

Franklin County Legal Journal

Vol. 35, No. 25

December 22, 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 Lloyd G. Cunningham, a/k/a Lloyd George Cunningham, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Brenda K. Cunningham
12715 Williamsport Pike
Greencastle, PA 17225
Joseph B. Cunningham
12715 Williamsport Pike
Greencastle, PA 17225
Duane K. Cunningham
12501 Carol Avenue
Greencastle, PA 17225

Attorney:

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

12/22, 12/29, 1/05/2018

Estate of Loretta F. Daywalt, a/k/a Loretta Faye Daywalt, a/k/a Loretta M. Daywalt, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Angie A. Smith
Martin L. Daywalt
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

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

12/22, 12/29, 1/05/2018

Estate of Alda M. Fuller, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

Gregory G. Fuller, Sr.
James W. Fuller, Sr.
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

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

12/22, 12/29, 1/05/2018

Estate of Walter R. Heiss, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

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

12/22, 12/29, 1/05/2018

Estate of Beatrice K. Powell, a/k/a Beatrice Kay Powell, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Janet L. Pomeroy
c/o Thomas P. Gleason, Esquire
49 West Orange Street, Suite 3
Shippensburg, PA 17257

Attorney:

Thomas P. Gleason
49 West Orange Street, Suite 3
Shippensburg, PA 17257

12/22, 12/29, 1/05/2018

Estate of Shirley A. Ringer, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Dan Ringer
6567 Lincoln Way West
St. Thomas, PA 17252

12/22, 12/29, 1/05/2018

PUBLIC NOTICES

Estate of Fannie Salina Swarey, late of Metal Township,
Franklin County, Pennsylvania.

Personal Representative:

Henry L. Swarey
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

12/22, 12/29, 1/05/2018

Estate of Beulah A. Wiser, a/k/a Beulah Anna Wiser,
late of Southampton Township, Franklin County,
Pennsylvania.

Personal Representative:

Bonnie M. Mellott
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

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

12/22, 12/29, 1/05/2018

Second Publication

Estate of Virginia G. Barber, late of Borough of
Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

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

Attorney:

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

12/15, 12/22, 12/29/2017

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

Personal Representatives:

Lorie E. Fortney
3438 Corlis Ridge Road
South Mountain, PA 17261
Keith D. Clopper

9526 Gilbert Road
Chambersburg, PA 17202

Attorney:

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

12/15, 12/22, 12/29/2017

Estate of Sharon Eileen Hawker, late of Franklin County,
Pennsylvania.

Personal Representative:

Randy William Hawker
95 South Price Avenue
Waynesboro, PA 17268

Attorney:

Rotz Law Offices, LLC
Ann Marie Rotz
P.O. Box 4628
Hagerstown, MD 21742

12/15, 12/22, 12/29/2017

Estate of Jordan M. Hess, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Jacquelin I. Brumbaugh
c/o Stanley J. Kerlin
204 North Second Street
McConnellsburg, PA 17233

Attorney:

Stanley J. Kerlin
204 North Second Street
McConnellsburg, PA 17233

12/15, 12/22, 12/29/2017

Estate of Donald P. Johnson, late of Southampton
Township, Franklin County, Pennsylvania.

Personal Representative:

Kurt P. Johnson
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

12/15, 12/22, 12/29/2017

Estate of Marion Leshar, a/k/a Levi Marion Leshar, late
of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Dana Kent Leshar
5516 Wayne Road
Chambersburg, PA 17202
Gregory Marion Leshar
7460 Wayne Road
Waynesboro, PA 17268

Attorney:

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

12/15, 12/22, 12/29/2017

Estate of Aldine D. Martin, late of Borough of
Greencastle, Franklin County, Pennsylvania.

Personal Representatives:

Michael L. Martin
71 Celestial Terrace
Greencastle, PA 17225
Laden A. Martin
47 Celestial Terrace
Greencastle, PA 17225

Attorney:

Stanley A. Smith
Rhoads & Sinon LLP
One South Market Square
P.O. Box 1146
Harrisburg, PA 17108-1146

12/15, 12/22, 12/29/2017

Estate of Patricia J. Swope, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representative:

Michelle K. Morter
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Alexander C. Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

12/15, 12/22, 12/29/2017

PUBLIC NOTICES

Estate of Donald F. Toner, Jr., late of Scotland, Franklin County, Pennsylvania.

