Franklin County Legal Journal

Vol. 31, No. 52 June 27, 2014

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

Trust of Julia V. Chicklo, late of Guilford Township, Franklin County, Pennsylvania.

Trustee:

Farmers and Merchants Trust Company

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

6/27, 7/4, 7/11/2014

Estate of Olive F. Cordell, late of Montgomery Township,

Franklin County, Pennsylvania.

Personal Representatives:

Stacy L. Snyder

122 Longview Road

McConnellsburg, PA 17233

Dawn R. Bukett

5510 Royer Road

Greencastle, PA 17225

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

120 North Main Street

Mercersburg, PA 17236

6/27, 7/4, 7/11/2014

Estate of Grace E. Ewan, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative: Rosalyn K. Ewan

1338 South Fifth Street

Chambersburg, PA 17201

Attorney:

Timothy S. Sponseller

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

6/27. 7/4. 7/11/2014

Estate of Helen M. Flaquer, late of Washington Township,

Franklin County, Pennsylvania.

Personal Representative:

Robert W. Nelson, Jr. 11835 Orlando Circle

Waynesboro, PA 17268

6/27, 7/4, 7/11/2014

Estate of Cecila M. Ramirez Geraldo, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Yessica Ramirez

59 Redwood Street

Chambersburg, PA 17201

Attorney:

Kari E. Mellinger

R.J. Marzella & Associates

3513 North Front Street

Harrisburg, PA 17110

6/27, 7/4, 7/11/2014

Estate and also the Trust of Ruth N. Haldeman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Clement L. Haldeman

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

6/27, 7/4, 7/11/2014

Estate of Emma J. Hock, a/k/a Emma Jane Hock, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Kevin Hock

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

6/27, 7/4, 7/11/2014

Estate of Richard A. Myers, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Richard D. Myers

Laura Conrad

c/o Janice M. Hawbaker

Kaminski, Hawbaker & Salawage, P.C.

221 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Janice M. Hawbaker

Kaminski, Hawbaker & Salawage, P.C.

221 Lincoln Way East

Chambersburg, PA 17201

6/27, 7/4, 7/11/2014

Estate of Tomas Alberto Ramirez, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Yessica Ramirez 59 Redwood Street

Chambersburg, PA 17201

Attorney:

Kari E. Mellinger

R.J. Marzella & Associates 3513 North Front Street Harrisburg, PA 17110

6/27, 7/4, 7/11/2014

Estate of Loyd J. Rockwell, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Jody M. Smith

14 Óregon Street

Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

120 North Main Street

Mercersburg, PA 17236

6/27, 7/4, 7/11/2014

Estate of Louise M. Walsh, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Mary J. Krepp c/o E. Garrett Gummer, III

1260 Bustleton Pike

Feastervile, PA 19053

Attorney:

E. Garrett Gummer, III

1260 Bustleton Pike

Feastervile, PA 19053

6/27, 7/4, 7/11/2014

Second Publication

Estate of Caroline A. Bricker, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:

Jeffrey L. Bricker

10886 Back Road

Fannettsburg, PA 17221

Attorney: Thomas B. Steiger, Jr. Steiger & Steiger

120 North Main Street

Mercersburg, PA 17236

6/20, 6/27, 7/4/2014

Estate of Lucretia C. Hornbaker, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Shelby J. Hornbaker

481 Centerville Road

Newville, PA 17241

Susan H. Fritz

2348 Country Road

Chambersburg, PA 17202

Attorney:

Melanié Walz Scaringi

Scaringi & Scaringi, P.C.

2000 Linglestown Road, Suite 106

Harrisburg, PA 17110

6/20, 6/27, 7/4/2014

Estate of Russell H. Johnson, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Peggy E. Karap

Timothy H. Johnson

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

6/20, 6/27, 7/4/2014

Estate of Edward J. Klotz, late of Borough of Chambersburg.

Franklin County, Pennsylvania.

