

Franklin County Legal Journal

Vol. 35, No. 19

November 10, 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 Richard Ditch, Sr., a/k/a Richard Ditch, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Beverly Kauffman

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

11/10, 11/17, 11/24/2017

Estate of Joseph Englehart, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Michael T. Englehart

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

11/10, 11/17, 11/24/2017

Estate of Virginia E. Forbes, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Diane E. Guyer

831 South Coldbrook Avenue

Chambersburg, PA 17201

Troy A. Parson

565 Stouffer Avenue

Chamberburg, PA 17201

Attorney:

Timothy S. Sponseller

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

11/10, 11/17, 11/24/2017

Estate of John D. Giorgini, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

John J. Giorgini

Elizabeth Martin

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

11/10, 11/17, 11/24/2017

Estate of Esther W. Knouse, a/k/a Esther Irene Knouse, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Jeffrey L. Knouse

Larry Knouse

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

11/10, 11/17, 11/24/2017

Estate of Patsy R. Kuhn, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

Peggy E. Hawbaker

6888 Fairway Drive East

Fayetteville, PA 17222

Susan J. Short

674 Mahantango Drive

Chambersburg, PA 17202

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

11/10, 11/17, 11/24/2017

PUBLIC NOTICES

Estate of Ira E. Plum, a/k/a Ira Eugene Plum, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Judith A. Craig
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

11/10, 11/17, 11/24/2017

Estate of Pamela Jo Steck, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Penny J. Steck
P.O. Box 36
Dry Run, PA 17220

Attorney:

David S. Cleaver
Keller, Keller and Beck, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

11/10, 11/17, 11/24/2017

Second Publication

Estate of Larry S. Bailey, a/k/a Larry Spencer Bailey, late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:

Patsy Ann Musser
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

11/3, 11/10, 11/17/2017

Estate of Ruth E. Eckstine, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Jared S. Childers
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

11/3, 11/10, 11/17/2017

Estate of Martha J. Funk, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

John Rodney Funk
12624 Mentzer Gap Road
Waynesboro, PA 17268

Attorney:

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

11/3, 11/10, 11/17/2017

Estate of Alma B. Howe, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Robert C. Howe
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

11/3, 11/10, 11/17/2017

Estate of Gladys S. Lemmon, a/k/a Gladys Lemmon, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Kenneth E. Lemmon, Jr.
c/o Donald L. Kornfield
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

Attorney:

Donald L. Kornfield
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

11/3, 11/10, 11/17/2017

Estate of Earl Z. McClanathan, Jr., late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Jessica E. Weaver
230 York Street
Hanover, PA 17331

Attorney:

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

11/3, 11/10, 11/17/2017

Estate of Helen Sasiela, a/k/a Helen M. Sasiela, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Michael Nowak
11749 Church Drive
Shippensburg, PA 17257
Joseph Novak
605 Beach Street, Riverview Park
Reading, PA 19605

Attorney:

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

11/3, 11/10, 11/17/2017

Estate of Kermit S. Stouffer, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Paul E. Decker, Jr.
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

11/3, 11/10, 11/17/2017

PUBLIC NOTICES

Estate of Ralph H. Tolbert, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representatives:
Debra Ann Clem
6238 Timberland Drive
Shippensburg, PA 17257
Tina Marie Wallech
125 Ritchey Road
Fayetteville, PA 17222
Randall H. Tolbert
122 East Main Street
Fayetteville, PA 17222
Attorney:
Eileen C. Finucane
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

11/3, 11/10, 11/17/2017

Estate of Patricia I. Wishard, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Herman Wishard
555 South Secound Street
Chambersburg, PA 17201
Attorney:
Barbara Townsend
32 West Queen Street
Chambersburg, PA 17201

11/3, 11/10, 11/17/2017

Third Publication

Estate of Eva Jane Balint, a/k/a E. Jane Balint, late
of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Douglas J. Balint
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

10/27, 11/3, 11/10/2017

Estate of Davis L. Baughman, a/k/a Davis Lee
Baughman, late of Quincy Township, Franklin County,
Pennsylvania.

