

# Franklin County Legal Journal

Vol. 33, No. 35

February 26, 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 Nadine A. Baker, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Mark Walter

Gail Walter

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

2/26, 3/4, 3/11/2016

Estate of Dane Cook, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Judy Miller

1449 Lincoln Way East, Apt 2

Chambersburg, PA 17202

Attorney:

Kari Mellinger

R. J. Marzella & Associates

3513 North Front Street

Harrisburg, PA 17110

2/26, 3/4, 3/11/2016

Estate of Ruth S. Dice, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Sheryl L. Ingraham

1122 August Drive

Annapolis, MD 21403

Attorney:

Nancy H. Meyers

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

2/26, 3/4, 3/11/2016

Estate of Betty L. Fisher, a/k/a Betty Lee Fisher, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Carolyn R. Overcash

54 West Walter Avenue

Greencastle, PA 17225

Dennis L. Fisher

43 Colonial Drive

Newtown, PA 18940

Attorney:

Wertime & Guyer LLP

35 North Carlisle Street, Suite A

Greencastle, PA 17225

2/26, 3/4, 3/11/2016

Estate of Rhoda M. Gayman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Naomi Hunsberger

204 Oak Forest Drive

St. Thomas, PA 17252

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

2/26, 3/4, 3/11/2016

Estate of Ruth K. Gayman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Mark Edward Gayman

5460 Stamey Hill Road

Waynesboro, PA 17268

Grant K. Gayman

11742 Gehr Road

Waynesboro, PA 17268

Attorney:

Alexandra M. Sipe

Maxwell Sipe Law Offices, LLC

237 East Main Street, 2nd Floor

Waynesboro, PA 17268

2/26, 3/4, 3/11/2016

## PUBLIC NOTICES

Estate of Margie O. Gunder, late of Borough of  
Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Beverly Kay Shockey  
401B Chesapeake Drive  
Waynesboro, PA 17268  
Carolyn Ann Papoutsis  
16 East 5th Street  
Waynesboro, PA 17268  
Daryl Lee Gunder  
11594 Nottingham Lane  
Waynesboro, PA 17268  
Randall Jay Gunder  
1114 Gayman Road  
Chambersburg, PA 17201

Attorney:

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

2/26, 3/4, 3/11/2016

Estate of Karen L. Knight, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Thomas S. Heefner  
22 East Fairview Avenue  
Mercersburg, PA 17236

Attorney:

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

2/26, 3/4, 3/11/2016

Estate of Martin E. McGarity, a/k/a Martin Edward  
McGarity, late of Washington Township, Franklin County,  
Pennsylvania.

Personal Representatives:

Bernard J. McGarity  
Michael F. Lee  
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

2/26, 3/4, 3/11/2016

Estate of Florence M. O'Brien, a/k/a Florence O'Brien,  
late of Borough of Chambersburg, Franklin County,  
Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of  
Chambersburg  
20 South Main Street  
Chambersburg, PA 17201

Attorney:

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

2/26, 3/4, 3/11/2016

Estate of Robert L. Root, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:

Linda A. Brenner  
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

2/26, 3/4, 3/11/2016

### **Second Publication**

Estate of Matthew B. Arnold, a/k/a Matthew Baker Arnold,  
a/k/a Matt Arnold, late of Borough of Chambersburg,  
Franklin County, Pennsylvania.

Personal Representative:

Brenda B. Dameron  
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

2/19, 2/26, 3/4/2016

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

Personal Representative:

Kenneth L. Beam  
15 Wynnecrest Drive  
Waynesboro, PA 17268

Attorney:

LeRoy S. Maxwell, Jr.  
Maxwell Sipe Law Offices, LLC  
237 East Main Street, 2nd Floor  
Waynesboro, PA 17268

2/19, 2/26, 3/4/2016

Estate of Betty J. Cromwell, late of Southampton  
Township, Franklin County, Pennsylvania.

Personal Representative:

Allen L. Cummings  
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

2/19, 2/26, 3/4/2016

Estate of William D. Gordon, late of Montgomery  
Township, Franklin County, Pennsylvania.

