

# Franklin County Legal Journal

Vol. 34, No. 35

February 24, 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 Ellen E. Baer, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:  
James C. Baer  
11029 Hurley Drive  
Shippensburg, PA 17257  
Hazel L. Baer  
347 Edison Drive  
Shippensburg, PA 17257  
Attorney:  
Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

2/24, 3/3, 3/10/2017

Estate of Rita W. Blanchard, a/k/a Josie Rita Blanchard, a/k/a Rita Wartelle Blanchard, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Felix W. Daniels  
17724 Bluebell Drive  
Hagerstown, MD 21740  
Rita L. Daniels Weaver  
841 Dickeys Drive  
Chambersburg, PA 17202  
Attorney:  
Edward I. Steckel  
14 North Main Street, Suite 412  
Chambersburg, PA 17201

2/24, 3/3, 3/10/2017

Estate of Alice B. Bricker, a/k/a Alice Brecken Bricker, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:  
Russel A. Brezler  
Linda S. Brezler  
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

2/24, 3/3, 3/10/2017

Estate of Susan E. Donachy, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Deborah A. Weaver  
1799 Cold Springs Road  
Fairfield, PA 17320  
Attorney:  
Deborah K. Hoff  
154 South Potomac Street  
Waynesboro, PA 17268

2/24, 3/3, 3/10/2017

Estate of James Phifer Ferrell, a/k/a James F. Ferrell, late of Borough of Orrstown, Franklin County, Pennsylvania.

Personal Representative:  
Charles P. Ferrell  
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

2/24, 3/3, 3/10/2017

Estate of Darlene J. Hannon, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:  
Michael A. Jones  
5888 Path Valley Road  
Fort Loudon, PA 17224  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

2/24, 3/3, 3/10/2017

# PUBLIC NOTICES

Estate of Raymond A. Hummer, a/k/a Raymond A. Hummer, Sr., late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Raymond A. Hummer, Jr.  
11263 Anthony Highway  
Waynesboro, PA 17268  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

2/24, 3/3, 3/10/2017

Estate of Lee Glenn Johnson, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:  
Glenn Lee Johnson  
17529 Spring Run Road  
Spring Run, PA 17262  
Attorney:  
Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

2/24, 3/3, 3/10/2017

Estate of Mae E. Kauffman, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:  
Kaye L. Ressler  
Richard E. Ressler  
Mary E. Black  
Robert J. McCoy  
c/o Stephen D. Kulla  
Kulla, Barkdoll & Stewart, P.C.  
9 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Stephen D. Kulla  
Kulla, Barkdoll & Stewart, P.C.  
9 East Main Street  
Waynesboro, PA 17268

2/24, 3/3, 3/10/2017

Estate of Emma M. Lohman, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Representative:  
Rebecca L. Weir  
404 Mill Road  
Chambersburg, PA 17201  
Attorney:  
John W. Frey  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

2/24, 3/3, 3/10/2017

Estate of Myrna Ludwig, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:  
Nora L. Peterson  
c/o Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
J. McDowell Sharpe  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

2/24, 3/3, 3/10/2017

Estate of Mary C. Miller, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Wayne L. Miller  
Barbara K. Miller  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

2/24, 3/3, 3/10/2017

Estate of Doris J. Myers, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:  
Beverly Hahn  
1025 Reservoir Road  
Greencastle, PA 17225  
Laurent Myers  
14 West Argyle Street  
Rockville, MD 20850  
Bonita Goshorn  
2260 Letterkenny Road  
Chambersburg, PA 17201  
Attorney:  
J. Edgar Wine  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

2/24, 3/3, 3/10/2017

Estate of Debra R. Shifflett, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Rebecca Stoner  
c/o Stephen D. Kulla  
Kulla, Barkdoll & Stewart, P.C.  
9 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Stephen D. Kulla  
Kulla, Barkdoll & Stewart, P.C.  
9 East Main Street  
Waynesboro, PA 17268

2/24, 3/3, 3/10/2017

Estate of George Gilland Steele, Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Pamela Oughton Steele  
3535 Turnberry Drive  
Chambersburg, PA 17202

2/24, 3/3, 3/10/2017

## **Second Publication**

Estate of Mary E. Bentz, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:  
Susan Ann Wade  
Margaret L. Hederick  
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

2/17, 2/24, 3/3/2017

## PUBLIC NOTICES

Estate of Henry V. Betz, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:

Henry P. Betz  
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

2/17, 2/24, 3/3/2017

Estate of James N. Carson, a/k/a James Neil Carson,  
late of Borough of Waynesboro, Franklin County,  
Pennsylvania.