Personal Representative:
Janine Sheaffer
c/o John C. Oszustowicz
104 South Hanover Street
Carlisle, PA 17013

Attorney:
John C. Oszustowicz
104 South Hanover Street
Carlisle, PA 17013

12/15, 12/22, 12/29/2017

Third Publication

Estate of Edward M. Brooks, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Lonnie A. Brooks
c/o 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

12/8, 12/15, 12/22/2017

Estate of Joanna Jeannine Brown, a/k/a Jeannine J. Brown, late of Franklin County, Pennsylvania.

Personal Representative:
Lisa C. Barnhart
11767 Pen Mar Road
Waynesboro, PA 17268

Attorney:
Ann Marie Rotz
Rotz Law Offices, LLC
P.O. Box 4628
Hagerstown, MD 21742

12/8, 12/15, 12/22/2017

Estate of Lynn C. Brown, late of Franklin County, Pennsylvania.

Personal Representative:
Lisa C. Barnhart
11767 Pen Mar Road
Waynesboro, PA 17268

Attorney:
Ann Marie Rotz
Rotz Law Offices, LLC
P.O. Box 4628
Hagerstown, MD 21742

12/8, 12/15, 12/22/2017

Estate of Gene G. Furry, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:
Tamara L. Furry-Garrett
Mark E. Furry
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

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

12/8, 12/15, 12/22/2017

Estate of Sandra Lynn Parsons, a/k/a Sandra L. Parsons, a/k/a Sandra Parsons, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Ronald L. Parsons
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

12/8, 12/15, 12/22/2017

Estate of Peggy E. Potts, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Linda P. Knepper
1461 Hospitality Drive
Chambersburg, PA 17202

Attorney:
Ray A. Ghaner
Gill, McManamon & Ghaner
P.O. Box 383
Huntingdon, PA 16652

12/8, 12/15, 12/22/2017

Estate of Vonny A. Shatzer, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Farmers & Merchants Trust Company
P.O. Box 6010
Chambersburg, PA 17201

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

12/8, 12/15, 12/22/2017

Estate of Gloria K. Sollenberger, a/k/a Gloria Kathryn Sollenberger, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Terry R. Sollenberger
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

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

12/8, 12/15, 12/22/2017

Estate of Dennis W. Starliper, a/k/a Dennis Winfield Starliper, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Debra J. Starliper
105 South Main Street
Chambersburg, PA 17201

Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

12/8, 12/15, 12/22/2017

PUBLIC NOTICES

FICTITIOUS NAME NOTICE

Summit Physician Services with a principal office at 785 Fifth Street, Suite 3, Chambersburg, PA 17201, Franklin County did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on December 13, 2017, registration of the Fictitious name: "Summit Health at Work", under which it intends to do business at 1610 Orchard Drive, Chambersburg, PA 17201, Franklin County, pursuant to the provisions of the Act of assembly of December 21, 1988, known as the Fictitious Names Act.

BARLEY SNYDER LLP

12/22/2017

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State at Harrisburg, Pennsylvania, on or about December 8, 2017 under the provisions of the Non-profit Corporation Law of 1988.

The name of the proposed corporation is Sandra & John Gates Charitable Foundation.

The Corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including for such purposes the making of distributions to organizations under Section 501 (c) (3) for the Internal Revenue Code (or the corresponding section of any future Federal tax code).

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its members, trustees, directors, officers, trustees, directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of Section 501 (c) (3) purposes. No substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation and the Corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.

Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a Corporation exempt from Federal income tax under Section 501 (c) (3) of the Internal Revenue Code (or corresponding section of any future Federal tax code) or (b) by a corporation, contributions to which are deductible under Section 170 (c) (20) of the Internal Revenue Code (or corresponding section of any future Federal tax code).

Upon the dissolution of this Corporation assets shall be distributed for one or more exempt purposes within the meaning of Section 501 (c) (3) of the Internal Revenue Code or corresponding section of any future Federal tax code or shall be distributed to the Federal government or to a state or local government, for public purpose.

