

Franklin County Legal Journal

Vol. 34, No. 20

November 11, 2016

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 Gretchen C. Carbaugh, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Thomas P. Carbaugh
63 Kenwood Road
Chambersburg, PA 17201
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

11/11, 11/18, 11/25/2016

Estate of Barbara J. Peshkin, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:
Ryan N. Peshkin
David A. Peshkin
1646 Leafmore Road
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

11/11, 11/18, 11/25/2016

Estate of Miriam E. Peters, a/k/a Miriam Elizabeth Peters, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:
John William Noll
Richard Alan Noll
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

11/11, 11/18, 11/25/2016

Estate of Aubrey F. Wright, a/k/a Aubrey Fletcher Wright, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Sherri Wright
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

11/11, 11/18, 11/25/2016

Second Publication

Estate of Mary Delores Cook, a/k/a Mary D. Cook, late of Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:
Robert J. Cook
c/o Michael J. Toms
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Michael J. Toms
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

11/4, 11/11, 11/18/2016

Estate of Virginia E. Fry, late of Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:
Donald A. Fry
Andrea F. Snoke
c/o Salzmann Hughes, P.C.
354 Alexander Spring Road, Suite 1
Carlisle, PA 17015
Attorney:
George F. Douglas, III
Salzmann Hughes, P.C.
354 Alexander Spring Road, Suite 1
Carlisle, PA 17015

11/4, 11/11, 11/18/2016

PUBLIC NOTICES

Estate of David E. Jeffries, Jr., late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Linda L. Jeffries-Miley
c/o Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

Attorney:

George E. Wenger, Jr.
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

11/4, 11/11, 11/18/2016

Estate of Johnson C. Miers, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Johnson C. Miers, III
P.O. Box 986
Dumfries, VA 22026

Attorney:

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

11/4, 11/11, 11/18/2016

Estate of Elton R. Simpson, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers & Merchants Trust Company of Chambersburg

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

Attorney:

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

11/4, 11/11, 11/18/2016

Estate of Elloise F. Sites, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:

John R. Grove, III
12798 Lower Horse Valley Road
Orrstown, PA 17244

Attorney:

William C. Cramer
14 North Main Street, Suite 414
Chambersburg, PA 17201

11/4, 11/11, 11/18/2016

Estate of Emma M. Uccellini, a/k/a Emma Marie Uccellini, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Frederick W. Uccellini, Jr.
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

11/4, 11/11, 11/18/2016

Third Publication

Estate of Mae L. Bricker, a/k/a Mae Lenora Bricker, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Norris G. Bricker
Carol A. Kercheval
Keith A. Bricker
Nathan P. 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

10/28, 11/4, 11/11/2016

Estate of Stanley E. Cook, Sr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Elizabeth Annie Flohr
2881 Anthony Highway
Chambersburg, PA 17202

Attorney:

LeRoy S. Maxwell, Jr.
Maxwell Sipe Law Offices, LLC
20 East Sixth Street, Suite 301
Waynesboro, PA 17268

10/28, 11/4, 11/11/2016

Estate of Karen A. Crocker, a/k/a Judith Ann Crocker, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Hope C. Scott
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

10/28, 11/4, 11/11/2016

Estate of James W. Davis, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Stephen Davis
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

10/28, 11/4, 11/11/2016

Estate of Melvin E. Eshelman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Jackie Horst
2685 Etter Road
Chambersburg, PA 17202

Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

10/28, 11/4, 11/11/2016

PUBLIC NOTICES

Estate of Bessie M. Funk, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representatives:

B. Joyce Schaff
3205 Warm Spring Road
Chambersburg, PA 17202
J. Donald Funk
1481 Nittany Drive
Chambersburg, PA 17202

Attorney:

Eileen C. Finucane
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

10/28, 11/4, 11/11/2016

Estate of Helen A. Harmon, a/k/a Helen Pauline Harmon,
a/k/a H. Pauline Harmon, late of Peters Township,
Franklin County, Pennsylvania.