Personal Representative:

Laura L. Klotz

165 Hamilton Road

Chambersburg, PA 17201

Attorney

John J. Szajna

785 North Franklin Street

Chambersburg, PA 17201

6/20, 6/27, 7/4/2014

Estate of Francis LaCon, late of Quincy Township, Franklin

County, Pennsylvania. Personal Representative:

Michael LaCon

c/o Jeffrey S. Evans

2025 East Main Street

Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans

2025 Éast Main Street

Waynesboro, PA 17268

6/20, 6/27, 7/4/2014

Estate of Sue E. Miller, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

William R. Miller

122 Skyhigh

St. Thomas, PA 17252

Ruth E. Miller

122 Skyhigh

St. Thomas, PA 17252

Attorney:

Thomas B. Steiger, Jr. Steiger & Steiger

120 North Main Street

Mercersburg, PA 17236

6/20, 6/27, 7/4/2014

Estate of Doris Jean Rock, a/k/a Doris J. Rock, late of Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:

Robert S. Rock

c/o Jeffrey S. Evans

2025 East Main Street

Waynesboro, PA 17268

Attorney: Jeffrey S. Evans

2025 Éast Main Street

Waynesboro, PA 17268

6/20, 6/27, 7/4/2014

Third Publication

Estate of Delores A. Lapole, a/k/a Delores Ann Lapole, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Angela K. Baer

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

6/13, 6/20, 6/27/2014

Estate of Margred Lewis, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Margred J. Jednat

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

2005 East Main Street Waynesboro, PA 17268

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

2005 East Main Street Waynesboro, PA 17268

6/13, 6/20, 6/27/2014

Estate of Madalyn E. Martin-Kuhlman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Ronald C. Martin 100 Frick Avenue Waynesboro, PA 17268 Thomas L. Martin 610 Delmar Road Edgewater, MD 21037

Attorney: Timothý W. Misner 39 South Broad Street Waynesboro, PA 17268

6/13, 6/20, 6/27/2014

Estate of Marilyn J. McClure, late of Borough of Waynesboro,

Franklin County, Pennsylvania.

Personal Representative: Diane M. Diffenbaucher

Thelma K. Diffenbaucher 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

6/13, 6/20, 6/27/2014

Estate of W. Carleton Murray, a/k/a William C. Murray, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative: Robert C. Schollaert 262 Ramsey Avenue Chambersburg, PA 17201 **Attorney**:

Mark T. Orndorf Black and Davison

82 West Queen Street

Chambersburg, PA 17201

6/13, 6/20, 6/27/2014

Estate of Donald E. Roesch, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Lawrence A. Melfa

407 West Pennsylvania Avenue

Towson, MD 21204

Attornev:

Suzanne M. Trinh

Zullinger-Davis, P.C.

14 North Main Street, Suite 200

Chambersburg, PA 17201

6/13, 6/20, 6/27/2014

Estate of Thomas W. Ryan, Jr., late of Franklin County, Pennsylvania.

Personal Representatives:

Demaree Deardorff

9695 Otterbein Church Road

Newburg, PA 17240 David W. Rahauser

157 East Washington Street

Chambersburg, PA 17201

Attorney:

David W. Rahauser

157 East Washington Street

Chambersburg, PA 17201

6/13, 6/20, 6/27/2014

Estate of Kathe M. Whipp, a/k/a Kathe Marie Whipp, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

James B. Whipp, II

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

6/13, 6/20, 6/27/2014

CORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a certificate of Incorporation pursuant to the provisions of the Business Law of 1988, 15 Pa. C.S. Section 1101. The name of the corporation is Home Repair Professionals Co.

6/27/2014

FICTITIOUS NAME NOTICE

Notice is hereby given that on or about June 16th 2014, an application for registration of Fictitious Name was filed with the State Department of the Commonwealth of Pennsylvania pursuant to the Fictious Name Act, for the purpose of registering a Pennsylvania fictitous name. The fictitious name is JaVihair Wig & Weave Boutique and is registered to Rouchelle Ortega, 614 West King Street, Chambersburg, PA 17201.

6/27/2014

FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on June 23, 2014 for NightGear, located at 5704 Roxbury Rd, Shippensburg, PA 17257. The name and address of each individual interested in the business is Jeffrey Silla, 5704 Roxbury Rd, Shippensburg, PA 17257. This was filed in accordance with 54 Pa. C.S. 311.