Personal Representative:
David K. Biser
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

10/27, 11/3, 11/10/2017

Estate of William C. Bradley, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:
Stephen C. Bradley
14811 Milton Brook Court
Sparks, MD 21152
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

10/27, 11/3, 11/10/2017

Estate of Naomi Feldman Cohen, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Lawrence B. Cohen
c/o Hazen Law Group
2000 Linglestown Road, Suite 202
Harrisburg, PA 17110
Attorney:
Hazen Law Group
2000 Linglestown Road, Suite 202
Harrisburg, PA 17110

10/27, 11/3, 11/10/2017

Estate of Alverta L. Deneen, a/k/a Alverta Lorraine
Deneen, late of Shippensburg, Franklin County,
Pennsylvania.

Personal Representative:
Sherry L. Block
c/o Stacy Pineo Hurt
946 Lincoln Way East
Chamberburg, PA 17201
Attorney:
Stacy Pineo Hurt
946 Lincoln Way East
Chamberburg, PA 17201

10/27, 11/3, 11/10/2017

Estate of Clifford L. Ellis, late of Quincy Township,
Franklin County, Pennsylvania.

Personal Representative:
Ronald L. Ellis
8713 Gap Road
Waynesboro, PA 17268
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

10/27, 11/3, 11/10/2017

Estate of Raymond L. Harry, late of Southampton
Township, Franklin County, Pennsylvania.

Personal Representatives:
Andrew Harry
Craig Harry
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

10/27, 11/3, 11/10/2017

Estate of Virginia D. John, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representatives:
Robert E. John
7430 Nyesville Road
Chambersburg, PA 17202
Ronald C. John
296 Church Road
Orrtanna, PA 17353
Cynthia L. Morrison
975 Wilkson Road
Fayetteville, PA 17222
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

10/27, 11/3, 11/10/2017

PUBLIC NOTICES

Estate of Peggy Jo Ann Martin, late of Waynesboro,
Franklin County, Pennsylvania.

Personal Representative:

Robert Martin

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

10/27, 11/3, 11/10/2017

Estate of Carrie R. Pomeroy, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Troy R. Pomeroy

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

10/27, 11/3, 11/10/2017

Estate of Judy D. Portner, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representative:

Jeffrey A. Coyle

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

10/27, 11/3, 11/10/2017

CORPORATION NOTICE

Abel Castro Insurance and Financial Services, Inc.
has been incorporated under the provisions of the
Pennsylvania Business Corporation Law of 1988.

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

11/10/2017

SHERIFF'S SALE

November 17, 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 DECEMBER 18, 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, 2017-2110

**U.S. BANK NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG
MORTGAGE-BACKED NOTES, SERIES 2015-3AG
ATTY: SHAPIRO & DENARDO**

**V. SANDRA L. ELLIOTT A/K/A SANDRA L.
REIHART**

All that parcel of land laying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 4981 Treher Road, Fayetteville, PA 17222, UPI # 09-0C23R-006-.000000, Franklin County Deed Book Volume 1853, Page 376

SALE # 2, 2017-1925

**PHH MORTGAGE CORPORATION F/K/A PHH
MORTGAGE SERVICES**

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MICHAEL J. FINNEGAN**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 643 South Fourth Street, Chambersburg, PA 17201, UPI # 06-1E26-.035B-000000, Franklin County Deed Book Volume 2656, Page 256

SALE # 3, 2014-1817

**OCWEN LOAN SERVICING, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MICHELLE R. DAVIS**

All that certain lot or piece of ground situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 837 Hade Road, Chambersburg, PA 17202, UPI # 20-0M18-.072-.000000, Franklin County Deed Book Volume 2599, Page 387

PUBLIC NOTICES

SALE # 4, 2017-2064

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP TRUST 2004-SD1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-SD1

**ATTY: UDREN LAW OFFICES
V. RICHARD D. SAUNDERS**

All the following described two tracts of Real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 3818 Edenville Road, Chambersburg, PA 17202, UPI # 11-0E-09-034.000000, Franklin County Deed Book Volume 1326, Page 528

SALE # 5, 2017-2350

**DOLLAR BANK, FEDERAL SAVINGS BANK
ATTY: GRENEN & BARSIC**

V. ALAN G. SNIDER AND JUSTINE L. HARTMAN

All the following described Real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 436 Franklin Square Drive, Chambersburg, PA 17201, UPI # 09-0C12-340-000000, Franklin County Deed Book Volume 1241, Page 218

SALE # 6, 2017-569

**NATIONSTAR MORTGAGE LLC
ATTY: SHAPIRO & DENARDO**

V. DONALD E. JONES, JR AND JAMIE L. JONES

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 745 Sollenberger Road, Chambersburg, PA 17201, UPI # 11-0E13-199-000000, Franklin County Deed Book Volume 3036, Page 570