Personal Representatives:

Roger D. Harmon
Richard L. Harmon
Sheree S. Smith
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

10/28, 11/4, 11/11/2016

Estate of Anna Mary Horst, a/k/a Anna Horst, late
of Borough of Chambersburg, Franklin County,
Pennsylvania.

Personal Representative:

Nancy M. Young
7050 Gehr Road
St. Thomas, PA 17252

Attorney:

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

10/28, 11/4, 11/11/2016

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

Personal Representatives:

Ellen M. Dunham
Beth Anne Bricker
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

10/28, 11/4, 11/11/2016

Estate of Ruth R. Snoke, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Glen W. Snoke
300 Walnut Bottom Road
Carlisle, PA 17013

Attorney:

Rachel C. Schreck
Zullinger-Davis-Trinh, PC
74 North Second Street
Chambersburg, PA 17201

10/28, 11/4, 11/11/2016

Estate of Campbell Snowberger, late of Washington
Township, Franklin County, Pennsylvania.

Personal Representative:

Douglas L. Snowberger
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

10/28, 11/4, 11/11/2016

Estate of Kimberly D. Wible, late of Borough of
Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Robert Wible
131 Jopa Road
Greencastle, PA 17225

Attorney:

Clayton A. Lingg
Mooney & Associates
230 York Street
Hanover, PA 17331

10/28, 11/4, 11/11/2016

Estate of Franklin J. Wilson, late of Lurgan Township,
Franklin County, Pennsylvania.

Personal Representative:

James W. Wilson
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

10/28, 11/4, 11/11/2016

PUBLIC NOTICES

NOTICE

NOTICE IS GIVEN that the Board of Supervisors of Montgomery Township, Franklin County, Pennsylvania, duly has adopted a Resolution signifying the intention and desire of said Board of Supervisors to organize a municipality authority under provisions of the Municipality Authorities Act, 53 Pa. C.S. § 5601 et seq., as amended and supplemented (the "Authorities Act"), and that Articles of Incorporation will be filed with the Secretary of the Commonwealth of Pennsylvania on or before November 18, 2016.

Said Resolution sets forth the proposed Articles of Incorporation which in substance: (1) specify that the name of such Authority shall be "Guest Farm Village Sewer Authority"; (2) state that such Authority is formed under provisions of the Authorities Act; (3) set forth the name of the incorporating municipality; (4) set forth the names and addresses of the municipal authorities of the incorporating municipality; and (5) set forth the names, addresses and terms of office of the first members of the Board of such Authority.

Said Resolution also appoints the first members of the Board of such Authority and sets forth their names, addresses and terms of office, as follows:

1. Timothy Witter
9526 Heisey Road
Mercersburg, PA 17236
One (1) Year
2. Douglas Rice
6808 Irvine Drive
Mercersburg, PA 17236
Two (2) Years
3. Edgar Twine
13998 Shimpstown Road
Mercersburg, PA 17236
Three (3) Years
4. Michael Rife
12588 Garnes Road
Mercersburg, PA 17236
Four (4) Years
5. Daniel Chayes
9577 Heisey Road
Mercersburg, PA 17236
Five (5) Years

This Notice is authorized by the Resolution above mentioned.

Montgomery Township
11364 Ft. Loudon Rd.
Mercersburg, PA 17236

11/11/2016

SHERIFF'S SALE NOVEMBER 18, 2016

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 19, 2016 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, 2014-3893
WELLS FARGO BANK, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. CHRISTOPHER B. PERKINS AND CHRISTINA
L. PERKINS

All the following described tract of land in Southampton Township, Franklin County, Pennsylvania, with an address of 495 Mainsville Road, Shippensburg, PA 17257, UPI # 21-0N14-090-000000, Deed Instrument # 200910438

SALE # 2, 2015-2622
FEDERAL NATIONAL MORTGAGE ASSOCIATION
("FANNIE MAE")
ATTY: MARTHA E. VON ROSENSTIEL
V. ROBERT W. O'HARA AND FDO HOLDINGS, LLC