Personal Representatives:

Timothy Allen Gordon  
14820 Timber Lane  
Mercersburg, PA 17236  
Leonard William Gordon  
13384 Main Street  
Fort Loudon, PA 17224

Attorney:

Paul T. Schemel  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 North Second Street  
McCconnellsburg, PA 17233

2/19, 2/26, 3/4/2016

## PUBLIC NOTICES

Estate of Ruth M. Johns, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Michael D. Flood

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

2/19, 2/26, 3/4/2016

Estate of Virginia Rose, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Linda Campbell

11551 Gehr Road

Waynesboro, PA 17268

Attorney:

Alexandra M. Sipe

Maxwell Sipe Law Offices, LLC

237 East Main Street, 2nd Floor

Waynesboro, PA 17268

2/19, 2/26, 3/4/2016

Estate of Luann Truax, a/k/a Luann H. Truax, late of Franklin County, Pennsylvania.

Personal Representatives:

Jamison Steffen

Josiah Steffen

Joshua Steffen

Jedidiah Steffen

c/o De Boef Lucchesi, P.C.

1402 South Atherton Street

State College, PA 16801

Attorney:

Faith M. Lucchesi

De Boef Lucchesi, P.C.

1402 South Atherton Street

State College, PA 16801

2/19, 2/26, 3/4/2016

### **Third Publication**

Estate of Benjamin Brown Barker, Jr., late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Roberta Saldan

1813 Orrstown Road

Shippensburg, PA 17257

Attorney:

Joseph A. Macaluso

P.O. Box 83

Orrstown, PA 17244

2/12, 2/19, 2/26/2016

Estate of Paul D. Benedict, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Galen A. Benedict

3252 Clay Hill Road

Waynesboro, PA 17268

Clinton W. Benedict

3233 Falling Spring Road

Chambersburg, PA 17202

Attorney:

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

2/12, 2/19, 2/26/2016

Estate of James John Deneen, a/k/a James J. Deneen, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Dale R. Deneen

7132 Thompson Road

Needmore, PA 17238

Attorney:

Paul T. Schemel

Dick, Stein, Schemel, Wine & Frey, LLP

119 North Second Street

McCconnellsburg, PA 17233

2/12, 2/19, 2/26/2016

Estate of Robert A. Frey, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Judith L. Beegle

958 Penn Wood Court

Chambersburg, PA 17201

Attorney:

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

2/12, 2/19, 2/26/2016

Estate of Robert E. Heinbaugh, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Robert E. Heinbaugh, Jr.

3660 Mountain Road

Mercersburg, PA 17236

Jason S. Heinbaugh

7669 Dusty Road

Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

2/12, 2/19, 2/26/2016

Estate of Myra Jane Kohn, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Demaree D. Deardorff

9692 Otterbein Church Road

Newburg, PA 17240

Attorney:

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

2/12, 2/19, 2/26/2016

Estate of Alma Louise Kyser, a/k/a Lousie Kyser, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Paul W. McCarnay

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

2/12, 2/19, 2/26/2016

## PUBLIC NOTICES

Estate of Marie C. LaCasse, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Linda M. Bryson  
610 Strite Road  
Chambersburg, PA 17202

Attorney:

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

2/12, 2/19, 2/26/2016

Estate of Anna Mae Lundy, a/k/a Anna Mae Yermal, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Barbara Kegerreis  
1073 Stonybridge Drive  
Chambersburg, PA 17202

Attorney:

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

2/12, 2/19, 2/26/2016

Estate of Goldie E. Martin, late of Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Kandace K. Nealy  
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

2/12, 2/19, 2/26/2016

Estate of Ines G. Mentzer, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Norman Runk  
86 Bali Hai Road  
Mechanicsburg, PA 17050

Attorney:

Barbara Townsend  
32 West Queen Street  
Chambersburg, PA 17201

2/12, 2/19, 2/26/2016

Estate of Louise D. Nogle, a/k/a M. Louise Nogle, a/k/a Mildred L. Nogle, Mildred Louise Nogle, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

Carole L. Prohaska  
Joel F. Nogle  
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

2/12, 2/19, 2/26/2016

Estate of Kenneth L. Rotz, late of Shippensburg, Franklin County, Pennsylvania.

