088
PROF-2013-S3 LEGAL TITLE TRUST, BY U.S.
BANK NATIONAL ASSOCIATION, AS LEGAL
TITLE TRUSTEE
ATTY: SHAPIRO & DENARDO
V. HOLLY RENEE KENDALL A/K/A HOLLY RENEE
BLACK AND JASON KENDALL

All that certain tract of land lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address 10964 Grindstone Hill a/k/a Grindstone Hill Road, Greencastle, PA 17225, UPI # 01-0A18.-011B-000000, Franklin County Deed Book Volume 3362, Page 444

SALE # 15, 2015-2345
WELLS FARGO BANK, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. MICHAEL R. NEIL AND DARCI E. NEIL

All that certain tract or parcel of land lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1070 Ashton Drive, Shippensburg, PA 17257, UPI # 21-0N10C-015A-000000, Franklin County Deed Book Volume 2853, Page 538

SALE # 16, 2016-3604
DEUTSCHE BANK TRUST COMPANY AMERICAS,
AS TRUSTEE FOR RESIDENTIAL ACCREDIT
LOANS, INC., MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2007-Qs8
ATTY: UDREN LAW OFFICES
V. WILLIAM R. FIGGINS JR AND NAYYARA M.
FIGGINS

All that certain lot of land situate in Mercersburg Borough, Franklin County, Pennsylvania, with an address of 125 Findlay Drive, Mercersburg, PA 17236, UPI # 14-3A00B-067-000000, Franklin County Deed Book Volume 3456, Page 358

SALE # 17, 2015-4613
FREEDOM MORTGAGE CORPORATION
ATTY: VITTI & VITTI & ASSOCIATES
V. MICHAEL W. PEACOCK

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 4994 Rice Hollow Road, Greencastle, PA 17225, UPI # 17-0J30.-022.-000000, Franklin County Deed Book Volume 1212, Page 311

SALE # 18, 2011-5195
CHRISTIANA TRUST, A DIVISION OF WILMINGTON
SAVINGS FUND SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT AS TRUSTEE OF
ARLP TRUST 3
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DEBRA ANN WHARTON PEARCE A/K/A DEBRA
A. PEARCE AND YASSINE E. HARRAK HAJRI
A/K/A YASSINE EL HARRAK HAJRI

All that certain tract or parcel of real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 226 Linden Avenue, Mercersburg, PA 17236, UPI # 14-3A52.-025A-000000, Franklin County Deed Book Volume 3084, Page 194

PUBLIC NOTICES

SALE # 19, 2014-2347

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR CREDIT SUISSE FIRST BOSTON MORTGAGE
SECURITIES CORP., HOME EQUITY ASSET
TRUST 2006-4, HOME EQUITY PASS-THROUGH
CERTIFICATES, SERIES 2006-4
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DAVID E. HANN AND KAREN L. HANN**

All the following described real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania, with an address of 5319 Roxbury Road, Shippensburg, PA 17257, UPI # 13-0G18-.052-.000000, Franklin County Deed Book Volume 1401, Page 204

SALE # 20, 2016-3447

**PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. RODNEY L. MAYHUGH AND ELEANOR K.
MAYHUGH**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 196 Topaz Drive, Chambersburg, PA 17202, UPI # 11-0E15B-008K-000000, Franklin County Deed Book Volume 1386, Page 348

SALE # 21, 2016-3385

**OCWEN LOAN SERVICING, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. SHIRLEY ANN REED A/K/A SHIRLEY ANN
ROGERS, IN HER CAPACITY AS EXECUTRIX AND
DEVISEE OF THE ESTATE OF NANCY M. ROGERS**

All that certain lot or parcel of land situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1552 Lindsay Lot Road, Shippensburg, PA 17257, UPI # 21-0N17-.130-.000000, Franklin County Deed Book Volume 288C, Page 725

SALE # 22, 2016-3536

**HOMEWARD RESIDENTIAL, INC.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JESSICA L. JONES AND BROOKS JONES**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 38 Surrey Drive, Chambersburg, PA 17201, UPI # 11-0E10-.079-.000000, Deed Instrument # 2008-019211

SALE # 23, 2016-2497

**PNC BANK, NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES
V. GREGORY M. COLDSMITH**

All that certain tract of land situate in the Village of Dry Run, Fannett Township, Franklin County, Pennsylvania, with an address of 18744 Main Street, Dry Run, PA 17220, UPI # 07-0B18R-037.000000, Deed Instrument # 200902584