SALE # 7, 2017-1185

**LAKEVIEW LOAN SERVICING, LLC
ATTY: STERN & EISENBERG**

V. MICHAEL P. QUIGLEY

All that certain piece of land situate in Washington Township, Franklin County, Pennsylvania, with an address of 11562 Buhrman Drive West, Waynesboro, PA 17268, UPI # 23-0Q07-421-000000, Deed Instrument # 201018322

SALE # 8, 2017-2008

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE

**ATTY: KML LAW GROUP
V. ERNEST L. SNYDER**

All the following real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 3491 Wayne Road, Chambersburg, PA 17202, UPI # 10-0D14Q-019A-000000, Franklin County Deed Book Volume 1637, Page 630

SALE # 9, 2017-1361

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE PRESTON RIDGE PARTNERS INVESTMENTS TRUST

**ATTY: STERN & EISENBERG
V. ROBIN LINDSEY AND BRIAN LINDSEY**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 9798 Molly Pitcher Highway, Shippensburg, PA 17257, UPI # 21-0N10-067-000000, Franklin County Deed Book Volume 3296, Page 314

SALE # 10, 2016-3858

**FREEDOM MORTGAGE CORPORATION
ATTY: VITTI & VITTI & ASSOCIATES
V. JOSHUA TRACEY AND CHELSEA TRACEY**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1843 Leedy Drive, Chambersburg, PA 17202, UPI # 11-0E10Q-035A-000000, Franklin County Deed Book Volume 287A, Page 111

**SALE # 11
CANCELLED**

SALE # 12, 2017-1898

**PENNYMAC LOAN SERVICES, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. GEORGE R. WOLF A/K/A GEORGE WOLF AND
AMANDA L. WOLF A/K/A AMANDA WOLF**

All that certain lot or tract of land lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 3052 Sundown Drive, Chambersburg, PA 17202, UPI # 09-0C19-456-000000, Deed Instrument # 201324453

SALE # 13, 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 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 # 14, 2017-236

**WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JOHN S. NOEL**

All the following real estate lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania, with an address of 1206 Apple Way, Saint Thomas, PA 17252, UPI # 20-0M13-207C-000000, Franklin County Deed Book Volume 2839, Page 137

PUBLIC NOTICES

SALE # 15, 2017-2253
MID AMERICA MORTGAGE INC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. KELLY SCHADE A/K/A KELLY R. SCHADE
AND ARTHUR SCHADE, JR A/K/A ARTHUR W.
SCHADE, JR

All that certain piece of land lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 588 South Carlisle Street, Greencastle, PA 17225, UPI # 08-2B52.-060.-000000, Deed Instrument # 2008-015935

SALE # 16, 2017-1532
PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO NATIONAL CITY
BANK, SUCCESSOR BY MERGER TO ACCUBANC
MORTGAGE, A DIVISION OF NATIONAL CITY
BANK OF INDIANA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ELLA M. HALL

All the following real estate lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania, with an address of 71 Edgewater Drive, Chambersburg, PA 17202, UPI # 20-0M15.-107.-000000, Franklin County Deed Book Volume 3009, Page 5

SALE # 17
CANCELLED

SALE # 18, 2017-2191
WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST % RUSHMORE LOAN
MANAGEMENT SERVICES LLC
ATTY: KML LAW GROUP
V. STEVE E MILLER AND NANCY ZENTNER

All the following described two tracts of land lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 10539 West Buchanan Trail, Mercersburg, PA 17236, UPI # 17-0J03.-084.-000000, Franklin County Deed Book Volume 3382, Page 334

SALE # 19, 2017-552
M&T BANK S/B/M TO ALLFIRST BANK
ATTY: KML LAW GROUP
V. MARY M. WAGNER A/K/A MARY M.
WOODHAMS A/K/A MARY WOODHAMS-WAGNER
AND KENNETH P WAGNER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 4044 Coseytown Road, Greencastle, PA 17225, UPI # 01-0A31.-011.-000000, Franklin County Deed Book Volume 1096, Page 194