Personal Representative:

Jamie R. Thrush  
11131 Thornwood Road  
Shippensburg, PA 17257

Attorney:

Brian C. Lisenbach  
Stone, Wiley & Linsenbach, PC  
3 North Baltimore Street  
Dillsburg, PA 17019

2/12, 2/19, 2/26/2016

Estate of Martha J. Shoop, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representatives:

Richard E. Shoop  
Robert D. Shoop  
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

2/12, 2/19, 2/26/2016

Estate of Robert G. Zullinger, a/k/a Robert Glenn Zullinger, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

F & M Trust Company  
20 South Main Street  
P.O. Box 6010  
Chambersburg, PA 17201-6010

Attorney:

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

2/12, 2/19, 2/26/2016

## PUBLIC NOTICES

### **CORPORATION NOTICE**

IL DISTRIBUTION INC. hereby gives notice that articles of incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

2/26/2016

### **CORPORATION NOTICE**

**NOTICE** is hereby given that Articles of Incorporation were filed on February 1, 2016 with the Department of State of the Commonwealth of Pennsylvania, for the purpose of obtaining a certificate of incorporation. The name of the corporation to be organized under the Business Corporation Law, Act of December 21, 1988, P.L. 144, 177, Section 103, 15 Pa.C.S. Section 101 et seq., is **L.J. ROCKWELL & SON, INC.** The purpose for which the corporation is organized is to engage in and to do any lawful act concerning any and all lawful business for which corporations may be incorporated under this Act.

Attorney:

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

2/26/2016

### **LEGAL NOTICE:**

IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF PENNSYLVANIA- FRANKLIN COUNTY BRANCH: Civil Action - Divorce Case No. 2016-375, Jessica Hill, Plaintiff v. Matthew Hill, Defendant. NOTICE. If you wish to defend, you must enter a written appearance personally or by attorney and file 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 judgement 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Christopher Reibsome, Esquire, Christopher Reibsome Law, LLC, 14 E. Baltimore Street, Greencastle, PA 17225. 717-643-0072. c.reibsome@reibsomelaw.com

2/19, 2/26, 3/4/2016

### **NAME CHANGE NOTICE**

IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF PENNSYLVANIA FRANKLIN COUNTY BRANCH CASE NO. 2015-4694

IN RE: KATHERINE ELIZABETH MCCLAIN

Katherine Elizabeth McClain has filed a Petition for Change of Name Pursuant to 54 Pa.C.S. §701 with the Franklin County Court of Common Pleas. A Hearing on that Petition is hereby scheduled for May 5, 2016, at 2:00 p.m. in Courtroom #4 of the Franklin County Courthouse. Any individual with interest in this matter may contact the attorney listed below.

Sheri D. Coover, Esquire  
Carrucoli and Associates  
10 South Courthouse Avenue, Suite 101  
Carlisle, PA 17013  
(717) 243-9190

2/26/2016

### **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 3, 2016.**

**BOWERS:** First and Final Account, statement of proposed distributions and notice to creditors of Robert L. Bowers and Terry L. Bowers, Co-Administrators of the Estate of John F. Bowers, Jr., late of Quincey Township, Franklin County, Pennsylvania, deceased.

**CHAMBERSBURG CEMETERY COMPANY:** Account of James A. Strite, Jr., President of the Chambersburg Cemetery Company, Chambersburg, Franklin County, Pennsylvania.

**DAVIS:** First and Final Account, statement of proposed distributions and notice to creditors of Raymond G. Trail, Personal Representative of the Estate of James S. Davis, a/k/a James Scott Davis, late of Antrim Township, Franklin County, Pennsylvania, deceased.

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

2/19, 2/26/2016

## PUBLIC NOTICES

### **SHERIFF'S SALE MARCH 11, 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 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 8, 2016 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

### **SALE # 1, 2013-2172 WELLS FARGO BANK, N.A. ATTY: MANLEY DEAS KOCHALSKI V. JAMES E. DAVIS, JR, WANDA K. DAVIS AND THE UNITED STATES OF AMERICA**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 9902 Tomstown Road, Waynesboro, PA 17268, Tax Parcel # 17-6392-01-38-4084, Franklin County Deed Book Volume 1226, page 413

### **SALE # 2, 2015-2925 ORRSTOWN BANK ATTY: JSDC LAW OFFICES V. KELLY A. SHETTER**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 8218 Rice Road, Shippensburg, PA 17257, Tax Parcel # 21-0N13.-042B-000000, Franklin County Deed Book Volume 1038, page 67