Personal Representatives:

Teresa A. Bernecker  
Tamalia 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

2/17, 2/24, 3/3/2017

Estate of Susan B. Frank, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:

Patricia B. Kenyon  
c/o Bradley L. Griffie  
Griffie & Associates  
100 Lincoln Way East, Suite D  
Chambersburg, PA 17201

Attorney:

Bradley L. Griffie  
Griffie & Associates  
100 Lincoln Way East, Suite D  
Chambersburg, PA 17201

2/17, 2/24, 3/3/2017

Estate of Rosemary Keener, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Darwin H. Keener  
G. David Keener  
3306 Caroline Drive  
East Petersburg, PA 17520

2/17, 2/24, 3/3/2017

Estate of Lorraine E. Koons, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of  
Chambersburg  
P.O. Box 6010  
Chambersburg, PA 17201

Attorney:

Glen and Glen, LLC  
237 East Queen Street  
Chambersburg, PA 17201-2205

2/17, 2/24, 3/3/2017

Estate of Walter Lehman, Jr., late of Southampton  
Township, Franklin County, Pennsylvania.

Personal Representatives:

Daniel R. Lehman  
4799 Sunset Pike  
Chambersburg, PA 17202

Jason L. Lehman  
157 Apple Butter Road  
Aaronsburg, PA 16820

Attorney:

Joseph A. Macaluso  
P.O. Box 83  
Orrstown, PA 17244

2/17, 2/24, 3/3/2017

Estate of Stanley M. Long, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Daniel S. Long  
6405 Nunnery Road  
Waynesboro, PA 17268  
Mark D. Long  
1540 Alexander Avenue  
Chambersburg, PA 17201

Attorney:

Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

2/17, 2/24, 3/3/2017

Estate of Cleone E. McAfee, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Denise L. McAfee  
7632 Patterson Drive  
Harrisburg, PA 17112  
Diane E. McAfee  
331 Cooper Lane  
McConnellsburg, PA 17233

Attorney:

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

2/17, 2/24, 3/3/2017

Estate of Robert M. Miller, late of Borough of  
Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Marsha L. Milliken  
207 King George Drive  
Glen Burnie, MD 21061  
Robert M. Miller  
6907 Pine Hill Court  
Marriottsville, MD 21104

Attorney:

Deborah K. Hoff  
154 South Potomac Street  
Waynesboro, PA 17268

2/17, 2/24, 3/3/2017

Estate of Michael Naylor, a/k/a Dennis Leroy Naylor,  
late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Michael C. Naylor  
57 Hector Street  
Trumansburg, NY 14886

Attorney:

Stephen E. Patterson  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

2/17, 2/24, 3/3/2017

# PUBLIC NOTICES

Estate of Peggy L. Pilgrim, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:

Mark E. Pilgrim  
52 Edgewood Circle  
Chambersburg, PA 17202

Attorney:

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

2/17, 2/24, 3/3/2017

Estate of William A. Trogler, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Lathedia K. Pittman  
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

2/17, 2/24, 3/3/2017

## **Third Publication**

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

Personal Representatives:

Terry L. Clopper  
1208 Brandon Drive  
Chambersburg, PA 17201  
Beverly Scott  
4372 Scott Road  
Chambersburg, PA 17202

Attorney:

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

2/10, 2/17, 2/24/2017

Estate of Elaine C. Condon, late of Washington  
Township, Franklin County, Pennsylvania.

Personal Representative:

Sara Barnhart  
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

2/10, 2/17, 2/24/2017

Estate of Helen M. Cristofano, late of Borough of  
Mercersburg, Franklin County, Pennsylvania.