SALE # 20, 2014-3263
M&T BANK
ATTY: KML LAW GROUP
V. NORMAN E. GAMBLE

All that certain tract of land situate in Fannett Township, Franklin County, Pennsylvania, with an address of 16001 Path VAlley Road, Willow Hill, PA 17271, UPI # 07-0B28.-023A-000000, Franklin County Deed Book Volume 3030, Page 399

SALE # 21, 2017-2402
PNC BANK, NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES
V. BRIEN D. MCDANIEL

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 52 West Third Street, Waynesboro, PA 17268, UPI # 26-5C16-120-000000, Deed Instrument # 2008-019965

SALE # 22, 2017-1581
WILMINGTON SAVINGS FUND SOCIETY,
FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS
TRUSTEE FOR RMAC TRUST, SERIES 2015-ST
ATTY: RICHARD M. SQUIRE & ASSOCIATES
V. BRENDA K. OBERHOLZER AND SAMUEL E.
OBERHOLZER, SR.

All that certain tract of ground lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 9026 Gap Road, Waynesboro, PA 17268, UPI # 19-0L18.-035.-000000, Franklin County Deed Book Volume 1409, Page 291

SALE # 23, 2016-183
WILMINGTON SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY
BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST
ATTY: MILSTEAD & ASSOCIATES
V. JAMES B. ADDLESBERGER AND MARY
ADDLESBERGER

All the following described two parcels of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2632 Williamsburg Circle, Chambersburg, PA 17202, UPI # 09-0C19.-230.-000000, Franklin County Deed Book Volume 1477, Page 191

PUBLIC NOTICES

SALE # 24, 2015-2347
BAVVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ATTY: MILSTEAD & ASSOCIATES
V. MICHAEL A. SCHUCHMAN, JR. HEIR OF MICHAEL A. SCHUCHMAN A/K/A MICHAEL A. SCHUCHMAN, SR. A/K/A MICHAEL ALLEN SCHUCHMAN, SR., DECEASED, KARI SCHUCHMAN, HEIR OF MICHAEL A. SCHUCHMAN A/K/A MICHAEL A. SCHUCHMAN, SR. A/K/A MICHAEL ALLEN SCHUCHMAN, SR., DECEASED, JODY HOOTEN, HEIR OF MICHAEL A. SCHUCHMAN A/K/A MICHAEL A. SCHUCHMAN, SR. A/K/A MICHAEL ALLEN SCHUCHMAN, SR., DECEASED, DANIEL SCHUCHMAN, HEIR OF MICHAEL A. SCHUCHMAN A/K/A MICHAEL A. SCHUCHMAN, SR. A/K/A MICHAEL ALLEN SCHUCHMAN, SR., DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. SCHUCHMAN A/K/A MICHAEL A. SCHUCHMAN, SR. A/K/A MICHAEL ALLEN SCHUCHMAN, SR., DECEASED

All that certain described real estate lying and being situate in Fannett Township, Franklin County, Pennsylvania, with an address of 19031 Back Road, Dry Run, PA 17220, UPI # 07-0B18-010-000000, Franklin County Deed Book Volume 1489, Page 37

SALE # 25, 2015-4610
NATIONSTAR MORTGAGE LLC
ATTY: MILSTEAD & ASSOCIATES
V. CAROLTTA A. WORLEY, UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA A. ADAMS, DECEASED MORTGAGOR AND REAL OWNER AND PATRICIA A. ADAMS, DECEASED

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 3652 Rolling Hills Drive, Greencastle, PA 17225, UPI # 01-0A16B-025A-000000, Franklin County Deed Book Volume 3318, Page 193

SALE # 26, 2017-833
BANK OF AMERICA, N.A.
ATTY: MILSTEAD & ASSOCIATES
V. ANNE M. AVEY AND ROBERT A AVEY

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 242 Walnut Street, Waynesboro, PA 17268, UPI # 24-5C32-.038-.000000, Franklin County Deed Book Volume 1849, Page 249

SALE # 27, 2015-4374
EVERBANK
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. STEVEN H. COOK

All the following described lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 605 Kittatinny Drive, Chambersburg, PA 17202, UPI # 11-0E16-.275-.000000, Deed Instrument # 201015129

SALE # 28, 2017-276
MIDFIRST BANK
ATTY: PURCELL KRUG & HALLER
V. HEATHER M. DRUMHELLER AND STEPHEN M. DRUMHELLER AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 12171 Snyder Avenue, Waynesboro, PA 17268, UPI # 23-0Q19F-096-.000000, Franklin County Deed Book Volume 3092, Page 275