6/27/2014

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: July 3, 2014.

RAMSEY: First and Final account, statement of proposed distribution and notice to the creditors of Edwin Scott Ramsey, Executor for the Estate of Donna M. Ramsey, a.k.a Donna Mellott Ramsey, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

SHAFFER: First and Final account, statement of proposed distribution and notice to the creditors of Brian K. Shaffer, Executor of the Estate of Virginia M. Shaffer, a.k.a. Jen Shaffer, a.k.a. Jenny Shaffer, late of Guilford Township, Franklin County, Pennsylvania, deceased.

TROUTMAN: First and Final account, statement of proposed distribution and notice to the creditors of Jared S. Childers, Administrator of the Estate of Stuart I. Troutman, late of Quincy Township, Franklin County, Pennsylvania, deceased.

William E. Vandrew Clerk Orphans Court Division Franklin County, Pennsylvania

6/20, 6/27/2014

SHERIFF'S SALE July 11, 2014

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 AUGUST 8, 2014 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

SALE # 1 2013-3882 FEDERAL NATIONAL MORTGAGE ASSOCIATION ATTY: MCCABE WEISBERG & CONWAY V. ANGELA M. ELLIOTT AND GREGG L. ELLIOTT

All the following described two tracts of real estate, situate in Washington Township, Franklin County, Pennsylvania, having a street address of 5826 Buchanan Trail East, Waynesboro, Pa. Franklin County Deed Book Volume 1513, page 646. Tax I.D.# 10239070386

SALE # 2 CANCELLED

SALE # 3 2014-20 JPMORGAN CHASE BANK NATIONAL ASSOCIATION ATTY: SHAPIRO & DENARDO V. BRANDON D. SHEAFFER

All that certain lot or piece of ground, locally known as 239 Wayne Avenue, situate in Waynesboro Borough, Franklin County, Pennsylvania. Deed Instrument # 201002988 Parcel # 25-5B49-073

SALE # 4 2013-3565 JPMORGAN CHASE BANK NATIONAL ASSOCIATION ATTY: PHELAN HALLINAN V. TRAVIS S. SCHAEFFER AND JENNIFER T. SCHAEFFER

All the following described real estate, together with improvements thereon, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 8127 Buchanan Trail West, Mercersburg, Pa. Franklin County Deed Book 3497, page 135. Tax Parcel 17-0J08.-056.-000000

SALE # 5 2014-169 CITIMORTGAGE INC ATTY: MILSTEAD & ASSOCIATES V. TONY E. LEWIS AND BUDDY A. HARRIS

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 82 Grand View Crossing, Chambersburg, Pa. Franklin County Deed Book Volume 3510, page 352. Tax Parcel Number 11-0313-424

SALE # 6 2013-4712

WELLS FARGO BANK NA, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDRES OF MASTR ASSET BACKED SECURITIES TRUST 2007-NCW, MORTGAGE PASS-THROUGH CERTIFICATES ATTY: MILSTEAD & ASSOCIATES

KIMBERLY A. MCBETH

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 11540 Burkett Lane, Greencastle, Pa. Franklin County Deed Book Volume 2482, page 96. Tax Parcel # 17-J19-68

SALE # 7 2013-4861 PNC BANK NATIONAL ASSOCIATION ATTY: UDREN LAW OFFICES

JASON DOM AKA JASON B. DOM AND DIANA J. REESEMAN AKA DIANA SMITH AKA DIANA JEAN SMITH AKA DIANA J. SMITH

All that tract of real estate improved by the northern half of a two and one half story double frame dwelling known as 26 Tritle Avenue situate in the Borough of Waynesboro Pa. Franklin County Deed Book Volume 3317, page 387. Property I.D.# 25-5A54-014

SALE # 8 2011-762 WELLS FARGO BANK NA ATTY: ZUCKER GOLDBERG & ACKERMAN V. JENNIFER J. ALFORD

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 14891 Robinhood Circle, Greencastle Pa. Franklin County Deed Book Volume 2893, page 293. Parcel # 01-0A325-064

SALE # 9 2011-01653 US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF1 ATTY: ZUCKER GOLDBERG & ACKERMAN V

JAMES C. MARSH SR. AND BRENDA S. MARSH

All the following described real estate lying and being situate in the Township of Greene, Franklin County and Pennsylvania, having a street address of 900 Coldspring Road, Fayetteville Pa. Franklin County Deed Book Volume 2980, page 464. Parcel # 09-0C23M-025

SALE # 10 2013-2116 WELLS FARGO BANK NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC ATTY:

ZUCKER GOLDBERG & ACKERMAN V.

