

# Franklin County Legal Journal

Vol. 35, No. 18

November 3, 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 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

# PUBLIC NOTICES

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

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 Second Street  
Chambersburg, PA 17201  
Attorney:  
Barbara Townsend  
32 West Queen Street  
Chambersburg, PA 17201

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

## **Second 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

# PUBLIC NOTICES

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

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

## Third Publication

Estate of Franklin H. Brosious, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Ben K. Brosious  
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

10/20, 10/27, 11/3/2017

Estate of George H. Henschel, Jr., late of Fayetteville, Franklin County, Pennsylvania.

Personal Representative:

Richardlee G. Henschel  
15 Coldspring Road  
Fayetteville, PA 17222

Attorney:

Aaron J. Neuharth  
P.O. Box 359  
Chambersburg, PA 17201

10/20, 10/27, 11/3/2017

Estate of Lowell R. Mower, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Donald S. Mower  
683 Mower Road  
Chambersburg, PA 17202

Attorney:

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

10/20, 10/27, 11/3/2017

Estate of Mildred J. Niswander, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Thelma M. McLucas  
8795 Willowdale Road  
Greencastle, PA 17225

Attorney:

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

10/20, 10/27, 11/3/2017

Estate of Louis J. Reagan, a/k/a Louis James Reagan, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Sharon F. Reagan  
743 Golden Spring Drive  
Waynesboro, PA 17268  
Attorney:  
Wertime & Gómez LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

10/20, 10/27, 11/3/2017

# PUBLIC NOTICES

Estate of Patricia D. Snyder, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Susan E. Schmidt

Panda J. Horne

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

10/20, 10/27, 11/3/2017

## **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that a corporation by the name of Artistry in Motion, Inc., 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.

ARTISTRY IN MOTION, INC.

13820 Blairs Valley Road

Suite 2

Mercersburg, PA 17236

Elizabeth A. Clark, Esquire

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

11/3/2017

## **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania for the purpose of incorporating a Pennsylvania domestic business corporation.

1. The name of the corporation is Synapse Enterprises, Inc and its registered office is located at 625 South Washington Street, Greencastle, Pennsylvania 17225.
2. The Articles of Incorporation were filed pursuant to the applicable provisions of the Pennsylvania Business Corporation Law of 1988 contained in the Act of December 21, 1988, P.L. 1444, as amended.
3. The purpose of the corporation is for a HV AC, plumbing and heating business along with all other related activities as permitted under the Pennsylvania Business Corporation Law of 1988, as amended.
4. The Articles of Incorporation were filed with the Corporation Bureau of the Department of State effective on or about October 6, 2017.

James D. Hughes, Esquire

SALZMANN HUGHES, P.C.

354 Alexander Spring Road, Suite 1

Carlisle, Pennsylvania 17015

11/3/2017

## **NAME CHANGE NOTICE**

IN THE COURT OF COMMON PLEAS OF THE  
39TH JUDICIAL DISTRICT OF PENNSYLVANIA,  
FRANKLIN COUNTY BRANCH

CIVIL ACTION - LAW 2017-134

NOTICE IS HEREBY GIVEN, that the Petition for Change of Name was filed by William Onley Bruyneel Jr., Petitioner, on October 12, 2017, praying for a request to change his name from William Onley Bruyneel Jr. to William Joseph O'Leary.

The Court has fixed November 27, 2017 at 11:00 a.m. at the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, Franklin County, Pennsylvania as the date and place all interested parties may appear and show cause, if any, why the request of the Petition for Change of Name should not be granted.

William Onley Bruyneel Jr, Petitioner

11/3/2017

## **NAME CHANGE NOTICE**

IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF PENNSYLVANIA, FRANKLIN COUNTY BRANCH, IN RE: CHANGE OF NAME: MARC DOUGLAS SHUNK: NO. 2017-3824; NOTICE IS HEREBY GIVEN that the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of MARC DOUGLAS SHUNK to MARC DOUGLAS TESLA. The Court has fixed the 27th day of November 2017, at 10 a.m. at the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, PA 17201, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

David W. Rahauser, Attorney for Petitioner

157 East Washington Street

Chambersburg, PA 17201

(717) 267-3239

11/3/2017

## **NAME CHANGE NOTICE**

IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF PENNSYLVANIA, FRANKLIN COUNTY BRANCH, IN RE: CHANGE OF NAME: NICOLE E. RAKINTZIS: NO. 2017-3823; NOTICE IS HEREBY GIVEN that the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of NICOLE E. RAKINTZIS to NICOLE AILIA TESLA. The Court has fixed the 27th day of November 2017, at 10 a.m. at the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, PA 17201, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

David W. Rahauser, Attorney for Petitioner

157 East Washington Street

Chambersburg, PA 17201

(717) 267-3239

11/3/2017

# PUBLIC NOTICES

## **NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF  
FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW No. 2017-3394

BAYVIEW LOAN SERVICING, LLC, Plaintiff

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER JOEL L. WEST, DECEASED, Defendant

### **NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER JOEL L. WEST, DECEASED

You are hereby notified that on September 1, 2017, Plaintiff, BAYVIEW LOAN SERVICING, LLC, 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. 2017-3394. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 8174 LINCOLN WAY EAST, FAYETTEVILLE, PA 17222 whereupon your property would be sold by the Sheriff of FRANKLIN County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### **NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE 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.**

Notice to Defend:  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
100 South Street.  
P.O. Box 186  
Harrisburg, PA 17108  
Telephone (800) 692-7375

11/3/2017

## **NOTICE TO DEFEND**

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER KAREN J. CROCKER, DECEASED

YOU ARE HEREBY NOTIFIED that on June 26, 2017, Plaintiff, Bayview Loan Servicing, LLC, filed an Amended Complaint in Mortgage Foreclosure endorsed with a Notice to Defend, against you in the Court of Common Pleas of Franklin County Pennsylvania, docketed to No. 2017-872 Plaintiff seeks to foreclose on the mortgage secured by your property located at 559 Buchanan Trail West, Greencastle, PA 17225 where upon your property would be sold by the Sheriff of Franklin County.

YOU ARE HEREBY NOTIFIED to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or a Judgment will be entered against you.

### **NOTICE**

IF YOU WISH TO DEFEND, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE 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.**

LAWYER REFERRAL SERVICE  
FRANKLIN LAWYER REFERRAL SERVICE  
100 LINCOLN WAY EAST, SUITE E.  
CHAMBERSBURG, PA 17201  
(717) 660-2118

11/3/2017

# PUBLIC NOTICES

## **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

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**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 lying 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

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**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

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**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

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**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

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**SALE # 5, 2017-2350  
DOLLAR BANK, FEDERAL SAVINGS BANK  
ATTY: GRENEB & 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

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**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

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**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

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**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

# PUBLIC NOTICES

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**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

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**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

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**SALE # 11  
CANCELLED**

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**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

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**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

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**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

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**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

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**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

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**SALE # 17  
CANCELLED**

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**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

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**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 Coesytown Road, Greencastle, PA 17225, UPI # 01-0A31.-011.-000000, Franklin County Deed Book Volume 1096, Page 194

# PUBLIC NOTICES

**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 2015-5T**  
**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

**SALE # 24, 2015-2347**  
**BAYVIEW 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



# PUBLIC NOTICES

**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. VERNA 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

**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

# PUBLIC NOTICES

**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

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**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

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**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

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**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