Personal Representatives:

Richard F. Cristofano  
13563 Buchanan Trail West  
Mercersburg, PA 17236  
Patricia A. Casadonte  
9808 Greenbrier Lane  
Walkersville, MD 21793

Attorney:

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

2/10, 2/17, 2/24/2017

Estate of James C. Fitz, a/k/a James Calvin Fitz,  
late of Borough of Waynesboro, Franklin County,  
Pennsylvania.

Personal Representative:

John L. Fitz  
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

2/10, 2/17, 2/24/2017

Estate of George E. Gearhart, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Deborah J. Gearhart  
John A. Gearhart  
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

2/10, 2/17, 2/24/2017

Estate of Bradford D. Hague, late of Borough of  
Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Kathleen L. Wolfinger  
261 Apple Drive  
Greencastle, PA 17225

Attorney:

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

2/10, 2/17, 2/24/2017

Estate of Mildred E. Hege, late of Montgomery  
Township, Franklin County, Pennsylvania.

Personal Representatives:

Faye Gaugler  
7994 Nyesville Road  
Chambersburg, PA 17202  
Allan L. Hege  
23 West Fairview Avenue  
Mercersburg, PA 17236

Mark Hege

3504 Chesley Avenue  
Baltimore, MD 21234

Attorney:

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

2/10, 2/17, 2/24/2017

Estate of Marjorie M. McFadden, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company  
20 South Main Street  
P.O. Box 6010  
Chambersburg, PA 17201

Attorney:

Robert C. Schollaert  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

2/10, 2/17, 2/24/2017

## PUBLIC NOTICES

Estate of Doris P. Oyler, a/k/a Doris Phillips Oyler, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Susan Oyler Smith  
3480 Carnoustie Drive  
Chambersburg, PA 17202

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

2/10, 2/17, 2/24/2017

Estate of Garry W. Roberts, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Daniel J. Roberts  
2734 Cobden Street  
Pittsburgh, PA 15203  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

2/10, 2/17, 2/24/2017

Estate of Thelma N. Romesberg, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Russell S. Funk  
1890 Edgar Avenue  
Chambersburg, PA 17201

Attorney:  
Lawrence R. Rife, IV  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

2/10, 2/17, 2/24/2017

Estate of Julia Ann Schaff, a/k/a Julia A. Schaff, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
B. Joyce Schaff  
3205 Warm Spring Road  
Chambersburg, PA 17202

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

2/10, 2/17, 2/24/2017

Estate of John C. Seville, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:  
Brian R. Seville  
760 Cumberland Avenue, Apt. 2  
Chambersburg, PA 17201  
Kelly J. Kuhn  
91 North Blackberry Lane  
Fayetteville, PA 17222

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

2/10, 2/17, 2/24/2017

Estate of Virginia Fay Shields, a/k/a Virginia F. Shields, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:  
Gary L. Shields  
214 Ann Drive  
Fayetteville, PA 17222

Gregory L. Shields  
309 Oak Drive  
Ortana, PA 17353  
Attorney:  
Robert C. Schollaert  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

2/10, 2/17, 2/24/2017

Estate of J. Michael Snively, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Joyce Crutchfield  
2066 Fairway Lane  
Harrisburg, PA 17112  
Attorney:  
Gerald J. Shekletski  
Stone LaFavor & Shekletski  
P.O. Box E  
New Cumberland, PA 17070

2/10, 2/17, 2/24/2017

Estate of John Eric Zullinger, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
David Zullinger  
c/o Brubaker Connaughton Goss and Lucarelli LLC  
480 New Holland Avenue, Suite 6205  
Lancaster, PA 17602

Attorney:  
Theodore L. Brubaker  
480 New Holland Avenue, Suite 6205  
Lancaster, PA 17602

2/10, 2/17, 2/24/2017

# PUBLIC NOTICES

## **CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed on February 15, 2017, with the Department of State in the Commonwealth of Pennsylvania with respect to a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is Shanks Church of the Brethren, Inc., formed generally for charitable, religious, scientific, literary or educational purposes, and specifically for the purpose of promoting the Christian religion in accordance with the Doctrines, Laws, and Usages, of the Church of the Brethren.