DAVID E. NIKOLAUS, JR.

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1039 South Fifth Street, Chambersburg, Pa. Deed Instrument # 201010683 Parcel # 06-1E42-018-000000

SALE # 11 2011-1136 WELLS FARGO BANK NA ATTY: ZUCKER GOLDBERG & ACKERMAN V. PEDRO GARNETT ANDERSON

All the following described real estate lying and being situate on the North side of Commerce Street in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 41 Commerce Street, Chambersburg, Pa. Franklin County Deed Book Volume 3150, page 363 Parcel # 02-1C34-018

SALE # 12 2013-02432 WELLS FARGO FINANCIAL Pennsylvania, INC ATTY: ZUCKER GOLDBERG & ACKERMAN V. CELIA JANE STEELE

All the following described real estate, 7935 Tarman Spring Road, lying and being situate in Quincy Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1363, page 070. Parcel # 19-0L13G-013

SALE # 13 2013-1148

BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ATTY: PHELAN HALLINAN

> JOSEPH A. CARATOZZOLA AND APRIL L. CARATOZZOLA

All the following described real estate, together with improvements thereon erected, lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 97 Salem Road, Chambersburg Pa. Franklin County Deed Book Volume 2817, page 534. Tax Parcel # 09-0C12.-107.-000000

SALE # 14 2013-2111 SUNTRUST MORTGAGE INC ATTY: PHELAN HALLINAN

EARL S. HICKMAN JR. AND AMANDA J. FRANCIS

All the following described tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 14430 Walnut Loop, Greencastle, Pa. Instrument # 200926424 Tax Parcel # 01-0A27Q-027A-000000

SALE # 15 2014-278 WELLS FARGO BANK NA ATTY: PHELAN HALLINAN

ADAM G. ZIMMERMAN AND LORETTA J. ZIMMERMAN

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 143 President Avenue, Shippensburg, Pa Instrument # 200918983 Tax Parcel # 21-0N16.-070.-000000

SALE # 16 2013-4711 PNC MORTGAGE A DIVIDION OF PNC BANK NATIONAL ASSOCIATION ATTY: KML LAW GROUP

MARY ELIZABETH BAKER AND DAVID RICHARD BAKER AKA DAVID R. BAKER JR.

All that certain lot or piece of ground situate in Montgomery Township, City of Mercersburg, Franklin County, Pennsylvania, having a street address of 12192 Fort Loudon Road, Mercersburg, Pa. Instrument # 2008-011244 Tax Parcel # 17-0J22-076

SALE # 17 2012-1582

BANK OF AMERICA NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ATTY: PHELAN HALLINAN

JENNIFER L. REED AKA JENNIFER L. LININGER AND NICHOLAS S. REED AKA NICHOLAS S. SHUMATE

All that certain parcel of land situate in the Township of Guilford, Franklin County, and State of Pennsylvania, having a street address of 200 Lincoln Drive, Fayetteville, Pa. Franklin County Deed Book Volume 2557, page 457. Tax Parcel # 10-0D10F-078

SALE # 18 2012-5072

JPMORGAN CHASE BANK NATIONAL ASSOCIATION ATTY: PHELAN HALLINAN

LOREN R. WAGAMAN AKA LOREN RAY WAGAMAN AND AMY RENEA WAGAMAN

All the following described real estate, known and numbered as 1860 Dawn Lane, lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1860 Dawn Lane, Chambersburg, Pa. Franklin County Deed Book Volume 3284, page 504. Tax Parcel 09-0C19A-010.-000000