SALE # 29, 2017-2005
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MICHAEL ERDMAN

All that certain piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 3978 Lincoln Street, Chambersburg, PA 17202, UPI # 09-0C13H-037-.000000, Deed Instrument # 200925780

SALE # 30, 2017-784
PENNYMAC LOAN SERVICES, LLC
ATTY: POWERS KIRN & ASSOCIATES
V. JENNIFER A. UNKLE

All that certain piece of ground situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2251 Springfield Drive, Chambersburg, PA 17202, UPI # 10-0D09G-062-.000000, Deed Instrument # 201516593

SALE # 31, 2016-4387
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY
ATTY: MCCABE WEISBERG & CONWAY
V. VERA A. NICHOLS

All the following described tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 10625 Buena Vista Drive, Waynesboro, PA 17268, UPI # 23-0Q18.-101A-000000, Deed Instrument # 200928575

SALE # 32, 2015-1103
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF OWS REMIC TRUST 2015-1
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. PAMELA L. BURD BEARD AND SHARON M. BURD

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 49 Clayton Avenue, Waynesboro, PA 17268, UPI # 24-5D17-.068-.000000, Franklin County Deed Book Volume 2635, Page 245

PUBLIC NOTICES

SALE # 33, 2016-2985
WELLS FARGO BANK, N.A.
ATTY: MILSTEAD & ASSOCIATES
V. JOHN C. DYLEWSKI

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13365 Seibert Avenue, Waynesboro, PA 17268, UPI # 23-0Q20-129-000000, Deed Instrument # 201216954

SALE # 34, 2016-4417
CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS INDENTURE TRUSTEE, FOR THE CSMC 2014-RPL3 TRUST, MORTGAGE-BACKED NOTES, SERIES 2014-RPL3
ATTY: MILSTEAD & ASSOCIATES
V. UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAY E. TRUETT, SR. DECEASED MORTGAGOR AND REAL OWNER

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 130 East Liberty Street, Chambersburg, PA 17201, UPI # 04-1E09-068-000000, Franklin County Deed Book Volume 1103, Page 415

SALE # 35, 2017-1354
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1
ATTY: SHAPIRO & DENARDO
V. VINCENT A. CANTONE AND VICTORIA A. CANTONE AND UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE AND DEFENDANT

All the following described real estate located in Antrim Township, Franklin County, Pennsylvania, with an address of 17022 Castle Hill Road, Antrim Township, PA 17225, UPI # 01-0A31-023C-000000, Franklin County Deed Book Volume 1464, Page 528

SALE # 36, 2016-3546
U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10
ATTY: MILSTEAD & ASSOCIATES
V. ANGELA I. WEAGLEY A/K/A ANGELA WEAGLEY

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 8718 Picadilly Circle, Waynesboro, PA 17268, UPI # 23-0Q07K-023F-000000, Franklin County Deed Book Volume 1138, Page 454

SALE # 37, 2017-1310
CITIMORTGAGE, INC., SUCCESSOR BY MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC.
ATTY: POWERS KIRN & ASSOCIATES
V. PHILIP G. HOOVER

All that following described lot of ground lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 259 East Liberty Street, Chambersburg, PA 17201, UPI # 04-1E10-005-000000, Franklin County Deed Book Volume 2324, Page 267

SALE # 38, 2017-2367
M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY
ATTY: KML LAW GROUP
V. ROBIN L. HILL AS ADMINISTRATRIX OF THE ESTATE OF HAZEL B. HILE DECEASED

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 348 West King Street, Chambersburg, PA 17201, UPI # 05-1B56-066-000000, Franklin County Deed Book Volume 542, Page 458

SALE # 39, 2017-1553
AMERICAN ADVISORS GROUP
ATTY: MCCABE WEISBERG & CONWAY
V. KEVIN BUMBAUGH, KNOWN SURVIVING HEIR OF LINDA M. BUMBAUGH AND UNKNOWN SURVIVING HEIRS OF LINDA M. BUMBAUGH

All the following described two lots of land situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 221 Dickinson Avenue, Waynesboro, PA 17268, UPI #'s 24-5D10-051-000000 and 24-5D10-052-000000, Deed Instrument # 201306499

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 NOVEMBER 27, 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 DECEMBER 1, 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

10/27, 11/3, 11/10/2017