

# Franklin County Legal Journal

Vol. 34, No. 19

November 4, 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 Mary Delores Cook, a/k/a Mary D. Cook, late of Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:

Robert J. Cook

c/o Michael J. Toms

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

Attorney:

Michael J. Toms

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

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

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

Personal Representatives:

Donald A. Fry

Andrea F. Snoke

c/o Salzmann Hughes, P.C.

354 Alexander Spring Road, Suite 1

Carlisle, PA 17015

Attorney:

George F. Douglas, III

Salzmann Hughes, P.C.

354 Alexander Spring Road, Suite 1

Carlisle, PA 17015

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

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

Personal Representative:

Linda L. Jeffries-Miley

c/o Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

Attorney:

George E. Wenger, Jr.

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

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

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

Personal Representative:

Johnson C. Miers, III

P.O. Box 986

Dumfries, VA 22026

Attorney:

John W. Frey

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

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

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

Personal Representative:

Farmers & Merchants Trust Company of Chambersburg

c/o Walker, Connor and Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

Attorney:

David F. Spang

Walker, Connor and Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

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

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

Personal Representative:

John R. Grove, III

12798 Lower Horse Valley Road

Orrstown, PA 17244

Attorney:

William C. Cramer

14 North Main Street, Suite 414

Chambersburg, PA 17201

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

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

Personal Representative:

Frederick W. Uccellini, Jr.

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

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

# PUBLIC NOTICES

## **Second Publication**

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

Personal Representatives:

Norris G. Bricker

Carol A. Kercheval

Keith A. Bricker

Nathan P. Bricker

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

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

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

Personal Representative:

Elizabeth Annie Flohr

2881 Anthony Highway

Chambersburg, PA 17202

Attorney:

LeRoy S. Maxwell, Jr.

Maxwell Sipe Law Offices, LLC

20 East Sixth Street, Suite 301

Waynesboro, PA 17268

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

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

Personal Representative:

Hope C. Scott

c/o Clinton T. Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

Attorney:

Clinton T. Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

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

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

Personal Representative:

Stephen Davis

c/o Clinton T. Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

Attorney:

Clinton T. Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

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

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

Personal Representative:

Jackie Horst

2685 Etter Road

Chambersburg, PA 17202

Attorney:

Timothy S. Sponseller

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

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

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

Personal Representatives:

B. Joyce Schaff

3205 Warm Spring Road

Chambersburg, PA 17202

J. Donald Funk

1481 Nittany Drive

Chambersburg, PA 17202

Attorney:

Eileen C. Finucane

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

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

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

Personal Representatives:

Roger D. Harmon

Richard L. Harmon

Sheree S. Smith

c/o R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

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

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

Personal Representative:

Nancy M. Young

7050 Gehr Road

St. Thomas, PA 17252

Attorney:

Tracy J. Ross

Keller, Keller and Beck, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

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

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

Personal Representatives:

Ellen M. Dunham

Beth Anne Bricker

c/o Clinton T. Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

Attorney:

Clinton T. Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

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

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

Personal Representative:

Glen W. Snoke

300 Walnut Bottom Road

Carlisle, PA 17013

Attorney:

Rachel C. Schreck

Zullinger-Davis-Trinch, PC

74 North Second Street

Chambersburg, PA 17201

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

# PUBLIC NOTICES

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

Personal Representative:

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

Attorney:

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

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

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

Personal Representative:

Robert Wible  
131 Jopa Road  
Greencastle, PA 17225

Attorney:

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

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

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

Personal Representative:

James W. Wilson  
c/o Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

Attorney:

Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

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

### **Third Publication**

Estate of Denise F. Beck, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Michael D. Beck  
c/o Keller, Keller and Beck, LLC  
343-B South Potomac Street  
Waynesboro, PA 17268

Attorney:

J. Edward Beck  
Keller, Keller and Beck, LLC  
343-B South Potomac Street  
Waynesboro, PA 17268

10/21, 10/28, 11/4/2016

Estate of Bertha Flohr Burkholder, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Lee Burkholder  
2371 Scotland Road  
Chambersburg, PA 17201  
Dean R. Burkholder  
8704 Rice Road  
Shippensburg, PA 17257

Attorney:

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

10/21, 10/28, 11/4/2016

Estate of Grace L. Fraker, late of Todd Township, Fulton County, Pennsylvania.