All the following described real estate lying and being situate in the borough of Waynesboro, Franklin County, Pennsylvania, with an address of 135-137 West 2nd Street, Waynesboro, PA 17268, UPI # 26-5C08-080-000000, Franklin County Deed Book Volume 3621, Page 79

SALE # 3, 2015-4460
WELLS FARGO BANK, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. PRESTON L. CLEVER AND SARAH A. CLEVER
A/K/A SARAH CLEVER

All that certain tract or parcel of real estate lying and being situated in Montgomery Township, Franklin County, Pennsylvania, with an address of 8077 Christy Road, Mercersburg, PA 17236, UPI # 17-0J07-020A-000000, Franklin County Deed Book Volume 3485, Page 265

SALE # 4, 2016-1678
NATIONSTAR MORTGAGE
ATTY: SHAPIRO & DENARDO
V. HAROLD C. REDDEN AND JENNIFER L.
REDDEN

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 2021 Letterkenny Road, Chambersburg, PA 17201, UPI # 11-0E10L-015-000000, Deed Instrument # 201016228

PUBLIC NOTICES

SALE # 5, 2016-344
FEDERAL NATIONAL MORTGAGE ASSOCIATION
(“FANNIE MAE”)
ATTY: MARTHA E VON ROSENSTIEL
V. STEVEN HERSHEY AND ERIKA GANOE

All the following described real estate lying and being situate in the borough of Mont Alto, Franklin County, Pennsylvania, with an address of 304 Park Street, Mont Alto, PA 17237, UPI # 16-4A45-.047-.000000, Franklin County Deed Book Volume 3460, Page 422

SALE # 6, 2016-976
CIT BANK, N.A.
ATTY: MCCABE WEISBERG & CONWAY
V. OWEN E. BENDER

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, with an address of 6861 Grindstone Hill Road, Chambersburg, PA 17202, UPI # 01-0A05-.016-.000000, Deed Instrument # 200906141

SALE # 7, 2014-4267
LSF8 MASTER PARTICIPATION TRUST
ATTY: RICHARD M. SQUIRE & ASSOCIATES
V. DAVID W. BIDDINGER AND MARSH S.
BIDDINGER

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 591 Anthony Highway, Fayetteville, PA 17222, UPI # 09-0C27-.050-.000000, Franklin County Deed Book Volume 1381, Page 388

SALE # 8, 2016-1896
U.S. BANK NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE FOR SPRINGLEAF
MORTGAGE LOAN TRUST 2013-2, MORTGAGE-
BACKED NOTES, SERIES 2013-2
ATTY: KML LAW GROUP
V. EDWARD L. BIETSCH

All the following described real estate lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania, with an address of 7198 Lincoln Way West, Saint Thomas, PA 17252, UPI # 20-0M13R-077-.000000, Franklin County Deed Book Volume 1110, Page 592

SALE # 9, 2016-856
WELLS FARGO BANK, NA
ATTY: MANLEY DEAS KOCHALSKI
V. RUSSELL L. DELUCIA

All that certain lot or piece of ground situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 12548 Licking Creek Court, Mercersburg, PA 17236, UPI # 17-0J11-.0103-.000000, Deed Instrument # 201109725

SALE # 10, 2016-901
DITECH FINANCIAL LLC F/K/A GREEN TREE
SERVICING LLC
ATTY: LAW OFFICE OF GREGORY JAVARDIAN
V. JUANA R. MEZGER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 3762 Rolling Hills Drive, Greencastle, PA 17225, UPI # 01-0A16B-043-.000000, Franklin County Deed Book Volume 3531, Page 565

SALE # 11, 2014-819
CARRINGTON MORTGAGE SERVICES, LLC
ATTY: RICHARD M. SQUIRE AND ASSOCIATES
V. SARA CARTER AND SCOTT ALLEN
BARGENQUAST AND UNITED STATES OF
AMERICA