SALE # 24, 2016-2644

**U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY
ATTY: PURCEL KRUG & HALLER
V. DRAYDEN L. DINISH, JEREMY J. FERRY,
TYLER J. FERRY, IN THEIR CAPACITY AS KNOWN
HEIRS OF MONICA FERRY, DECEASED, AND THE
UNKNOWN HEIRS OF MONICA FERRY**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 145 East McKinley Street, Chambersburg, PA 17201, UPI # 04-1E17-.111-.000000, Franklin County Deed Book Volume 2992, Page 211

**SALE # 25
CANCELLED**

SALE # 26, 2016-2615

**FIRST COMMUNITY BANK OF MERCERSBURG
ATTY: KORNFIELD & BENCHOFF
V. TRACEY A. BAUGHER A/K/A TRACY A.
BAUGHER N/B/M TRACY A. STAUB AND JEREMY
C. STAUB**

All the following described real estate lying and being situate in Metal Township, Franklin County, Pennsylvania, with an address of 10912 Pine Avenue, Fannettsburg, PA 17221, UPI # Tract 1 15-OH12S-.001D-.000000 and Tract 2 15-OH12S-.002D-.000000, Franklin County Deed Book Volume 2467, Page 145

SALE # 27, 2014-4379

**PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ANGELA L. LEHMAN, INDIVIDUALLY AND
IN HER CAPACITY AS HEIR OF ROGER A.
LEHMAN, DECEASED AND CASEY R. LEHMAN,
IN HER CAPACITY AS HEIR OF ROGER A.
LEHMAN, DECEASED AND TAYLOR E. LEHMAN,
IN HER CAPACITY AS HEIR OF ROGER A.
LEHMAN, DECEASED AND UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER ROGER A.
LEHMAN, DECEASED**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6141 Angle Road, Marion, PA 17235, UPI # 10-0D27-.019-.000000, Franklin County Deed Book Volume 1041, Page 336

SALE # 28, 2015-3150

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: KML LAW GROUP
V. ALTHEA B. HILL-ANDERSON**

All the following described tract of real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 6380 Lincoln Way West, St. Thomas, PA 17252, UPI # 20-0M14P-003-.000000, Franklin County Deed Book Volume 274, Page 564

PUBLIC NOTICES

**SALE # 29, 2016-3356
NATIONSTAR MORTGAGE, LLC
ATTY: KML LAW GROUP**

**V. JOSEPH GEHRING A/K/A JOSEPH C. GEHRING
AND SHAYNA GREEN GEHRING**

All that certain tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 1079 Dallas Drive, Greencastle, PA 17225, UPI # 01-0A17K-026-000000, Franklin County Deed Book Volume 2881, Page 1157

**SALE # 30, 2016-2571
DITECH FINANCIAL LLC
ATTY: MCCABE WEISBERG & CONWAY
V. JULIA K. GIPE**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 61 Armory Drive, Chambersburg, PA 17202, UPI # 11-0E16B-038-000000, Franklin County Deed Book Volume 700, Page 872

**SALE # 31, 2016-2918
BAYVIEW LOAN SERVICING, A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: KML LAW GROUP
V. JENNIFER V. RILEY AND PATRICIA D. RILEY
A/K/A PATRICIA DAWN RILEY**

All that certain parcel of land in Mercersburg, Franklin County, Pennsylvania, with an address of 101 South Fayette Street, Mercersburg, PA 17236, A/K/A 101-103 South Fayette Street, Mercersburg, PA 17236, UPI # 14-3A36-038-000000, Deed Instrument # 200924959

**SALE # 32, 2016-3773
ORRSTOWN BANK
ATTY: DILWORTH PAXSON
V. GASPARE ANILE AND ROSALIE ANILE**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1901 Scotland Avenue, Chambersburg, PA 17201, UPI # 02-1C06-002-000000, Franklin County Deed Book Volume 1559, Page 213

**SALE # 33, 2016-3725
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CHRISTOPHER D. GARDNER AND EMILY JO
GARDNER**

All the following real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 12839 Main Street, Fort Loudon, PA 17224, UPI # 18-0K08-011-000000, Franklin County Deed Book Volume 632, Page 495