Joel R. Zullinger
74 North Second Street
Chambersburg, PA 17201
Attorney

12/22/2017NOTICE

IN THE COURT OF COMMON PLEAS FRANKLIN COUNTY, PENNSYLVANIA Civil Action – No. 2017-4015

TO: JEFFREY A. ARMOLT and CHARLIE K. ARMOLT

DEFENDANT

You have been sued in court. An Action to Quiet Title has been instituted against you by the plaintiff, Matthew Dunleavy, to resolve or extinguish any remaining claims of title, right, possession, mortgage or lien interest you may have with respect to the premises located at 1868 Leedy Dr Chambersburg, Franklin County, Pennsylvania 17202.

NOTICE

You are hereby notified that if you wish to defend against the claims set forth, you must take action within (20) days from the publication of this notice, 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 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.

LAWYERS REFERENCE SERVICE
FRANKLIN COUNTY BAR ASSOCIATION
100 Lincoln Way East, Suite E
Chambersburg, PA 17201
Phone: 717-267-2032

12/22/2017

PUBLIC NOTICES

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: **January 4, 2018**.

ALLEN: First and Final Account of proposed distributions and notice to creditors of Alfred H. Allen, Executor of the Estate of James W. Allen, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

LECRON: First and Final Account of proposed distribution and notice to creditors of Robin S. Flegel, Executrix of the Estate of Cyrus Lee Lecron, a/k/a C. Lee Lecron, a/k/a Cyrus L. Lecron, late of Washington Township, Franklin County, Pennsylvania, deceased.

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

12/22, 12/29/2017

SHERIFF'S SALE JANUARY 12, 2018

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on FEBRUARY 12, 2018 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, 2017-2659
WELLS FARGO BANK, N.A., S/B/M WELLS
FARGO HOME MORTGAGE, INC.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. WILLIAM M. KITCHIN**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 180 Durham Drive, Chambersburg, PA 17202, UPI # 09-0C27E-006B-000000, Franklin County Deed Book Volume 3387, Page 150

**SALE # 2, 2017-2943
LSF9 MASTER PARTICIPATION TRUST
ATTY: RICHARD M. SQUIRE & ASSOCIATES
V. HOWARD R. BAER**

All that real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 261 Valley Drive, Fayetteville, PA 17222, UPI # 10-0D10.-146.-000000, Franklin County Deed Book Volume 997, Page 24

**SALE # 3, 2017-2501
M&T BANK A/K/A MANUFACTURERS AND
TRADERS TRUST COMPANY
ATTY: KML LAW GROUP
V. DENISE K. GLADFELTER AS EXECUTRIX OF
THE ESTATE OF ROBERT R. DILE, DECEASED**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 374 Valley Drive, Fayetteville, PA 17222, UPI # 09-0C23Q-060.-000000, Franklin County Deed Book Volume 719, Page 435

**SALE # 4, 2016-316
U.S. BANK NATIONAL ASSOCIATION
ATTY: MANLEY DEAS KOCHALSKI
V. DEBRA M.R. BENFORD**

All the following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2942 Jefferson Drive, Chambersburg, PA 17201, UPI # 09-0C12.-113.-000000, Franklin County Deed Book Volume 3421, Page 476

PUBLIC NOTICES

SALE # 5, 2017-2218
CARRINGTON MORTGAGE SERVICES, LLC
ATTY: SHAPIRO & DENARDO
V. AARON C. FARROW AND SANDY K. FARROW

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 26 Lincoln Drive, Fayetteville, PA 17222, UPI # 10-0D10F-070.-000000, Franklin County Deed Book Volume 2409, Page 539

SALE # 6, 2017-4
BRANCH BANKING AND TRUST COMPANY,
SUCCESSOR IN INTEREST TO SUSQUEHANNA
BANK
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CAROLYN ELIZABETH KAHNT

All the following described real estate lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania, with an address of 7191 Lincoln Way West, Saint Thomas, PA 17252, UPI # 20-0M13R-032.-000000, Franklin County Deed Book Volume 638, Page 460

SALE # 7, 2017-2084
M&T BANK
ATTY: KML LAW GROUP
V. GABRIEL D. FAUNTLEROY AND LISETTE J.
FAUNTLEROY

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 130 Hampton Drive, Chambersburg, PA 17202, UPI # 09-0C27E-013A-000000, Franklin County Deed Book Volume 1392, Page 29

SALE # 8, 2017-2789
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. THOMAS CSALA A/K/A TOM H. CSALA A/K/A
THOMAS H. CSALA AND CAROLINE L. CSALA