SALE # 19 2013-03257 ONE WEST BANK FSB ATTY: MCCABE WEISBERG & CONWAY, PC

JOANNE M. GULLETT, KNOWN SURVIVING HEIR OF NANCY M. GULLETT, DECEASED MORTGAGOR AND REAL OWNER, JEFFREY GULLETT, KNOWN SURVIVING HEIR OF NANCY M. GULLETT, DECEASED MORTGAGOR AND REAL OWNER, ANDREW TIMOTHY GULLETT, KNOWN SURVIVING HEIR OF NANCY M. GULLETT, DECEASED MORTGAGOR AND REAL OWNER, MELISSA JANE LOCKLIN, KNOWN SURVIVING HEIR OF NANCY M.

GULLETT, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF NANCY M. GULLETT DECEASED MORTGAGOR AND REAL OWNER

All that certain lot or parcel of real estate lying and being situated in Peters Township, Franklin County, Pennsylvania, having a street address of 9701 Harrytown Road, Lemasters, Pennsylvania. Franklin County Deed Book Volume 1023, page 347. Tax I.D.# 18-0K22B-007

SALE # 20 2012-3040

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE CERTICATEHOLDERS OF MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MLN1

ATTY: MILSTEAD & ASSOCIATES

MAUREEN S. REID AND LARRY D. REID

All that real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, having a street address of 115 Orchard Circle, Greencastle, Pa. Instrument # 201204395 Tax Parcel # 8-2B-38-22

SALE # 21 2013-5089

FARMERS AND MERCHANTS TRUST COMPANY OF CHAMBERSBURG

ATTY: JAMES SMITH DIETTERICK AND CONNELLY

HEBERTO ORTIZ

All the following described real estate lying and being in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1 North Main Street, Chambersburg, Pa. Franklin County Deed Book Volume 3076, page 475. Parcel 05-1C57-011

SALE # 22 2014-276 GREEN TREE SERVICING LLC ATTY: KML LAW GROUP V.

DEBORAH C. ODEN AND DAVID F. ODEN

All the following real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 711 West Main Street, Waynesboro, Pa. Franklin County Deed Book Volume 1449, page 128. Tax Parcel # 25-5A54-022

SALE # 23
2014-421
SUSQUEHANNA BANK
ATTY: KORNFIELD & BENCHOFF
V.
HOWARD F. AFFELDT AND DIXIE A. AFFELDT

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 6119 Hager Road, Greencastle, Pa. Franklin County Deed Book Volume 2560, page 004. Tax Parcel # 18-K-27-092

SALE # 24 2013-4707 LNC CORPORATION ATTY: MILSTEAD & ASSOCIATES

ROBERT STATLER AND NANCY STATLER AKA NANCY CARBAUGH

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1053 Papermill Road, Chambersburg Pa. Franklin County Deed Book Volume 895, page 606. Tax Parcel # 11-E16-61B

SALE # 25 CANCELLED

SALE # 26 2013-2592

JPMORGAN CHASE BANK NATIONAL ASSOCIATION ATTY: SHAPIRO & DENARDO

GARY A. GEORGE AND KELLY J. GEORGE

All the following described real estate, locally known as 12237 Williamsport Pike, located in Antrim Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3452, page 357. Parcel # 01-0A22

SALE # 27
2014-2
NATIONSTAR MORTGAGE LLC
ATTY: PHELAN HALLINAN
V.
MICHAEL A. COSTA JR. AND KAREN S. COSTA

All that certain parcel of land situate in the Township of Greene, Franklin County and State of Pennsylvania, having a street address of 229 West Main Street, Fayetteville, Pa. Franklin County Deed Book Volume 2680, page 163. Tax

Parcel # 09-0C26B-015.-000000

SALE # 28 2014-363

BANK OF AMERICA NA AS SUCCESSORS BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ATTY: PHELAN HALLINAN

ANDREW COSTLOW AKA ANDREW R. COSTLOW AND VALERIE PETRUNAK AKA VALERIE A. PETRUNAK

All the following described real estate, situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 425 West 7th Street, Waynesboro, Pa. Instrument # 2008-000972 Tax Parcel: 26-5C30-019.-000000

SALE # 29 2013-2236 NATIONSTAR MORTGAGE LLC ATTY: PHELAN HALLINAN V. RONNIE G. HIGH JR. AKA RONALD G. HIGH JR.