Correspondence regarding the above should be directed to:

Nancy H. Meyers, Esquire  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

2/24/2017

## **CREDITORS AND CLAIMANTS NOTICE**

In the Court of Common Pleas of the 39th Judicial  
District, Penna. Franklin County Branch

Civil Action 2015 - 2744

JACK D. MCCARTNEY, JR, Plaintiff vs. ROCK  
HAMMER DRILLING, INC. and ROCK HAMMER  
DRILLING, LLC, Defendants

NOTICE IS HEREBY GIVEN TO ALL CREDITORS AND CLAIMANTS OF **ROCK HAMMER DRILLING, INC.** and **ROCK HAMMER DRILLING, LLC** THAT said organizations are being dissolved in accordance with the Pennsylvania Business Corporation Law, as amended, and all persons or other entities having a claim against said organizations must present the same in accordance with the following procedures:

- A. All claims must be in writing and verified and must contain the name, address and telephone number of the claimant and the substance and amount of the claim.
- B. Claims must be filed with the Prothonotary with a copy thereof forwarded to Timothy W. Misner, Receiver, 39 South Broad Street, Waynesboro, PA 17268-1610.
- C. A claim must be filed no later than June 30, 2017 or it will be barred.
- D. After June 30, 2017, distribution may be made without further notice.

2/24, 3/3/2017

## **ORPHANS COURT NOTICE**

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: March 2, 2017.

NEWMAN: First and Final Account of proposed distributions and notice to creditors of Roy F. Newman, Executor of the Estate of Mary Irene Newman, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

2/17, 2/24/2017

# PUBLIC NOTICES

## **SHERIFF'S SALE MARCH 10, 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 APRIL 10, 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, 2016-2259 U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG ATTY: SHAPIRO & DENARDO V. LORI A. FURRY A/K/A LORI A. WASSIL AND UNITED STATES OF AMERICA**

All the following described real estate lying and being situate in Southampton & Greene Township, Franklin County, Pennsylvania, with an address of 2135 Stillhouse Hollow, Shippensburg, PA 17257, UPI # 21-0N20.-068.-000000, Franklin County Deed Book Volume 1535, Page 216

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### **SALE # 2 CANCELLED**

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### **SALE # 3, 2016-3355 FINANCE OF AMERICA MORTGAGE LLC ATTY: STERN & EISENBERG V. TREVOR K. BENNER**

All that certain tract of land, situate in Southampton Township, Franklin County, Pennsylvania, with an address of 9507 Pineville Road, Shippensburg, PA 17257, UPI # 21-0N11.-179.-000000, Deed Instrument # 201408130

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### **SALE # 4, 2016-3070 FARMERS AND MERCHANTS TRUST COMPANY OF CHAMBERSBURG ATTY: JSDC LAW OFFICES V. DARYL L. MICHAEL AND SUE R. MICHAEL**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 321 East Queen Street, Chambersburg, PA 17201, UPI # 03-IE02.-006.-000000, Franklin County Deed Book Volume 1249, Page 237

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### **SALE # 5, 2016-3366 PHH MORTGAGE CORPORATION F/K/A PHH MORTGAGE SERVICES CORPORATION ATTY: PHELAN HALLINAN DIAMOND & JONES V. ALICIA KNOLL A/K/A ALICIA K. BOWIE**

All the following described real estate lying and being situate in the Village of Scotland, Greene Township, Franklin County, Pennsylvania, with an address of 3875 Main Street, Scotland, PA 17254, UPI # 09-0C13M-075.-000000, Franklin County Deed Book Volume 2118, Page 178

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### **SALE # 6, 2016-1736 WELLS FARGO BANK, NA ATTY: PHELAN HALLINAN DIAMOND & JONES V. MICHAEL RENTAS**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 862 North Franklin Street, Chambersburg, PA 17201, UPI # 11-0E13.-049B-000000, Franklin County Deed Book Volume 3539, Page 77

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### **SALE # 7, 2016-1657 LSF9 MASTER PARTICIPATION TRUST ATTY: UDREN LAW OFFICES V. JEFFREY A. PINE A/K/A JEFF PINE AND LAURA J. PINE**

All that certain property situated in Montgomery Township, Franklin County, Pennsylvania, with an address of 13669 Shimpstown Road, Mercersburg, PA 17236, UPI # 17-0J16.-009.-000000, Deed Instrument # 2001-039761