All that certain tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 6819 Appleton Drive, Fayetteville, PA 17222, UPI # 09-0C24P-116.-000000, Deed instrument # 201327691

SALE # 9, 2017-2183
MIDFIRST BANK
ATTY: PURCELL KRUG & HALLER
V. THEONA A. TINSLEY

All the following described tract of land situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 210 West North Street, Waynesboro, PA 17268, UPI # 25-5A64.-032.-000000, Franklin County Deed Book Volume 3614, Page 502

SALE # 10, 2017-2894
PENNSYLVANIA HOUSING FINANCE AGENCY
ATTY: PURCELL KRUG & HALLER
V. EDEN L. BREON

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 275 West Queen Street, Chambersburg, PA 17201, UPI # 05-1B64.-089.-000000, Deed Instrument # 201015337

SALE # 11, 2017-1911
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: SHAPIRO & DENARDO
V. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
UNDER JERRY D. BLAKE, DECEASED

All that certain tract of real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 22 West Fairview Avenue, Mercersburg, PA 17236, UPI # 14-3A51.-014.-000000, Deed Instrument # 201512156

SALE # 12, 2017-2863
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR AMERICAN GENERAL
MORTGAGE LOAN TRUST 2010-1 AMERICAN
GENERAL MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2010-1
ATTY: KML LAW GROUP
V. CHRISTOPHER TODD HARBAUGH AS
EXECUTOR OF THE ESTATE OF LAWRENCE W.
HARBAUGH, DECEASED

All the following described real estate situate in Washington Township, Franklin County, Pennsylvania, with an address of 8343 Oxford Circle, Waynesboro, PA 17268, UPI # 23-0Q07.-144.-000000, Franklin County Deed Book Volume 755, Page 499

SALE # 13, 2017-2139
THE BANK OF NEW YORK MELLON TRUST
COMPANY, NATIONAL ASSOCIATION FKA THE
BANK OF NEW YORK TRUST COMPANY, N.A. AS
SUCCESSOR TO JPMORGAN CHASE BANK, AS
TRUSTEE FOR RESIDENTIAL ASSET SECURITIES
CORPORATION, HOME EQUITY MORTGAGE
ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2002-KS4
ATTY: PARKER MCCAY
V. FRANK W. FRAZIER

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 339 East Catherine Street, Chambersburg, PA 17201, UPI # 03-1E10.-098.-000000, Franklin County Deed Book Volume 1251, Page 337

SALE # 14
CANCELLED

PUBLIC NOTICES

SALE # 15, 2017-2981
BRANCH BANKING AND TRUST COMPANY
ATTY: MCCABE WEISBERG & CONWAY
V. ROBERT E. HEINBAUGH, JR.

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 3660 Mountain Road, Mercersburg, PA 17236, UPI # 18-0K16-.033-.000000, Franklin County Deed Book Volume 1101, Page 536

SALE # 16, 2017-2055
FIRST NATIONAL BANK, SUCCESSOR BY
MERGER TO METRO BANK
ATTY: BARLEY SNYDER
V. NICKLAS, LLC

All the following described two tracts of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 221 Sunset Boulevard W., Chambersburg, PA 17202, UPI # 09-0C07-.164-.000000, Franklin County Deed Book Volume 3128, Page 059 and 201 Sunset Boulevard W., Chambersburg, PA 17202, UPI # 09-C07-.166.000000 Franklin County Deed Book Vol 857, Page 519

SALE # 17, 2017-2056
FIRST NATIONAL BANK, SUCCESSOR BY
MERGER TO METRO BANK
ATTY: BARLEY SNYDER
V. NICKLAS, LLC

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 100 Sunset Boulevard W., Chambersburg, PA 17202, UPI # 09-0C07-.151-.000000, Deed Instrument # 201210673