**SALE # 34, 2016-2992
LSF9 MASTER PARTICIPATION TRUST
ATTY: MCCABE WEISBERG & CONWAY
V. VIRGINIA L. LAYS**

All that real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 209 South Washington Street, Greencastle, PA 17225, UPI # 08-2B37-006-000000, Franklin County Deed Book Volume 2857, Page 117

**SALE # 35, 2016-4262
QUICKEN LOANS INC.
ATTY: KML LAW GROUP
V. ROSALIE A. WOLFF**

All the following described real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania, with an address of 9004 Newburg Road, Newburg, PA 17240, UPI # 13-0G11-132-000000, Franklin County Deed Book Volume 1389, Page 389

**SALE # 36, 2015-3689
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MICHAEL A. POGUE**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 44 Nottingham Drive, Chambersburg, PA 17201, UPI # 11-0E10-149-000000, Deed Instrument # 201115995

**SALE # 37, 2016-2731
WILMINGTON SAVINGS FUND SOCIETY, FSB,
DOING BUSINESS AS CHRISTIANA TRUST, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR BCAT 2014-9TT
ATTY: HLADIK ONORATO & FEDERMAN
V. DAVID T. HUGHES, SR. AND SHARON M.
HUGHES**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1661 Majestic Drive, Chambersburg, PA 17201, UPI # 11-0E13-268-000000, Franklin County Deed Book Volume 1906, Page 351

**SALE # 38, 2016-1378
CIT BANK, N.A.
ATTY: MCCABE WEISBERG & CONWAY
V. KATHLEEN CLOPPER, EXECUTRIX OF THE
ESTATE OF JOHN R. OSLER, DECEASED
MORTGAGOR AND REAL OWNER**

All the following described real estate lying and situate in Chambersburg, Franklin County, Pennsylvania, with an address of 246 West Queen Street, Chambersburg, PA 17201, UPI # 05-1B64-120-000000, Franklin County Deed Book Volume 522, Page 380

PUBLIC NOTICES

SALE # 39, 2016-3056

**BRANCH BANKING AND TRUST COMPANY,
A NORTH CAROLINA CORPORATION, AS
SUCCESSOR IN INTEREST TO SUSQUEHANNA
BANK
ATTY: MCCABE WEISBERG & CONWAY
V. BARRY L. SCOTT**

All that tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13913 Harbaugh Church Road, Waynesboro, PA 17268, UPI # 23-0Q19-.012-.000000, Deed Instrument # 2009-001257

SALE # 40, 2016-3917

**THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS, INC.,
ASSET-BACKED CERTIFICATES, SERIES 2006-13
ATTY: SHAPIRO & DENARDO
V. PRISCILLA LERMINEAUX**

All the following described real estate situate in Mont Alto, Franklin County, Pennsylvania, with an address of 310 Hickory Street, Mont Alto, PA 17237, UPI # 16-4A53-.015-.000000, Franklin County Deed Book Volume 2469, Page 350

SALE # 41, 2016-3051

**WILMINGTON SAVINGS FUND SOCIETY,
FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY IN ITS
CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL
TRUST SERIES 2012-1
ATTY: HLADIK ONORATO & FEDERMAN
V. JACKIE C. CHRISTMAN AND KATHY E.
CHRISTMAN AND THE UNITED STATES OF
AMERICA C/O U.S. ATTORNEY FOR THE MIDDLE
DISTRICT OF PENNSYLVANIA**

All the following described two (2) tracts of real estate lying and being situate in St Thomas Township, Franklin County, Pennsylvania, with an address of 1079 Hade Road, Chambersburg, PA 17202, UPI # 20-0M18-129-000000, Franklin County Deed Book Volume 1160, Page 460

SALE # 42, 2016-2087

**KONDAUR CAPITAL CORPORATION AS
SEPARATE TRUSTEE OF MATAWIN VENTURES
SERIES 2014-3
ATTY: HLADIK ONORATO & FEDERMAN
V. LORIA A. WALL AND APRIL M. WENGER**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 14876 Robinhood Circle, Greencastle, PA 17225, UPI # 01-0A32S-053.000000, Franklin County Deed Book Volume 2406, Page 1

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 20, 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 MARCH 24, 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
	2/17, 2/24, 3/3/2017