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### **SALE # 8, 2016-3533 FEDERAL NATIONAL MORTGAGE ASSOCIATION ATTY: MARTHA E VON ROSENSTIEL V. JERRY A. HOWE A/K/A JERRY E. HOWE AND JEANNINE A. HOWE**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1165 Stanley Avenue, Chambersburg, PA 17201, UPI # 06-1E60.-039.-000000, Franklin County Deed Book Volume 1455, Page 290

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### **SALE # 9, 2016-3427 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION ATTY: SHAPIRO & DENARDO V. TRESSIA M. BARNHART**

All that certain lot or piece of ground situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1103 South Fifth Street, Chambersburg, PA 17201, UPI # 06-1E42.-119.-000000, Deed Instrument # 201218366

# PUBLIC NOTICES

**SALE # 10, 2016-1001**  
**US BANK NATIONAL ASSOCIATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. J. SCOTT SOLLENBERGER AND SHANNON M.**  
**SOLLENBERGER**

All the following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 78 East Main Street, Fayetteville, PA 17222, UPI # 09-0C26H-023.000000, Deed Instrument # 200912058

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**SALE # 11, 2016-3448**  
**WELLS FARGO BANK, NATIONAL ASSOCIATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. FRANCIS X. O'BRIEN, JR A/K/A FRANCIS X.**  
**O'BRIEN, JR**

All that certain lot or piece of ground situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1036 Heritage Avenue, Shippensburg, PA 17257, UPI # 21-0N16.-108A-000000, Deed Instrument # 201112979

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**SALE # 12, 2016-2094**  
**NATIONSTAR MORTGAGE LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. GEORGE A. RODGERS, IN HIS CAPACITY AS**  
**EXECUTOR OF THE ESTATE OF RANDOLPH**  
**C. RODGERS AND UNKNOWN SUCCESSOR**  
**ADMINISTRATOR OF THE ESTATE OF**  
**GEORGIA D. ROE A/K/A GEORGIA DARLENE**  
**ROE, DECEASED AND UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS, AND ALL PERSONS,**  
**FIRMS OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER GEORGIA**  
**D. ROE A/K/A GEORGIA DARLENE ROE AND**  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,**  
**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE OR INTEREST FROM**  
**OR UNDER KENNETH R. ROE, DECEASED HEIR**  
**OF THE ESTATE OF GEORGIA D. ROE A/K/A**  
**GEORGIA DARLENE ROE, DECEASED**

All the following described two tracts of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13366 Waterloo Road, Waynesboro, PA 17268, UPI # 23-0Q19B-026.-000000, Deed Instrument # 201403286

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**SALE # 13, 2016-2244**  
**PINGORA LOAN SERVICING, LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. COREY J. KERN A/K/A CORY J. KERN**

All the following described tract of real estate lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania, with an address 1 Beech Street, Mont Alto, PA 17237, UPI # 16-4A54.-042.-000000, Deed Instrument # 201500136

**SALE # 14, 2016-3088**  
**PROF-2013-S3 LEGAL TITLE TRUST, BY U.S.**  
**BANK NATIONAL ASSOCIATION, AS LEGAL**  
**TITLE TRUSTEE**  
**ATTY: SHAPIRO & DENARDO**  
**V. HOLLY RENEE KENDALL A/K/A HOLLY RENEE**  
**BLACK AND JASON KENDALL**

All that certain tract of land lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address 10964 Grindstone Hill a/k/a Grindstone Hill Road, Greencastle, PA 17225, UPI # 01-0A18.-011B-000000, Franklin County Deed Book Volume 3362, Page 444

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**SALE # 15, 2015-2345**  
**WELLS FARGO BANK, N.A.**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. MICHAEL R. NEIL AND DARCI E. NEIL**

All that certain tract or parcel of land lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1070 Ashton Drive, Shippensburg, PA 17257, UPI # 21-0N10C-015A-000000, Franklin County Deed Book Volume 2853, Page 538

