

Franklin County Legal Journal

Vol. 34, No. 10

September 2, 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 Doris E. Crites, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Richard D. Crites
4074 Sand Trap Court
Mount Airy, MD 21771
Attorney:
Stephen E. Patterson
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

9/2, 9/9, 9/16/2016

Estate of Eric R. Dowler, a/k/a Eric Russell Dowler, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Kimberly J. Dowler
11306 Punch Bowl Road
Mercersburg, PA 17236
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

9/2, 9/9, 9/16/2016

Estate of Leonard S. Gelsinger, Jr., late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:
Edward R. Gelsinger
14770 Wingerton Road
Waynesboro, PA 17268
Tinna M. Daley
15137 Maryland Line Road
Greencastle, PA 17225
Attorney:
Wertime & Gómez LLP
35 North Carlisle Street, Suite A
Greencastle, PA 17225

9/2, 9/9, 9/16/2016

Estate of Jack L. Irwin, a/k/a Jack Lewis Irwin, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representatives:
Enid Irwin Madaras
Cormac Roy Irwin
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

9/2, 9/9, 9/16/2016

Estate of James F. Scalan, a/k/a James Francis Scalan, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Frank J. Scalan
c/o Mark E. Halbruner
Halbruner, Hatch & Guise, LLP
2109 Market Street
Camp Hill, PA 17011
Attorney:
Mark E. Halbruner
Halbruner, Hatch & Guise, LLP
2109 Market Street
Camp Hill, PA 17011

9/2, 9/9, 9/16/2016

Estate of Grace V. Scarborough, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Cary Preston Scarborough
P.O. Box 173
White Post, VA 22553
Lynne Allison Garvin
731 Main Street
Plymouth, CT 06782
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

9/2, 9/9, 9/16/2016

PUBLIC NOTICES

Second Publication

Estate of Devin L. Donnelly, a/k/a Devin Lawrence Donnelly, late of Quincy Township, Franklin County, Pennsylvania.

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

8/26, 9/2, 9/9/2016

Estate of A. Lois Gomer, a/k/a Anna Lois Gomer, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Charles S. Gomer
45 Sachs Road
Gettysburg, PA 17325
Attorney:
William S. Dick
Dick, Stein, Schemel, Wine & Frey, LLP
13 West Main Street, Suite 210
Waynesboro, PA 17268

8/26, 9/2, 9/9/2016

Estate of Lester C. Huber, Jr., a/k/a Lester Huber, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:
Gregory K. Huber
Teresa E. Newberry
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

8/26, 9/2, 9/9/2016

Estate of Matthew R. Johnson, late of Hamilton Township, Franklin County, Pennsylvania.

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

8/26, 9/2, 9/9/2016

Estate of Stanley R. Johnson, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Esther A. Johnson
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

8/26, 9/2, 9/9/2016

Estate of Alvin E. Kennedy, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Angela M. Trace
8566 Anthony Highway
P.O. Box 133
Quincy, PA 17247
Attorney:
Stephen E. Patterson
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

8/26, 9/2, 9/9/2016

Estate of Mary Ellen Morton, late of Borough of McConnellsburg, Fulton County, Pennsylvania.

Personal Representatives:
Gary D. Morton
Patricia E. Johnston
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

8/26, 9/2, 9/9/2016

Estate of Martha J. Spear, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Nancy D. Lehman
5748 Cumberland Highway
Chambersburg, PA 17202
Attorney:
Eileen C. Finucane
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

8/26, 9/2, 9/9/2016

Third Publication

Estate of Emma E. Beecher, late of Franklin County, Pennsylvania.

Personal Representative:
Glenn E. Beecher, Jr.
991 Knob Hill
Fayetteville, PA 17222
Attorney:
David W. Rahausser
157 East Washington Street
Chambersburg, PA 17201

8/19, 8/26, 9/2/2016

Estate of Harry D. Leedy, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Alan G. Leedy
235 Leedy Way West
Chambersburg, PA 17202
Attorney:
Courtney J. Graham
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

8/19, 8/26, 9/2/2016

PUBLIC NOTICES

Estate of Byron K. Leshner, a/k/a Byron Keith Leshner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Eileen M. Leshner
1199 Mont Alto Road
Chambersburg, PA 17202

Attorney:

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

8/19, 8/26, 9/2/2016

Estate of Charlotte L. Murphy, a/k/a Charlotte Mae Leidig Murphy, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Barbara J. Zullinger
P.O. Box 225
Chambersburg, PA 17201-0225

8/19, 8/26, 9/2/2016

Estate of Janet E. Rickrode, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Sandra K. Bender
10202 Upperstrasburg Road
Upperstrasburg, PA 17265

Attorney:

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

8/19, 8/26, 9/2/2016

Estate of Mark Edwin Setzer, a/k/a Mark E. Setzer, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Janice Setzer
468 Fern Street
West Hartford, CT 06107

8/19, 8/26, 9/2/2016

Estate of Michael R. Spangler, a/k/a Michael Raymond Spangler, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Kathy S. Spangler
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

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

8/19, 8/26, 9/2/2016

Estate of James J. Yeager, a/k/a James Jacob Yeager, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Patti L. Yeager
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

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

8/19, 8/26, 9/2/2016

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a corporation by the name of Lake House Distillery Company, has filed its Articles of Incorporation with the Pennsylvania State Department and has been organized under the provisions of the Business Corporation Law of 1988, the Act of December 21, 1988, P.L. 1444, as amended.

Lake House Distillery Company
12155 Forest Hill Road
Waynesboro, PA 17268

Attorney:

Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

9/2/2016

FICTITIOUS NAME NOTICE

Notice is hereby given that, pursuant to the Fictitious Name Act, an Application for Registration of Fictitious Name was filed August 22, 2016 with the Pennsylvania Department of State, Bureau of Corporations and Charitable Organizations, setting forth that Roy-Pitz Brewing Co., Inc., with a primary business address of 140 N. Third Street, Chambersburg, Pennsylvania 17201, will conduct business at 990 Spring Garden Street, Philadelphia Pennsylvania 19123, using the name, style and designation of Roy-Pitz Barrel House, the character of which is a brewpub and restaurant, and any other lawful business.

Attorney:

Ryan P. Siney
Tucker Arensberg, PC
2 Lemoyne Drive, Suite 200
Lemoyne, PA 17043

9/2/2016

NAME CHANGE NOTICE

Notice is hereby given that Joshua Brian Wenger has petitioned the Court of Common Pleas of the 39th Judicial District of Pennsylvania to legally change his name, Joshua Brian Wenger to Joshua Wenger Panfili. A hearing on the matter shall be held on September 19, 2016, at 9:00 a.m. at the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

9/2/2016

PUBLIC NOTICES

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS
OF FRANKLIN COUNTY, PENNSYLVANIA
CIVIL DIVISION NO. 2015-1329

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

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

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Federal National Mortgage Association, c/o Seterus, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Franklin County, Pennsylvania, docketed to NO. 2015-1329, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 126 North Franklin Street, Chambersburg, PA 17201, whereupon your property would be sold by the Sheriff of Franklin County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Franklin County Lawyer Referral Service, PA Bar Assoc., 100 South St., P.O. Box 186, Harrisburg, PA 17108, 800.692.7375. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Amanda Rauer, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

9/2/2016

SHERIFF'S SALE SEPTEMBER 9, 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 OCTOBER 10, 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, 2016-529
LOANDEPOT.COM
ATTY: KML LAW GROUP
V. SHEILA POOLE, SOLELY IN HER CAPACITY
AS HEIR OF JAMES B MCLAUGHLIN, DECEASED
AND GARY MCLAUGHLIN, SOLELY IN HIS
CAPACITY AS HEIR OF JAMES B MCLAUGHLIN,
DECEASED**

All that tract of real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 15 Penn Street, Waynesboro, PA 17268, UPI # 25-5657-.047-.000000, Franklin County Deed Book Volume 2615, Page 477

**SALE # 2, 2015-904
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, FOR RESIDENTIAL ASSET
SECURITIES CORPORATION, HOME EQUITY
MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-EMX6
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. PAMELA SUE HAYS A/K/A PAMELA S. HAYS
AND JOHN P. HAYS, IN HIS CAPACITY AS
ADMINISTRATOR OF THE ESTATE OF MICHAEL
LEE HAYS A/K/A MICHAEL L. HAYS AND
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER MICHAEL LEE HAYS A/K/A MICHAEL L.
HAYS, DECEASED**