SALE # 18, 2017-2177
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. SUSAN WADE A/K/A SUSAN ANN WADE,
IN HER CAPACITY AS CO-EXECUTRIX AND
DEVISEE OF THE ESTATE OF MARY E. BENTZ
AND MARGARET HEDERICK A/K/A MARGARET
L. HEDERICK A/K/A MARGARET HEADRICK,
IN HER CAPACITY AS CO-EXECUTRIX AND
DEVISEE OF THE ESTATE OF MARY E. BENTZ
AND CATHERINE FOSTER A/K/A CATHERINE
M. FOSTER A/K/A CATHERINE FISHER, IN HER
CAPACITY AS DEVISEE OF THE ESTATE OF
MARY E. BENTZ AND MARTHA MOBLEY A/K/A
MARTHA JANE MOBLEY, IN HER CAPACITY AS
DEVISEE OF THE ESTATE OF MARY E. BENTZ
AND MARY LOU SMITH, IN HER CAPACITY AS
DEVISEE OF THE ESTATE OF MARY E. BENTZ
AND TRACY WEHNER A/K/A TRACEY BROWN,
IN HER CAPACITY AS DEVISEE OF THE ESTATE
OF MARY E. BENTZ AND CASEY BENTZ, IN
HER CAPACITY AS DEVISEE OF THE ESTATE
OF MARY E. BENTZ AND JOHN BENTZ, IN HIS
CAPACITY AS DEVISEE OF THE ESTATE OF
MARY E. BENTZ

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13296 Pennersville Road, Waynesboro, PA 17268, UPI # 23-0Q20F-005-.000000, Franklin County Deed Book Volume 745, Page 656

SALE # 19, 2016-588
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: KML LAW GROUP
V. SPENCER G. ROACH

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 52 East Main Street, Waynesboro, PA 17268, UPI # 24-5D09-.015-000000, Deed Instrument # 201223346

SALE # 20, 2016-977
REVERSE MORTGAGE SOLUTIONS, INC.
ATTY: MCCABE WEISBERG & CONWAY
V. PEGGY MARQUEZ, KNOWN SURVIVING HEIR
OF BETTY A. HORNBAKER AND UNKNOWN
SURVIVING HEIRS OF BETTY A. HORNBAKER

All that certain tract of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 95 Sollenberger Road, Chambersburg, PA 17202, UPI # 11-0E13Q-011-.000000, Franklin County Deed Book Volume 2494, Page 346

SALE # 21, 2017-2066
FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MCCABE WEISBERG & CONWAY
V. TAMMY LYNN SHEFFIELD A/K/A TAMMY
SHEFFIELD

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 3689 Mercersburg Road, Mercersburg, PA 17236, UPI # 18-0K18A-013-.000000, Franklin County Deed Book Volume 1354, Page 356

SALE # 22
CANCELLED

SALE # 23, 2014-3468
HSBC BANK USA, NATIONAL ASSOCIATION,
AS TRUSTEE, IN TRUST FOR THE REGISTERED
HOLDERS OF ACE SECURITIES CORP., HOME
EQUITY LOAN TRUST, SERIES 2005-HE4, ASSET
BACKED PASS-THROUGH CERTIFICATES
ATTY: PARKER MCCAY
V. FRANKLIN COUNTY 10 PROPERTY TRUST AND
JULIA T. TINGTELLA

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 442 Fairview Avenue, Waynesboro, PA 17268, UPI # 26-5C22-012-000000, Franklin County Deed Book Volume 287, Page 157

PUBLIC NOTICES

SALE # 24, 2016-3040
THE BANK OF NEW YORK MELLON AS
INDENTURE TRUSTEE FOR NATIONSTAR HOME
EQUITY LOAN TRUST 2009-A
ATTY: MILSTEAD & ASSOCIATES
V. GERALDINE FROST

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6111 Greenbriar Drive, Fayetteville, PA 17222, UPI # 10-0D23S-011M-000000, Franklin County Deed Book Volume 2779, Page 165

SALE # 25, 2017-1839
WELLS FARGO BANK, N.A. SUCCESSOR BY
MERGER TO WELLS FARGO HOME MORTGAGE
INC.
ATTY: POWERS KIRN & ASSOCIATES
V. FRANK J. GALASKEWICZ AND DANIELLE I.
GALASKEWICZ

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 3018 Sundown Drive, Chambersburg, PA 17202, UPI # 09-0C19-561-000000, Deed Instrument # 201019050

SALE # 26, 2017-2705
DITECH FINANCIAL LLC F/K/A GREEN TREE
SERVICING LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. JERYLNN B. TAYLOR

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6123 Greenbriar Lane, Fayetteville, PA, 17222, UPI # 10-0D23S-025J-000000, Franklin County Deed Book Volume 2639, Page 64