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**SALE # 16, 2016-3604**  
**DEUTSCHE BANK TRUST COMPANY AMERICAS,**  
**AS TRUSTEE FOR RESIDENTIAL ACCREDIT**  
**LOANS, INC., MORTGAGE ASSET-BACKED PASS-**  
**THROUGH CERTIFICATES, SERIES 2007-Qs8**  
**ATTY: UDREN LAW OFFICES**  
**V. WILLIAM R. FIGGINS JR AND NAYYARA M.**  
**FIGGINS**

All that certain lot of land situate in Mercersburg Borough, Franklin County, Pennsylvania, with an address of 125 Findlay Drive, Mercersburg, PA 17236, UPI # 14-3A00B-067-000000, Franklin County Deed Book Volume 3456, Page 358

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**SALE # 17, 2015-4613**  
**FREEDOM MORTGAGE CORPORATION**  
**ATTY: VITTI & VITTI & ASSOCIATES**  
**V. MICHAEL W. PEACOCK**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 4994 Rice Hollow Road, Greencastle, PA 17225, UPI # 17-0J30.-022.-000000, Franklin County Deed Book Volume 1212, Page 311

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**SALE # 18, 2011-5195**  
**CHRISTIANA TRUST, A DIVISION OF WILMINGTON**  
**SAVINGS FUND SOCIETY, FSB, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT AS TRUSTEE OF**  
**ARLP TRUST 3**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. DEBRA ANN WHARTON PEARCE A/K/A DEBRA**  
**A. PEARCE AND YASSINE E. HARRAK HAJRI**  
**A/K/A YASSINE EL HARRAK HAJRI**

All that certain tract or parcel of real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 226 Linden Avenue, Mercersburg, PA 17236, UPI # 14-3A52.-025A-000000, Franklin County Deed Book Volume 3084, Page 194



# PUBLIC NOTICES

## **SALE # 19, 2014-2347**

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR CREDIT SUISSE FIRST BOSTON MORTGAGE  
SECURITIES CORP., HOME EQUITY ASSET  
TRUST 2006-4, HOME EQUITY PASS-THROUGH  
CERTIFICATES, SERIES 2006-4  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. DAVID E. HANN AND KAREN L. HANN**

All the following described real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania, with an address of 5319 Roxbury Road, Shippensburg, PA 17257, UPI # 13-0G18-.052-.000000, Franklin County Deed Book Volume 1401, Page 204

## **SALE # 20, 2016-3447**

**PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. RODNEY L. MAYHUGH AND ELEANOR K.  
MAYHUGH**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 196 Topaz Drive, Chambersburg, PA 17202, UPI # 11-0E15B-008K-000000, Franklin County Deed Book Volume 1386, Page 348

## **SALE # 21, 2016-3385**

**OCWEN LOAN SERVICING, LLC  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. SHIRLEY ANN REED A/K/A SHIRLEY ANN  
ROGERS, IN HER CAPACITY AS EXECUTRIX AND  
DEVISEE OF THE ESTATE OF NANCY M. ROGERS**

All that certain lot or parcel of land situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1552 Lindsay Lot Road, Shippensburg, PA 17257, UPI # 21-0N17-.130-.000000, Franklin County Deed Book Volume 288C, Page 725

## **SALE # 22, 2016-3536**

**HOMEWARD RESIDENTIAL, INC.  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. JESSICA L. JONES AND BROOKS JONES**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 38 Surrey Drive, Chambersburg, PA 17201, UPI # 11-0E10-.079-.000000, Deed Instrument # 2008-019211

## **SALE # 23, 2016-2497**

**PNC BANK, NATIONAL ASSOCIATION  
ATTY: UDREN LAW OFFICES  
V. GREGORY M. COLDSMITH**

All that certain tract of land situate in the Village of Dry Run, Fannett Township, Franklin County, Pennsylvania, with an address of 18744 Main Street, Dry Run, PA 17220, UPI # 07-0B18R-037.000000, Deed Instrument # 200902584

## **SALE # 24, 2016-2644**

**U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR THE PENNSYLVANIA HOUSING  
FINANCE AGENCY  
ATTY: PURCEL KRUG & HALLER  
V. DRAYDEN L. DINISH, JEREMY J. FERRY,  
TYLER J. FERRY, IN THEIR CAPACITY AS KNOWN  
HEIRS OF MONICA FERRY, DECEASED, AND THE  
UNKNOWN HEIRS OF MONICA FERRY**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 145 East McKinley Street, Chambersburg, PA 17201, UPI # 04-1E17-.111-.000000, Franklin County Deed Book Volume 2992, Page 211