All the following described real estate situate in Washington Township, Franklin County, Pennsylvania, Pennsylvania, with an address of 13205 Stahley Road, Blue Ridge Summit, PA 17214, UPI # 23-0Q20.169-.000000, Franklin County Deed Book Volume 883, Page 28

PUBLIC NOTICES

SALE # 3, 2016-489
FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG
ATTY: JSDC LAW OFFICES
V. THOMAS W. DAVIS AND JENNIFER L. DAVIS
AND MAUREEN M. DAVIS

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2540 Falling Spring Road, Chambersburg, PA 17201, UPI # 10-0D09.-069.-000000, Franklin County Deed Book Volume 3459, Page 65

SALE # 4, 2016-560
PHH MORTGAGE CORPORATION F/K/A PHH
MORTGAGE SERVICES
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DOUGLAS W. HENNEBERGER, IN HIS
CAPACITY AS EXECUTRIX AND DEVISEE OF THE
ESTATE OF DIANNA L. CLOSE A/K/A DIANNA
CLOSE HENNEBERGER

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 314 Landis Avenue, a/k/a 314 South Landis Avenue, Waynesboro, PA 17268, UPI # 23-0Q12Q-095.-000000, Franklin County Deed Book Volume 1216, Page 92

SALE # 5
CANCELLED

SALE # 6, 2016-775
PNC BANK, NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES
V. DEBORAH A. WAGAMAN

All that certain tract of land lying and being situate in Chambersburg, Franklin County, Pennsylvania, with an address of 223 East King Street, Chambersburg, PA 17201, UPI # 02-1C50-083A-000000, Deed Instrument # 2008-011073

SALE # 7
CANCELLED

SALE # 8, 2016-216
FINANCE OF AMERICA REVERSE, LLC F/K/A
URBAN FINANCIAL OF AMERICA, LLC
ATTY: UDREN LAW OFFICES
V. RANDLE H. HUTCHISON

All the following real estate lying and being situate in Metal Township, Franklin County, Pennsylvania, with an address of 15545 Myers Drive, Fort Loudon, PA 17224, UPI # 15-0H26.-006F-000000, Deed Instrument # 2008-020539

SALE # 9
CANCELLED

SALE # 10, 2016-1252
U.S.BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR-IN-INTEREST TO
WACHOVIA BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR GSMP'S MORTGAGE LOAN TRUST
2004-4, C/O OCWEN LOAN SERVICING, LLC
ATTY: STERN AND EISENBERG
V. LORRIE A. MCGONIGAL AND SCOTT E.
MCGONIGAL

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 14053 Timothy Drive, Greencastle, PA 17225, UPI # 01-0A27.-120A-000000, Deed Instrument # 201108321

SALE # 11, 2016-258
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. GARY E. REEDER AND CARLA A. REEDER

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1403 Hamilton Hills Drive, Chambersburg, PA 17202, UPI # 11-0E13C-006-000000, Franklin County Deed Book Volume 2761, Page 471

SALE # 12, 2016-1033
WELLS FARGO FINANCIAL PENNSYLVANIA, INC.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CLARENCE J. BUTTS AND YVONNE L. BUTTS

All the following described real estate lying and being situate in Chambersburg, Franklin County, Pennsylvania, with an address of 55 Conner Avenue, Chambersburg, PA 17201, UPI # 05-1B63.-015.-000000, Franklin County Deed Book Volume 1944, Page 100

SALE # 13, 2016-727
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ALFRED E. MORRIS

All that certain real estate lying and being situate in Chambersburg, Franklin County, Pennsylvania, with an address of 505 East Catherine Street, Chambersburg, PA 17201, UPI # 03-1E19.-002.-000000, Franklin County Deed Book Volume 1407, Page 257

SALE # 14
CANCELLED

PUBLIC NOTICES

SALE # 15, 2016-682
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MICHAEL BOWDERS A/K/A MICHAEL W.
BOWDERS AND KIMBERLEIGH BOWDERS A/K/A
KIMBERLEIGH A. BOWDERS

All the following real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 5467 Tick Ridge Road, Waynesboro, PA 17268, UPI # 23-0Q06.-079.-000000, Deed Instrument # 201003700

SALE # 16, 2016-1363
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. HEATHER J DRUMM A/K/A HEATHER J. LEE
A/K/A HEATHER LEE

All the following described real estate lying and being situate in Fannett Township, Franklin County, Pennsylvania, with an address of 18687 Main Street, Dry Run, PA 17220, UPI # 07-0B18R-030.-000000, Franklin County Deed Book Volume 1461, Page 288