### **SALE # 3, 2015-3347 WELLS FARGO BANK, NA ATTY: PHELAN HALLINAN DIAMOND & JONES V. STEPHANIE N. CROUSE**

All of the following real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 33 Geiser Avenue, Waynesboro, PA 17268, Tax Parcel # 23-0Q12L-030.-000000, Deed Instrument # 201116734

### **SALE # 4, 2015-2917 ORRSTOWN BANK ATTY: JSDC LAW OFFICES V. KELLY A. SHETTER**

All that certain lot of ground located in Southampton Township, Franklin County, Pennsylvania, with an address of 1092 Pinola Road, Shippensburg, PA 17257, Tax Parcel # 21-0N12.-045.-000000, Franklin County Deed Book Volume 1254, page 12

### **SALE # 5, 2011-4949 CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. ATTY: PHELAN HALLINAN DIAMOND & JONES V. ROBERT J. KILLE AND SUSAN J. KILLE**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 912 East McKinley Street, Chambersburg, PA 17201, Tax Parcel # 06-1E36, Franklin County Deed Book Volume 2122, page 365

### **SALE # 6, 2012-4286 U.S. BANK NATIONAL ASSOCIATION, ND ATTY: POWERS KIRN & ASSOCIATES V. HAROLD R. KRINER, II AND CYNTHIA D. KRINER**

All that tract of real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 245 West Second Street, Waynesboro, PA 17268, Tax Parcel # 26-5C07-060, Franklin County Deed Book Volume 3084, page 347

### **SALE # 7, 2015-2916 ORRSTOWN BANK ATTY: JSDC LAW OFFICES V. KELLY A. SHETTER AND JOETTA B. SHETTER**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1076 Pinola Road, Shippensburg, PA 17257, Tax Parcel # 21-0N12.-042.-000000, Franklin County Deed Book Volume 1549, page 66

### **SALE # 8, 2015-3923 ORRSTOWN BANK ATTY: JSDC LAW OFFICES V. PHYLLIS M. HENRY**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 248 Bobwhite Trail, Fayetteville, PA 17222, Tax Parcel # 09-0C27K-069.-000000, Franklin County Deed Book Volume 3435, page 195

### **SALE # 9, 2011-4206 WELLS FARGO BANK, N.A. ATTY: MANLEY DEAS KOCHALSKI V. THE UNKNOWN HEIRS AND ADMINISTRATORS OF THE ESTATE OF THOMAS L. SMITH; LORI WRISTON, BELIEVED HEIR OF THE ESTATE OF THOMAS L. SMITH; AMY FAWKS, BELIEVED HEIR OF THE ESTATE OF THOMAS LEE SMITH; JENNIFER WARNER, BELIEVED HEIR OF THE ESTATE OF THOMAS LEE SMITH**

All the following described real estate lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania, with an address of 45 Creekstone Drive, Mont Alto, PA 17237, Tax Parcel # 16-4A-535-11, Franklin County Deed Book Volume 3028, page 399

## PUBLIC NOTICES

**SALE # 10, 2014-1693**  
**WELLS FARGO BANK, N.A., SUCCESSOR BY**  
**MERGER TO WACHOVIA BANK, N.A.**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. SEAN R. BLACK**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 11921 Thames Lane, Waynesboro, PA 17268, Tax Parcel # 23-0Q07-216-000000, Franklin County Deed Book Volume 2190, page 372

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**SALE # 11, 2015-3766**  
**WELLS FARGO BANK, N.A., SUCCESSOR BY**  
**MERGER TO WELLS FARGO BANK MINNESOTA,**  
**N.A. F/K/A NORWEST BANK MINNESOTA, N.A.,**  
**AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE**  
**LOAN TRUST 2004-FFH3 ASSET-BACKED**  
**CERTIFICATES 2004-FFH3**  
**ATTY: UDREN LAW OFFICES**  
**V. MARK A WAHL**

All the following described real estate situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 203 Mt Airy Avenue, Waynesboro, PA 17268, Tax Parcel # 24-5D2-16, Franklin County Deed Book Volume 2574, page 304