Personal Representative:

Dawn L. Black  
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

10/21, 10/28, 11/4/2016

Estate of Pauline V. Hamilton, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Lana L. Hamilton  
1130 Mainsville Road  
Shippensburg, PA 17257

Attorney:

Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

10/21, 10/28, 11/4/2016

Estate of Aaron B. Laird, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Lance W. Laird  
c/o Scaringi & Scaringi, P.C.  
14 South 2nd Street  
Newport, PA 17074

Attorney:

Melanie Walz Scaringi  
Scaringi & Scaringi, P.C.  
14 South 2nd Street  
Newport, PA 17074

10/21, 10/28, 11/4/2016

Estate of Frances W. Levick, a/k/a Frances E. Levick, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Jean Welty Frantz  
1380 Welty Road  
Waynesboro, PA 17268

Attorney:

J. L. Doyle  
Dick, Stein, Schemel, Wine & Frey, LLP  
13 West Main Street, Suite 210  
Waynesboro, PA 17268

10/21, 10/28, 11/4/2016

Estate of Lilly Kathryn Long, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Mary A. Fogelsanger  
c/o Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

Attorney:

Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

10/21, 10/28, 11/4/2016

# PUBLIC NOTICES

Estate of Delia C. Shrader, late of Borough of  
Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Renee A. Heare  
701 South Church Street  
Waynesboro, PA 17268  
Stacie L. Shrader Noll  
135 Park Street  
Waynesboro, PA 17268

Attorney:

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

10/21, 10/28, 11/4/2016

Estate of Nick Walsnovich, late of Antrim Township,  
Franklin County, Pennsylvania.

Personal Representative:

William S. Dick  
13 West Main Street, Suite 210  
Waynesboro, PA 17268

Attorney:

William S. Dick  
Dick, Stein, Schemel, Wine & Frey, LLP  
13 West Main Street, Suite 210  
Waynesboro, PA 17268

10/21, 10/28, 11/4/2016

## **DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT St. Stephen's United Church of Christ of Upton, Pennsylvania, a Pennsylvania non-profit corporation, formerly of 5441 Buchanan Trail West, Greencastle, Pennsylvania 17225, is now engaged, as part of a voluntary dissolution, in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended (15 Pa.C.S. § 5975).

J. Edgar Wine, Esq.

Dick, Stein, Schemel, Wine, & Frey, LLP  
Attorneys for St. Stephen's United Church  
of Christ of Upton, Pennsylvania  
119 East Baltimore Street  
Greencastle, PA 17225

11/4/2016

## **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Name Act, Act No. 1982-295, of the filing, with the Department of State of the Commonwealth of Pennsylvania, on October 18, 2016, an application for a certificate for the conducting of a business under the assumed or fictitious name of Coach's Corner BBQ, with its principal place of business at 164 Chancellor Drive, Chambersburg, Pennsylvania 17201. The name and address of the individual owning or interested in said business is Douglas L. Rine, 164 Chancellor Drive, Chambersburg, PA 17201.

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

11/4/2016

## **SHERIFF'S SALE NOVEMBER 18, 2016**

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania, promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on DECEMBER 19, 2016 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter. Sheriff James W. Brown

**SALE # 1, 2014-3893  
WELLS FARGO BANK, N.A.  
ATTY: MANLEY DEAS KOCHALSKI  
V. CHRISTOPHER B. PERKINS AND CHRISTINA  
L. PERKINS**

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

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

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

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

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

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

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

# PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# PUBLIC NOTICES

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

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

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**SALE # 16**  
**CANCELLED**

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

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

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**SALE # 18**  
**CANCELLED**

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

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

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

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

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**SALE # 21, 2015-1103**  
**U.S. BANK NATIONAL ASSOCIATION, NOT IN**  
**ITS INDIVIDUAL CAPACITY BUT SOLELY AS**  
**TRUSTEE OF OWS REMIC TRUST 2015-1**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. PAMELA L. BURD BEARD AND SHARON M.**  
**BURD**

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

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

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

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

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

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

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

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

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

# PUBLIC NOTICES

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

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

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

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 3783 Mercersburg Road, Mercersburg, PA 17236, UPI # 18-0K18A-004.-000000, Deed Instrument # 201006433

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

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

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

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

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

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

**SALE # 31, 2016-556**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. VERONICA J. FALCK AND KEITH R. FALCK**

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

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

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

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

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

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

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 13872 Dickeys Road, Mercersburg, PA 17236, UPI # 18-0k16.-012.-000000, Franklin County Deed Book Volume 1261, Page 0133

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

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

# PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

**SALE # 41**  
**CANCELLED**

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

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

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

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

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

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

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

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

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

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



# PUBLIC NOTICES

**SALE # 47, 2016-2260**

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

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

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

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

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

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

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

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

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

**TERMS**

Upon completion of the auction, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. The balance due shall be paid NO LATER NOVEMBER 28, 2016 AT 4:00 PM prevailing time. If the 10% payment is not made the day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be resold on FRIDAY DECEMBER 3, 2016 at 1:00 pm prevailing time, in the Franklin County Court House, Jury Assembly Room, unless otherwise stated, Chambersburg, Franklin County, Pennsylvania, at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full. Deeds will be recorded in the name of the successful bidder.

**SHERIFF SALE DATES 2016**

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