SALE # 17, 2015-4537
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. HEIDI J. BOWERS A/K/A HEIDI JO BOWERS
AND DAVID C. BOWERS

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 214 Hartzell Drive, Fayetteville, PA 17222, UPI # 10-0D10.-025.-000000, Deed Instrument # 2008-010229

SALE # 18, 2015-763
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION ATTY: SHAPIRO & DENARDO
V. MILDRED R. MCCLELLAN

All the following real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 109 Linden Avenue, Waynesboro, PA 17268, UPI # 25-5B49.-080.-000000, Deed Instrument # 200908445

SALE # 19, 2016-1200
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 2006-18
C/O SPECIALIZED LOAN SERVICING, LLC
ATTY: PARKER MCCAY
V. DAWN KELLEY AND JOHNNIE KELLEY

All the following real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 9535 Pineville Road, Shippensburg, PA 17257, UPI # 21-0N11-175-000000, Franklin County Deed Book Volume 3031, Page 578

SALE # 20, 2012-2464
VENTURES TRUST 2013-1 H-R BY MCM CAPITAL
PARTNERS LLC, IT'S TRUSTEE
ATTY: MCCABE WEISBERG & CONWAY
V. GEOFFREY E. SUTTON AND KIMBERLY B.
SUTTON

All the following real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 11484 Buhrman Drive West, Waynesboro, PA 17268, UPI # 23-0Q07.-370.-000000, Franklin County Deed Book Volume 3608, Page 544

SALE # 21, 2015-4250
WELLS FARGO BANK, N.A.
ATTY: MILSTEAD & ASSOCIATES
V. KEVIN R. BUMBAUGH

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 27 North Broad Street, Waynesboro, PA 17268, UPI # 24-5D09.-037.-000000, Deed Instrument # 201224768

SALE # 22, 2016-1109
WELLS FARGO BANK, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. DONNA L. RICE

All that real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 6313 Wayne Road, Waynesboro, PA 17268, UPI # 19-L02.-027-000000

SALE # 23, 2016-343
FEDERAL NATIONAL MORTGAGE ASSOCIATION
(FANNIE MAE)
ATTY: MARTHA E. VON ROSENSTIEL
V. PAUL R. KUHLMAN AND FARRAH L. KUHLMAN

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1393 Mallard Drive East, Chambersburg, PA 17202, UPI # 11-0E17.-350.-000000, Franklin County Deed Book Volume 3163, Page 215

PUBLIC NOTICES

SALE # 24, 2016-598

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

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. LAURA JOHNSON, IN HER CAPACITY AS
HEIR OF ELAINE N. GLASER, DECEASED AND
MARK GLASER, IN HIS CAPACITY AS HEIR OF
ELAINE N. GLASER, DECEASED AND WAYNE
GLASER, IN HIS CAPACITY AS HEIR OF ELAINE
N. GLASER, DECEASED AND UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER ELAINE N.
GLASER, DECEASED**

All the following described real estate lying and being
situate in Washington Township, Franklin County,
Pennsylvania, with an address of 11257 Brookdale
Drive, Waynesboro, PA 17268, UPI # 23-0Q08-.424-
000000, Franklin County Deed Book Volume 1585,
Page 356

**SALE # 25
CANCELLED**

**SALE # 26, 2015-2260
M&T BANK S/B/M MANUFACTURERS AND
TRADERS TRUST COMPANY
ATTY: KML LAW GROUP
V. JEFFREY J. CARON**

All the following real estate lying and being situate in
Washington Township, Franklin County, Pennsylvania,
with an address of 11380 Eigenbrode Lane, Waynesboro,
PA 17268, UPI # 23-0Q08-.113-.000000, Franklin
County Deed Book Volume 1407, Page 519

**SALE # 27, 2015-4489
CITIZENS BANK OF PENNSYLVANIA
ATTY: KML LAW OFFICES
V. LORETTA MEYERS, SOLELY IN HER CAPACITY
AS KNOWN HEIR TO JAMES F. CAREY A/K/A
JAMES F. CAREY SR., AND /OR THELMA M.
CAREY, BOTH DECEASED AND ANY AND ALL
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER JAMES F. CAREY A/K/A JAMES F.
CAREY SR., AND THELMA M. CAREY, DECEASED
MORTGAGORS AND LAST REAL OWNERS**