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**SALE # 12, 2014-4687**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY,**  
**AS TRUSTEE FOR MORGAN STANLEY ABS**  
**CAPITAL I INC. TRUST 2005-HE6, MORTGAGE**  
**PASS-THROUGH CERTIFICATES, SERIES 2005-**  
**HE6 ATTY: STERN & EISENBERG**  
**V. JOHN A. HENSON AND INTERNAL REVENUE**  
**SERVICE C/O U.S. ATTORNEY FOR THE MIDDLE**  
**DISTRICT OF PA**

All the following real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 680 Osborne Avenue, Greencastle, PA 17225, Tax Parcel # 08-2B00-.099-.000000, Franklin County Deed Book Volume 1551, page 467

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**SALE # 13, 2015-3026**  
**LSF8 MASTER PARTICIPATION TRUST**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. JOHN JAY BRUNNER A/K/A JOHN J. BRUNNER**  
**AND WENDY SUE BRUNNER A/K/A WENDY S.**  
**BRUNNER**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13155 Old Mill Road, Waynesboro, PA 17268, Tax Parcel # 23-0Q12R-006-000000, Franklin County Deed Book Volume 1260, page 0409

**SALE # 14, 2015-2934**  
**WELLS FARGO BANK, NA**  
**ATTY: MILSTEAD & ASSOCIATES**  
**V. SHANNON D. BROWN AND BRANDIE N.**  
**BROWN**

All the following described real estate lying and being situate in the Borough of Shippensburg, Franklin County, Pennsylvania, with an address of 106 Logan Lane, Shippensburg, PA 17257, Tax Parcel # 27-6A40-018, Deed Instrument # 201321792

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**SALE # 15, 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, Tax Parcel # 11-0e10-.149-0000000, Deed Instrument # 201115995

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**SALE # 16, 2015-3850**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY,**  
**AS TRUSTEE FOR SAXON ASSET SECURITIES**  
**TRUST 2006-2 MORTGAGE LOAN ASSET**  
**BACKED CERTIFICATES SERIES 2006-2 C/O**  
**OCWEN LOAN SERVICING LLC**  
**ATTY: STERN & EISENBERG**  
**V. JEFFREY A JONES A/K/A JEFFREY JONES**

All that certain real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 576 Meadowview Circle, Greencastle, PA 17225, Tax Parcel # 08-2B00-.056.000000, Franklin County Deed Book Volume 2530, page 152

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**SALE # 17, 2015-327**  
**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION**  
**MORTGAGE COMPANY**  
**ATTY: ROMANO GARUBO ARGENTIERI**  
**V. HAROLD R. DEBLEY, JR AND THE UNITED**  
**STATES OF AMERICA**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11396 Punch Bowl Road, Mercersburg, PA 17236, Tax Parcel # 17-0J16-.056-.000000, Deed Instrument # 2012011430

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**SALE # 18, 2015-3126**  
**FIRST COMMUNITY BANK OF MERCERSBURG**  
**FORMERLY KNOWN AS THE FIRST NATIONAL**  
**BANK OF MERCERSBURG**  
**ATTY: KORNFIELD & BENCHOFF**  
**V. THOMAS A. SUDDETH AND ELIZABETH A.**  
**SUDDETH**

All the following described real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 26 North Main Street, Mercersburg, PA 17236, Tax Parcel # 14-3A28-.004-.000000, Franklin County Deed Book Volume 1015, page 1

## PUBLIC NOTICES

**SALE # 19, 2014-4354**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. EVER LOZANO-HERNANDEZ AND RAMON LUIS**  
**LOZANO-HERNANDEZ**

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1258 Kessler Drive, Shippensburg, PA 17257, Tax Parcel # 21-0N10C-007K-000000, Franklin County Deed Book Volume 3373, page 60

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**SALE # 20, 2015-3725**  
**MATRIX FINANCIAL SERVICES CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. KEVIN T. BECK**

All that certain tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 3037 Sundown Drive, Chambersburg, PA 17202, Tax Parcel # 09-0C19-.552-.00000, Deed Instrument # 201009927

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**SALE # 21, 2015-2418**  
**M&T BANK**  
**ATTY: KML LAW GROUP**  
**V. AMY J. WITMER AND TERRY L. WITMER**

All that lot of ground situate in Antrim Township, Franklin County, Pennsylvania, with an address of 15297 Camden Drive, Greencastle, PA 17225, Tax Parcel # 01-0A32-.324-.000000, Franklin County Deed Book Volume 3079, page 205