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 60 St. Andrews Drive, Waynesboro, PA 17268, UPI # 24-5B58-.093-.000000, Deed Instrument # 200816993

SALE # 12, 2016-1590
CALIBER HOME LOANS, INC., F/K/A VERICREST
FINANCIAL, INC.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ELIZABETH A. REED

All that certain property in Guilford Township, Franklin County, Pennsylvania, with an address of 2243 Mont Alto Road, Chambersburg, PA 17201, UPI # 10-0D16-.021-.000000, Franklin County Deed Book Volume 1462, Page 597

SALE # 13, 2012-232
NATIONSTAR MORTGAGE, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. GEORGE SIMMERS A/K/A GEORGE CRAIG
SIMMERS AND ELIZABETH A. SIMMERS A/K/A
ELIZABETH ANN SIMMERS

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 146 Kennedy Street, Marion, PA 17235, UPI #'s 10-0D20N-111-.000000 and 10-0D20N-111-.LR0000, Deed Instrument # 2008-016396

SALE # 14, 2016-1760
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CAROL L. JACKSON AND JOHN C. JACKSON,
SR. A/K/A JOHN C. JACKSON

All that certain tract or parcel of land located in Montgomery Township, Franklin County, Pennsylvania, with an address of 9925 Thompson Drive, Greencastle, PA 17225, UPI # 17-0J14-.128-.000000, Franklin County Deed Book Volume 2387, Page 535

PUBLIC NOTICES

SALE # 15, 2015-3504
FIFTH THIRD MORTGAGE COMPANY
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. NORMAN CARROL PEDERSEN, III

All that certain lot or piece of ground situate in Washington Township, Franklin County, Pennsylvania, with an address of 11118 Woodring Lane, Waynesboro, PA 17268, UPI # 23-0Q13M-011C-000000, Franklin County Deed Book Volume 2968, Page 424

SALE # 16
CANCELLED

SALE # 17, 2016-861
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ADAM R. BROWN

All the following described real estate lying and being situate in the borough of Waynesboro, Franklin County, Pennsylvania, with an address of 340 West 8th Street, Waynesboro, PA 17268 a/k/a 340 West Eighth Street, Waynesboro, PA 17268, UPI # 26-5C30-.051-.000000 and 26-5C30-.050-.000000, Deed Instrument # 201222748

SALE # 18
CANCELLED

SALE # 19, 2009-2182
JPMC SPECIALTY MORTGAGE LLC F/K/A WM
SPECIALTY MORTGAGE LLC
ATTY: SHAPIRO & DENARDO
V. GLENN H. ZIMMERMAN

All that certain described lot of ground situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11340 Punch Bowl Road, Mercersburg, PA 17236, UPI # 17-0J16-.108-.000000, Franklin County Deed Book Volume 3114, Page 549

SALE # 20, 2011-2025
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
ATTY: MANLEY DEAS KOCHALSKI
V. HARVEY D. SLICK A/K/A HARVEY SLICK AND
CATHERINE L. SLICK

All that real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 11852 Pen Mar Road, Waynesboro, PA 17268, UPI # 23-0Q19F-119-.000000, Franklin County Deed Book Volume 1569, Page 636

SALE # 21, 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 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

SALE # 22, 2016-1379
CALIBER HOME LOANS, INC.
ATTY: WELTMAN WEINBERG & REIS
V. VICTOR J. DIFFENDERFER AND BARBARA A.
DIFFENDERFER

All that certain tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1228 Upland Drive, Fayetteville, PA 17222, UPI # 09-0c24P-112-.000000, Deed Instrument # 201225278

SALE # 23, 2015-1684
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2002-12 C/O
NATIONSTAR MORTGAGE LLC
ATTY: KML LAW GROUP
V. BRENDA L. NORTHRUP

All of the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 218 Ridge Avenue, Waynesboro, PA 17268, UPI # 26-5C07-.085-.000000, Franklin County Deed Book Volume 1494, Page 454