All the following described real estate lying and being
situate in Chambersburg, Franklin County, Pennsylvania,
with an address of 58 Conner Avenue, Chambersburg,
PA 17201, UPI # 05-1B63-.018-.0000000, Franklin
County Deed Book Volume 1571, Page 62

**SALE # 28, 2016-1334
PNC BANK, NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES
V. ANTHONY L. HADE AND HANNALIE C. HADE**

All the following real estate lying and being situate in
Antrim Township, Franklin County, Pennsylvania, with
an address of 8617 PA Harry Drive, Chambersburg, PA
17202, UPI # 01-0A08-205-000000, Deed Instrument
201003299

SALE # 29, 2014-805

**ANZU INDUSTRIAL PRODUCTS, LLC
ATTY: JSDC LAW OFFICES
V. BLACKACRE PROPERTIES, LLC**

All the following described two parcels of real estate
lying and being situate in Chambersburg, Franklin
County, Pennsylvania, with an address of 811 Progress
Road, Chambersburg, PA 17201, UPI # 04-1D40.023.-
000000 and 04-1D32-.008-.000000, Franklin County
Deed Book Volume 2045, Page 365

**SALE # 30, 2015-636
M&T BANK
ATTY: KML LAW GROUP
V. PAULA K. DOWLIN**

All the following described real estate lying and being
situate in Chambersburg, Franklin County, Pennsylvania,
with an address of 210 Whitley Drive, Chambersburg, PA
17201, UPI # 04-1G0-2C-045-.000000, Deed Instrument
201011576

**SALE # 31, 2016-587
THE FEDERAL NATIONAL MORTGAGE
ASSOCIATION
ATTY: MANLEY DEAS KOCHALSKI
V. KEITH B. TOLBERT, SR AND LAURIE A.
TOLBERT**

All the following described real estate lying and being
situate in Chambersburg, Franklin County,
Pennsylvania, with an address of 150 McKinley Street
#152 a/k/a 150 – 152 McKinley Street, Chambersburg,
PA 17201, UPI # 04-1E25-.046-.000000, Franklin
County Deed Book Volume 2549, Page 25

**SALE # 32, 2011-5443
KONDAUR CAPITAL CORPORATION, AS
SEPARATE TRUSTEE OF MATAWIN VENTURES
TRUST SERIES 2014-3
ATTY: HLADIK ONORATO & FEDERMAN
V. DAVID A. KAUFFMAN**

All the following described real estate lying and being
situate in Washington Township, Franklin County,
Pennsylvania, with an address of 13733 Lower
Edgemont Road, Waynesboro, PA 17268, UPI # 29-
0Q19F-104.000000, Deed Instrument # 2010010658

**SALE # 33, 2014-2494
WILMINGTON SAVINGS FUND SOCIETY, FSB,
DOING BUSINESS AS CHRISTIANA TRUST, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR BCAT 2014-4TT
ATTY: HLADIK ONORATO & FEDERMAN
V. MELISA S. DUNCAN**

All that certain lot or piece of ground situate in
Washington Township, Franklin County, Pennsylvania,
with an address of 12497 Jackson Avenue, Waynesboro,
PA 17268, UPI # 23-0Q12G-208E-000000, Deed
Instrument # 200915042

PUBLIC NOTICES

**SALE # 34, 2015-4315
WELLS FARGO BANK, N.A.
ATTY: MILSTEAD & ASSOCIATES
V. ASHLEY STEINMETZ**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13288 North Avenue, Blue Ridge Summit, PA 17214, UPI # 23-0Q20L-085-000000, Deed Instrument # 201217755

**SALE # 35, 2015-1552
700 SOUTH POTOMAC STREET, LLC, ASSIGNEE
OF CONGRESSIONAL BANK
ATTY: BALLARD SPAHR
V. JASON H. HERMAN AND ROBIN L. HERMAN
AND THE UNITED STATES OF AMERICA**

All that certain lot or piece of ground situate in Waynesboro, Franklin County, Pennsylvania, with an address of 700 South Potomac Street, Waynesboro, PA 17268, UPI # 26-5C39-.047-.000000, Franklin County Deed Book Volume 3454, Page 295

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 SEPTEMBER 19, 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 SEPTEMBER 23, 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

8/19, 8/26, 9/2/2016