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**SALE # 22, 2015-1425**  
**J.P. MORGAN MORTGAGE ACQUISITION CORP.**  
**ATTY: KML LAW GROUP**  
**V. DAVID M. REICHARD AND MICHOLE SORD**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 3 Kelhigh Drive, Chambersburg, PA 17201, Tax Parcel # 04-1G02C-239-.000000, Deed Instrument # 200921906

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**SALE # 23, 2015-2962**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**SUCCESSOR BY MERGER TO NATIONAL CITY**  
**MORTGAGE, A DIVISION OF NATIONAL CITY**  
**BANK ATTY: KML LAW GROUP**  
**V. JAY L. STARR**

All the following described real estate lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania, with an address of 3864 Lisbon Drive, Chambersburg, PA 17201, Tax Parcel # 20-0M15-110, Franklin County Deed Book Volume 3427, page 458

**SALE # 24, 2015-3611**  
**BANK OF AMERICA, N.A.**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. STEPHEN M. PHILLIPS AND BRANDY L. BENTZ**

All that certain piece or parcel or tract of land situate in Washington Township, Franklin County, Pennsylvania, with an address of 12456 Jackson Avenue, Waynesboro, PA 17268, Tax Parcel # 23-0Q12G-240C, Deed instrument # 2009-000804

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**SALE # 25, 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, CASEY R. LEHMAN,**  
**IN HER CAPACITY AS HEIR OF ROGER A.**  
**LEHMAN, DECEASED, 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, Tax Parcel # 10-0D27-.019-.000000, Franklin County Deed Book Volume 1041, page 336

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**SALE # 26, 2015-4041**  
**RICHARD P. SHOWE, II AND JAMES RICHARD**  
**SHOWE PERSONAL REPRESENTATIVES OF THE**  
**ESTATE OF RICHARD P. SHOWE**  
**ATTY: KORNFIELD & BENCHOFF**  
**V. RANDY LYNN CHANEY AND CHERYL ELLEN**  
**CHANEY**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 14374 Mercersburg Road, Greencastle, PA 17225, UPI 17-0J30-.053-.0000000, Franklin County Deed Book Volume 3416, page 550

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**SALE # 27, 2015-3238**  
**FV-I, INC. IN TRUST FOR MORGAN STANLEY**  
**MORTGAGE CAPITAL HOLDINGS LLC**  
**ATTY: SHAPIRO & DENARDO**  
**V. CHARLOTTE L. YEAGER AND MAHLON G.**  
**YEAGER, JR A/K/A MAHLON G. YEAGER**

All that tract of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 303 South Sixth Street, Chambersburg, PA 17201, Tax Instrument # 2004-010877, Franklin County Deed Book Volume 2452, page 471



## PUBLIC NOTICES

**SALE # 28, 2015-3871**  
**SELENE FINANCE LP**  
**ATTY: SHAPIRO & DENARDO**  
**V. MELISSA SNOWBERGER**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 626 Cumberland Avenue, Chambersburg, PA 17201, Tax Parcel # 06-1E50-.066-.000000, Deed Instrument # 2005-005718

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**SALE # 29, 2015-2939**  
**U.S. BANK NATIONAL ASSOCIATION, AS**  
**TRUSTEE FOR STRUCTURED ASSET SECURITIES**  
**CORPORATION MORTGAGE PASS-THROUGH**  
**CERTIFICATES, SERIES 2007-BC3**  
**ATTY: UDREN LAW OFFICES**  
**V. CHRISTOPHER BEERS AND JOAN BEERS**  
**A/K/A JOAN STEMLER BEERS**

All that certain lot of land situate in Mercersburg Borough, Franklin County, Pennsylvania, with an address of 117 Findlay Drive, Mercersburg, PA 17236, Tax Parcel # 14-3A00B-066-.000000/14-3A00B-043-.000000, Franklin County Deed Book Volume 3434, page 079

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**SALE # 30, 2015-424**  
**WELLS FARGO BANK, N.A.**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. MICHAEL G. JACKSON AND UNITED STATES**  
**OF AMERICA AND LYNNE A. GAITHER**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 574 Stanley Avenue, Chambersburg, PA 17201, Tax Parcel # 06-1E35-034-000000, Deed Instrument # 201205305