SALE # 27, 2017-612
PENNYMAC LOAN SERVICES, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. PATRICK D. REID

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 10938 South Mountain Road, Fayetteville, PA 17222, UPI # 19-0L05J-009.-000000 and 19-0L05K-046.-000000, Franklin County Deed Book Volume 2531, Page 240

SALE # 28, 2017-2892
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE FOR STANWICH MORTGAGE LOAN
TRUST SERIES 2015-1
ATTY: HILL WALLACK
V. MICHAEL K. HOLLINSHEAD

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 9952 Tomstown Road, Waynesboro, PA 17268, UPI # 19-0L18.149.000000, Franklin County Deed Book Volume 1553, Page 597

SALE # 29, 2017-1795
WELLS FARGO BANK, N.A. SUCCESSOR BY
MERGER TO WELLS FARGO HOME MORTGAGE,
INC.
ATTY: MILSTEAD & ASSOCIATES
V. JOLENE L. MCGEE

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 665 Shadyside Drive, Chambersburg, PA 17201, UPI # 10-0D04.-074.-000000, Franklin County Deed Book Volume 589, Page 525

SALE # 30, 2017-3218
DITECH FINANCIAL LLC F/K/A GREEN TREE
SERVICING LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ROBERT B. AINSWORTH AND PAMELA A.
AINSWORTH

All that certain parcel of land situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11362 Anne Lane, Mercersburg, PA 17236, UPI # 17-0J16.-067.-000000, Franklin County Deed Book Volume 1614, Page 301

SALE # 31
CANCELLED

SALE # 32
2017-2672
HOMEBRIDGE FINANCIAL SERVICE, INC.
ATTY: HLADIK ONORATO & FEDERMAN
V.
JAMIE L. KNUCKLES AND BRITTANY A. RAY

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 317 North Franklin Street, Waynesboro, PA 17268, UPI # 25-5A48.-070.-000000, Deed Instrument # 201417423

SALE # 33, 2017-3290
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, FOR RESIDENTIAL ACCREDIT LOANS,
INC., MORTGAGE ASSET-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2006-QS2
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ROBERT W. O'HARA AND FDO HOLDINGS,
LLC, A PENNSYLVANIA LIMITED LIABILITY
COMPANY

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 36-38 Cleveland Avenue, Waynesboro, PA 17268, UPI # 26-5C08-082-000000, Franklin County Deed Book Volume 3276, Page 100

PUBLIC NOTICES

SALE # 34, 2017-2824

**DEUTSCHE BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR NOVASTAR MORTGAGE
FUNDING TRUST, SERIES 2007-1 NOVASTAR
HOME EQUITY LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-1
ATTY: UDREN LAW OFFICES
V. CHARLENE MELLOTT, KNOWN HEIR OF
STANLEY L. MELLOTT AND GUARDIAN OF
JESSE MELLOTT AND EDWARD I. STECKEL,
PERSONAL REPRESENTATIVE OF THE ESTATE
OF STANLEY L. MELLOTT AND ESTATE OF
STANLEY L. MELLOTT AND UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER STANLEY
L. MELLOTT**

All that certain tract of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 5319 Mountain Road, Chambersburg, PA 17202, UPI # 11-0E02-049-000000, Franklin County Deed Book Volume 1085, Page 224

SALE # 35, 2017-1850

**BAYVIEW LOAN SERVICING, LLC, A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: MATTLEMAN WEINROTH & MILLER
V. TODD A. CHAMBERLAIN AND TONYA R.
CHAMBERLAIN**

All that certain lot or parcel of real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 8795 Capitol Hill Road, Waynesboro, PA 17268, UPI # 19-0L13Q-038-000000, Deed Instrument # 201612684

TERMS

Upon completion of the auction, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. The balance due shall be paid NO LATER THAN JANUARY 22, 2017 AT 4:00 PM prevailing time. If the 10% payment is not made the day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be resold on FRIDAY JANUARY 26, 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 3, 2017	JAN 12, 2018
JAN 5, 2018	MAR 9, 201
MAR 2, 2018	MAY 11 2018
MAY 2, 2018	JUL 13, 2018
JUL 6 2018	SEPT 14 2018
SEPT 7 2018	NOV 9, 2018
NOV 2, 2018	JAN 11, 2019

12/22, 12/29/2017, 1/5/2018