SALE # 24, 2015-4204
M&T BANK
ATTY: KML LAW GROUP
V. CONSUELO NUNEZ-LORA

All the following described real estate lying and being situate in Chambersburg, Franklin County, Pennsylvania, with an address of 565 Broad Street, Chambersburg, PA 17201, UPI #02-1C34.092-.000000, Franklin County Deed Book Volume 3640, Page 137

SALE # 25, 2016-2
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DENISE L. PITTMAN, IN HER CAPACITY AS CO-
ADMINISTRATRIX OF THE ESTATE OF MARTHA
SUE LOGSDON A/K/A MARTHA S. LOGSDON AND
J. MCDOWELL SHARPE, ESQ, IN HIS CAPACITY
AS CO-ADMINISTRATOR OF THE ESTATE OF
MARTHA SUE LOGSDON A/K/A MARTHA S.
LOGSDON AND WILLIAM R. LOGSDON, IV, IN HIS
CAPACITY AS HEIR OF THE ESTATE OF MARTHA
SUE LOGSDON A/K/A MARTHA S. LOGSDON AND
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER MARTHA SUE LOGSDON, DECEASED

All the following described real estate lying and being situated in Greene Township, Franklin County, Pennsylvania, with an address of 2728 Johnson Drive, Chambersburg, PA 17201, UPI # 09-0C07-.070-.000000, Franklin County Deed Book Volume 1427, Page 168

PUBLIC NOTICES

SALE # 26, 2016-1620
DITECH FINANCIAL LLC F/K/A GREEN TREE
SERVICING
ATTY: KML LAW GROUP
V. TERESA D. SMITH AND AARON J. SMITH

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 6829 Shoestring Hill Road, Waynesboro, PA 17268, UPI # 19-0L13J-026-000000, Franklin County Deed Book Volume 3103, Page 576

SALE # 27, 2016-2168
ORRSTOWN BANK
ATTY: JSDC LAW OFFICES
V. BRETT G. ARDERY

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 3783 Mercersburg Road, Mercersburg, PA 17236, UPI # 18-OK18A-004.-000000, Deed Instrument # 201006433

SALE # 28, 2016-2075
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. TRAVIS J. MARSIK AND SARAH A. MARSIK
A/K/A SARAH A. MCCUNE

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, with an address of 350 Hykes Road East, Greencastle, PA 17225, UPI # 01-0A32C-080.-000000, Franklin County Deed Book Vol 3630, Page 436

SALE # 29, 2014-2389
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ERIC M. BEAMER

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 25-25 1/2 West Second Street, a/k/a 25 West Second Street, Waynesboro, PA 17268, UPI # 26-5C16.-060.-000000, Franklin County Deed Book Volume 2840, Page 337

SALE # 30, 2016-2136
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE Pennsylvania, HOUSING
FINANCE AGENCY
ATTY: PURCELL, KRUG & HALLER
V. MICHELLE L. COVERT AND CHARLES B. STINE
JR

All that certain tract of real estate situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11397 Punch Bowl Road, Mercersburg, PA 17236, UPI # 17-0J16.-044.-000000, Franklin County Deed Book Volume 288F, Page 1268

SALE # 31, 2016-558
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. VERONICA J. FALCK AND KEITH R. FALCK

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 238 Pattison Drive, Shippensburg, PA 17257, UPI # 21-0N10C-020K-000000, Franklin County Deed Book Volume 2887, Page 453

SALE # 32, 2016-2089
STATE FARM BANK, F.S.B.
ATTY: MCCABE WEISBERG & CONWAY
V. ROGER L. TOSTEN AND SHARON A. TOSTON

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 8023 Molly Pitcher Highway, Greencastle, PA 17225, UPI # 01-0A07.-064.-000000, Franklin County Deed Book Volume 692, Page 207