**SALE # 25  
CANCELLED**

## **SALE # 26, 2016-2615**

**FIRST COMMUNITY BANK OF MERCERSBURG  
ATTY: KORNFIELD & BENCHOFF  
V. TRACEY A. BAUGHER A/K/A TRACY A.  
BAUGHER N/B/M TRACY A. STAUB AND JEREMY  
C. STAUB**

All the following described real estate lying and being situate in Metal Township, Franklin County, Pennsylvania, with an address of 10912 Pine Avenue, Fannettsburg, PA 17221, UPI # Tract 1 15-OH12S-.001D-.000000 and Tract 2 15-OH12S-.002D-.000000, Franklin County Deed Book Volume 2467, Page 145

## **SALE # 27, 2014-4379**

**PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. ANGELA L. LEHMAN, INDIVIDUALLY AND  
IN HER CAPACITY AS HEIR OF ROGER A.  
LEHMAN, DECEASED AND CASEY R. LEHMAN,  
IN HER CAPACITY AS HEIR OF ROGER A.  
LEHMAN, DECEASED AND TAYLOR E. LEHMAN,  
IN HER CAPACITY AS HEIR OF ROGER A.  
LEHMAN, DECEASED AND UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER ROGER A.  
LEHMAN, DECEASED**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6141 Angle Road, Marion, PA 17235, UPI # 10-0D27-.019-.000000, Franklin County Deed Book Volume 1041, Page 336

## **SALE # 28, 2015-3150**

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
ATTY: KML LAW GROUP  
V. ALTHEA B. HILL-ANDERSON**

All the following described tract of real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 6380 Lincoln Way West, St. Thomas, PA 17252, UPI # 20-0M14P-003-.000000, Franklin County Deed Book Volume 274, Page 564

## PUBLIC NOTICES

**SALE # 29, 2016-3356  
NATIONSTAR MORTGAGE, LLC  
ATTY: KML LAW GROUP**

**V. JOSEPH GEHRING A/K/A JOSEPH C. GEHRING  
AND SHAYNA GREEN GEHRING**

All that certain tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 1079 Dallas Drive, Greencastle, PA 17225, UPI # 01-0A17K-026-000000, Franklin County Deed Book Volume 2881, Page 1157

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**SALE # 30, 2016-2571  
DITECH FINANCIAL LLC  
ATTY: MCCABE WEISBERG & CONWAY  
V. JULIA K. GIPE**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 61 Armory Drive, Chambersburg, PA 17202, UPI # 11-0E16B-038-000000, Franklin County Deed Book Volume 700, Page 872

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**SALE # 31, 2016-2918  
BAYVIEW LOAN SERVICING, A DELAWARE  
LIMITED LIABILITY COMPANY  
ATTY: KML LAW GROUP  
V. JENNIFER V. RILEY AND PATRICIA D. RILEY  
A/K/A PATRICIA DAWN RILEY**

All that certain parcel of land in Mercersburg, Franklin County, Pennsylvania, with an address of 101 South Fayette Street, Mercersburg, PA 17236, A/K/A 101-103 South Fayette Street, Mercersburg, PA 17236, UPI # 14-3A36-038-000000, Deed Instrument # 200924959

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**SALE # 32, 2016-3773  
ORRSTOWN BANK  
ATTY: DILWORTH PAXSON  
V. GASPARE ANILE AND ROSALIE ANILE**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1901 Scotland Avenue, Chambersburg, PA 17201, UPI # 02-1C06-002-000000, Franklin County Deed Book Volume 1559, Page 213

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**SALE # 33, 2016-3725  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. CHRISTOPHER D. GARDNER AND EMILY JO  
GARDNER**

All the following real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 12839 Main Street, Fort Loudon, PA 17224, UPI # 18-0K08-011-000000, Franklin County Deed Book Volume 632, Page 495