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**SALE # 31, 2014-3983**  
**CITIMORTGAGE**  
**ATTY: MILSTEAD & ASSOCIATES**  
**V. TINA L. THOMAS AND CHARLES M. THOMAS**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2203 Springview Drive, Chambersburg, PA 17201. Tax Parcel # 10-0D09-046, Franklin County Deed Book Volume 2088, page 340

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**SALE # 32, 2015-3586**  
**NATIONSTAR MORTGAGE LLC**  
**ATTY: KML LAW GROUP**  
**V.**  
**RODNEY L. GLUNT AND CARYN S. GLUNT**

All that certain parcel of land situate in Greene Township, Franklin County, Pennsylvania, with an address of 2661 Johnson Drive, Chambersburg, PA 17201, Tax Parcel # 09-0C07-.064-.000000, Franklin County Deed Book Volume 1184, page 183

**SALE # 33, 2014-3027**  
**BANK OF AMERICA, N.A SUCCESSOR BY**  
**MERGER TO BAC HOME LOANS SERVICING, L.P.**  
**F/K/A COUNTRYWIDE HOME LOANS SERVICING,**  
**L.P.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. ALISON R. CARBAUGH**

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 5668 Oakwood Drive, Mercersburg, PA 17236, Tax Parcel # 18-0K21-.103-.000000, Deed Instrument # 201006676

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**SALE # 34, 2015-1704**  
**FIRST COMMUNITY BANK OF MERCERSBURG**  
**FORMERLY KNOWN AS THE FIRST NATIONAL**  
**BANK OF MERCERSBURG**  
**ATTY: KORNFIELD & BENCHOFF**  
**V. ROBERT L. BARGES, JR. AND CLORISSA G.**  
**BARGES**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 5680 Mountain Road, Chambersburg, PA 17201, UPI #'s 11-0E02-.040-.000000 & 11-0E02-.040A-.000000, Deed Instrument # 201404514

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**SALE # 35**  
**CANCELLED**

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**SALE # 36, 2014-4537**  
**VENTURES TRUST 2013-I-H-R BY MCM CAPTIAL**  
**PARTNERS LLC, ITS TRUSTEE, ASSIGNEE FROM**  
**CITIMORTGAGE, INC**  
**ATTY: HILL WALLACK, LLP**  
**V. PATRICK J. REDDING, IN HIS CAPACITY**  
**AS EXECUTOR OF THE ESTATE OF MAYSIE**  
**R. MILLER; JACKIE C. CHRISTMAN, IN HIS**  
**CAPACITY AS DEVISEE OF THE ESTATE OF**  
**MAYSIE R. MILLER; JOANNA I. COVER, IN HER**  
**CAPACITY AS DEVISEE OF THE ESTATE OF**  
**MAYSIE; JINGER S. MILLER, IN HER CAPACITY**  
**AS DEVISEE OF THE ESTATE OF MAYSIE;**  
**JEANNA R. MILLER, IN HER CAPACITY AS**  
**DEVISEE OF THE ESTATE OF MAYSIE R. MILLER;**  
**BROC J. MILLER, IN HIS CAPACITY AS DEVISEE**  
**OF ESTATE OF MAYSIE R. MILLER**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 4126 Ricklyn Drive, Chambersburg, PA 17201, Tax Parcel # 20-0M15-.068-.000000, Franklin County Deed Book Volume 700, page 537

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**SALE # 37, 2014-3432**  
**JAMES B. NUTTER & COMPANY**  
**ATTY: POWERS, KIRN & ASSOCIATES**  
**V. VELMA I. MYERS**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 3436 Westview Circle, Greencastle, PA 17225, Tax Parcel # lot 1, sect A, Franklin County Deed Book Volume 924, page 384

# PUBLIC NOTICES

## TERMS

As soon as the property is knocked down to purchaser, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. If the 10% payment is not made as requested, the Sheriff will direct the auctioneer to resell the property. The balance due shall be paid NO LATER MARCH 21, 2016 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY MARCH 25, 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.

## 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 8 2016
JUL 1 2016	SEPT 9 2016
SEPT 2 2016	NOV 18 2016
	2/19, 2/26, 3/4/2016