SALE # 33, 2016-1444
1ST ED CREDIT UNION
ATTY: MCCABE WEISBERG & CONWAY
V. LISA M. MCCOY AND BRYAN K. MCCOY

All the following real estate lying and being situate in Chambersburg, Franklin County, Pennsylvania, with an address of 1860 Edgar Avenue, Chambersburg, PA 17201, UPI # 02-1A61.-010.-000000, Franklin County Deed Book Volume 1664, Page 569

SALE # 34, 2016-1591
LSF9 MASTER PARTICIPATION TRUST C/O
CALIBER HOME LOANS, INC.
ATTY: MCCABE WEISBERG & CONWAY
V. ANITA G. SIRK

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 13872 Dickeys Road, Mercersburg, PA 17236, UPI # 18-ok16.-012.-000000, Franklin County Deed Book Volume 1261, Page 0133

SALE # 35, 2016-2110
U.S. BANK NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE FOR SPRINGLEAF
MORTGAGE LOAN TRUST 2013-3, MORTGAGE-
BACKED NOTES, SERIES 2013-3
ATTY: MANLEY DEAS KOCHALSKI
V. SALLY J. GILBERT

All the following real estate lying and being situate in the borough of Chambersburg, Franklin County, Pennsylvania, with an address of 307 East King Street, Chambersburg, PA 17201, UPI # 02-1C50-062-000000, Franklin County Deed Book Volume 3634, Page 587

PUBLIC NOTICES

SALE # 36, 2016-1016
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE Pennsylvania, HOUSING
FINANCE AGENCY
ATTY: PURCELL KRUG & HALLER
V. PERCELL C. KELLEY

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 32 Surrey Drive, Chambersburg, PA 17201, UPI# 11-0E10.-076.-000000, Deed Instrument # 2010-17551

SALE # 37, 2016-2137
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE Pennsylvania, HOUSING
FINANCE AGENCY
ATTY: PURCELL KRUG & HALLER
V. KELLY N. HARRIS

All the following real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 7329 Slabtown Road, Waynesboro, PA 17268, UPI# 19-0L08.-086.-000000, Deed Instrument # 2008-005598

SALE # 38, 2016-1879
DITECH FINANCIAL LLC F/K/A GREEN TREE
SERVICING LLC
ATTY: KML LAW GROUP
V. STEPHANIE L. HARBAUGH AND KEVIN V.
HARBAUGH

All that certain parcel of land situate in Greene Township, Franklin County, Pennsylvania, with an address of 845 Pine Stump Road, Chambersburg, PA 17202, UPI # 09-0C08.-160.-000000, Franklin County Deed Book Volume 1776, Page 59

SALE # 39, 2015-814
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. TERESA KEGG AND MARK A. KEGG

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1604-1606 Philadelphia Avenue, Chambersburg, PA 17201, UPI # 09-0C17B-017.-000000, Franklin County Deed Book Volume 2063, Page 365

SALE # 40, 2014-2093
THE BANK OF NEW YORK MELLON, F/K/A, THE
BANK OF NEW YORK, AS TRUSTEE FOR CWABS,
INC., ASSET-BACKED CERTIFICATES, SERIES
2004-7 ATTY: MILSTEAD & ASSOCIATES
V. JEFFREY V. WHITE AND NANCY S. WHITE

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 8167 Stone Bridge Road, Greencastle, PA 17225, UPI # 01-0A06-148.-000000, Franklin County Deed Book Volume 1937, Page 63

SALE # 41
CANCELLED

SALE # 42, 2014-2503
WILMINGTON SAVINGS FUND SOCIETY, FSB,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS TRUSTEE FOR THE PRIMESTAR-H FUND I
TRUST ATTY: VITTI AND VITTI AND ASSOCIATES
V. RALPH E. YEAGER AND DEBORAH YEAGER

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

SALE # 43, 2015-3551
SELENE FINANCE LP
ATTY: HLADIK, ONORATO & FEDERMAN
V. CHRISTOPHER N. ECKSTINE AND CRAIG B.
MICKEL

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 49 East North Street, Waynesboro, PA 17268, UPI# 24-5D01-033-000000, Deed Instrument # 2008-008182