**SALE # 34, 2016-2992  
LSF9 MASTER PARTICIPATION TRUST  
ATTY: MCCABE WEISBERG & CONWAY  
V. VIRGINIA L. LAYS**

All that real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 209 South Washington Street, Greencastle, PA 17225, UPI # 08-2B37-006-000000, Franklin County Deed Book Volume 2857, Page 117

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**SALE # 35, 2016-4262  
QUICKEN LOANS INC.  
ATTY: KML LAW GROUP  
V. ROSALIE A. WOLFF**

All the following described real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania, with an address of 9004 Newburg Road, Newburg, PA 17240, UPI # 13-0G11-132-000000, Franklin County Deed Book Volume 1389, Page 389

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**SALE # 36, 2015-3689  
WELLS FARGO BANK, NA  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. MICHAEL A. POGUE**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 44 Nottingham Drive, Chambersburg, PA 17201, UPI # 11-0E10-149-000000, Deed Instrument # 201115995

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**SALE # 37, 2016-2731  
WILMINGTON SAVINGS FUND SOCIETY, FSB,  
DOING BUSINESS AS CHRISTIANA TRUST, NOT  
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
TRUSTEE FOR BCAT 2014-9TT  
ATTY: HLADIK ONORATO & FEDERMAN  
V. DAVID T. HUGHES, SR. AND SHARON M.  
HUGHES**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1661 Majestic Drive, Chambersburg, PA 17201, UPI # 11-0E13-268-000000, Franklin County Deed Book Volume 1906, Page 351

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**SALE # 38, 2016-1378  
CIT BANK, N.A.  
ATTY: MCCABE WEISBERG & CONWAY  
V. KATHLEEN CLOPPER, EXECUTRIX OF THE  
ESTATE OF JOHN R. OSLER, DECEASED  
MORTGAGOR AND REAL OWNER**

All the following described real estate lying and situate in Chambersburg, Franklin County, Pennsylvania, with an address of 246 West Queen Street, Chambersburg, PA 17201, UPI # 05-1B64-120-000000, Franklin County Deed Book Volume 522, Page 380

# PUBLIC NOTICES

**SALE # 39, 2016-3056**

**BRANCH BANKING AND TRUST COMPANY,  
A NORTH CAROLINA CORPORATION, AS  
SUCCESSOR IN INTEREST TO SUSQUEHANNA  
BANK  
ATTY: MCCABE WEISBERG & CONWAY  
V. BARRY L. SCOTT**

All that tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13913 Harbaugh Church Road, Waynesboro, PA 17268, UPI # 23-0Q19-.012-.000000, Deed Instrument # 2009-001257

**SALE # 40, 2016-3917**

**THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES, SERIES 2006-13  
ATTY: SHAPIRO & DENARDO  
V. PRISCILLA LERMINEAUX**

All the following described real estate situate in Mont Alto, Franklin County, Pennsylvania, with an address of 310 Hickory Street, Mont Alto, PA 17237, UPI # 16-4A53-.015-.000000, Franklin County Deed Book Volume 2469, Page 350

**SALE # 41, 2016-3051**

**WILMINGTON SAVINGS FUND SOCIETY,  
FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY IN ITS  
CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL  
TRUST SERIES 2012-1  
ATTY: HLADIK ONORATO & FEDERMAN  
V. JACKIE C. CHRISTMAN AND KATHY E.  
CHRISTMAN AND THE UNITED STATES OF  
AMERICA C/O U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT OF PENNSYLVANIA**

All the following described two (2) tracts of real estate lying and being situate in St Thomas Township, Franklin County, Pennsylvania, with an address of 1079 Hade Road, Chambersburg, PA 17202, UPI # 20-0M18-129-000000, Franklin County Deed Book Volume 1160, Page 460

**SALE # 42, 2016-2087**

**KONDAUR CAPITAL CORPORATION AS  
SEPARATE TRUSTEE OF MATAWIN VENTURES  
SERIES 2014-3  
ATTY: HLADIK ONORATO & FEDERMAN  
V. LORIA A. WALL AND APRIL M. WENGER**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 14876 Robinhood Circle, Greencastle, PA 17225, UPI # 01-0A32S-053.000000, Franklin County Deed Book Volume 2406, Page 1

**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 MARCH 20, 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 MARCH 24, 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
	2/17, 2/24, 3/3/2017