SALE # 44, 2016-303
NATIONSTAR MORTGAGE LLC
ATTY: SHAPIRO & DENARDO
V. LESA D. KAUFFMAN AND SHAWN A.
KAUFFMAN

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 4714 MontAlto Road, Waynesboro, PA 17268, UPI # 10-0D30.-009.-000000, Franklin County Deed Book Volume 2246, Page 514

SALE # 45, 2014-3348
DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF MORGAN STANLEY ABS CAPITAL
INC. TRUST 2005-NC2, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2005-NC2
ATTY: MILSTEAD & ASSOCIATES
V. WILLIAM L. O'DONNELL, JR. A/K/A WILLIAM
O'DONNELL AND DIANA K. O'DONNELL

All the following described real estate lying and being situate in Fannett Township, Franklin County, Pennsylvania, with an address of 18733 Dry Run West Road, Dry Run, PA 17220, UPI# 07-0B23.-097.-000000, Franklin County Deed Book Volume 2141, Page 447

SALE # 46, 2015-2256
DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS INDENTURE TRUSTEE FOR NEW CENTURY
HOME EQUITY LOAN TRUST, SERIES 2004-1 C/O
CARRINGTON MORTGAGE SERVICES, LLC
ATTY: LAW OFFICES OF GREGORY JAVARDIAN
V. DOUGLAS KILPATRICK AND TASHIA
KILPATRICK

All that certain tract, piece or parcel of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 279 Loretta Road, Fayetteville, PA 17222, UPI # 09-0C26B-004A-000000, Franklin County Deed Book Volume 2401, Page 564

PUBLIC NOTICES

SALE # 47, 2016-2260

**DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS INDENTURE TRUSTEE FOR AMERICAN HOME
MORTGAGE INVESTMENT TRUST 2006-3
ATTY: UDREN LAW OFFICES
V. LAM NGUYEN**

All that certain lot of land situate in Chambersburg, Franklin County, Pennsylvania, with an address of 296 Martina Drive, Chambersburg, PA 17201, UPI # 04-1G00S-011C-000000, Franklin County Deed Book Volume 3274, Page 515

**SALE # 48, 2016-213
LIVE WELL FINANCIAL, INC.**

**ATTY: MCCABE WEISBERG & CONWAY
V. LYNETTE LOUDIN, KNOWN SURVIVING HEIR
OF DONNIE JOAN RUFENACHT, BENJAMIN
BELLAMY, KNOWN SURVIVING HEIR OF DONNIE
JOAN RUFENACHT, AND UNKNOWN SURVIVING
HEIRS OF DONNIE JOAN RUFENACHT**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2929 Constellation Drive, Chambersburg, PA 17202, UPI # 09-0C19-.442.-000000, Deed Instrument # 201225933

**SALE # 49, 2016-1681
MARLENE L. READER
ATTY: BLACK & DAVISON
V. BOBBIE J. LANE**

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 198 Black Gap Road, Lot 151, Fayetteville, PA 17222, UPI # 09-0C27F-037.-000000, Deed Instrument # 2008-014382

**SALE # 50, 2016-1841
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE Pennsylvania, HOUSING
FINANCE AGENCY
ATTY: PURCELL KRUG & HALLER
V. DANIEL A. GUYER AND VICTORIA L. GUYER**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 4669 Railroad Road, Chambersburg, PA 17202, UPI # 09-0C08.-051.-000000, Deed Instrument # 201415522

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 NOVEMBER 28, 2016 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 3, 2016 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 2016

CUT OFF	SALE DATES
NOV 6, 2015	JAN 8, 2016
JAN 4, 2016	MAR 11 2016
MAR 4, 2016	MAY 13 2016
MAY 6, 2016	JUL 1 2016
JUL 1 2016	SEPT 9 2016
SEPT 2 2016	NOV 18 2016
	10/28, 11/4, 11/11/2016