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1411 Hamilton Hills Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2379, page 506. Tax Parcel # 11-0E13C-010.-000000

SALE # 30 2013-1393 NATIONSTAR MORTGAGE LLC ATTY: KML LAW GROUP V. CAROLYN WRIGHT

All the following described real estate, together with the improvements thereon erected, lying and being situate in Greene and Guilford Townships, Franklin County, Pennsylvania, having a street address of 48 Woodstock Road, Fayetteville, Pa. Franklin County Deed Book Volume 2557, page 14. Tax Parcel # 9-C-23N-103

SALE # 31
2012-3914
BAYVIEW LOAN SERVICING LLC
ATTY: PHELAN HALLINAN
V.
JAMES T. PATTON AKA JAMES PATTON

All the following described real estate lying and being situated in Antrim Township, Franklin County, Pennsylvania, having a street address of 1132 Olive Drive, Greencastle, Pa. Franklin County Deed Book Volume 3149, page 016. Tax Parcel # 01-0A22.-145.-000000

SALE # 32 2012-859 BANK OF NEW YORK ATTY: STERN & EISENBERG V. TIMOTHY E. SWARTZ AND BONNIE L. SWARTZ

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 7 West Main Street, Fayetteville, Pa. Franklin County Deed Book Volume 3512, page 204. Tax Parcel # 09-C-26C-024

SALE # 33 CANCELLED SALE # 34 2012-3361

JPMORGAN CHASE BANK NATIONAL ASSOCIATION S/B/M/T CHASE HOME FINANCE LLC S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION ATTY: PHELAN HALLINAN

> V. DONDI MAY DEIBERT

All the following described real estate improved by a dwelling house known as 11476 Orchard Road in Washington Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2628, page 137. Tax Parcel # 23-0Q07J-017.000000

SALE # 35 2012-1428 BAYVIEW LOAN SERVICING LLC ATTY: PHELAN HALLINAN

RANDE L. WALTERS AND STEPHANIE L. WALTERS

All the following described real estate, locally known as 861 Long Lane lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3642, page 190. Tax Parcel # 06-IE43.-043.-000000

SALE # 36 2013-213 PATRIOT FEDERAL CREDIT UNION ATTY: KORNFIELD & BENCHOFF V. MASSIMILIANO AND NINFA LAMATTINA

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1380 Third Avenue, Chambersburg, Pa. Franklin County Deed Book Vol 2122, page 297. Tax Parcel # 09-C-13-102

SALE # 37
2008-1211

DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE OF THE RESIDENTIAL ASSET
SECURITIZATION TRUST 2006-A14CB, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-N
UNDER THE POOLING AND SERVICING AGREEMENT
DATED OCTOBER 1, 2006
ATTY: PHELAN HALLINAN

V. ROBERT W. KEELER

All that certain tract of real estate together with the buildings thereon erected, numbered and known as 261-263 Lincoln Way East, situate in the Borough of Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3276, page 529. Tax Parcel 03-1C58.-011

SALE # 38 2014-102

PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK ATTY: KML LAW GROUP PC

JASON L. HENRY AND LINDSEY D. HENRY FKA LINDSEY D. SHANNON

All that certain lot or piece of ground situate in the Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1996 Ashley Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3456, page 324. Tax Parcel # 02-1C00-123A

SALE # 39 2013-3623

WELLS FARGO BANK NA ATTY: ZUCKER GOLDBERG & ACKERMAN LLC

YVONNE M. BOYERS EXECUTRIX OF THE ESTATE OF JAMIE M. BOYERS

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3565 Maplewood Court, Fayetteville, Pa. Instrument # 2008-000434. Parcel # 09-0C23C-090-000000

SALE # 40 2013-4102 NATIONSTAR MORTGAGE LLC ATTY: KML LAW GROUP V. VELDINE BARBOUR

All that following real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 3312 Edenville Road, Hamilton Township, Pa aka 3312 Edenville Road, Chambersburg, Pa. Franklin County Deed Book Volume 1639, page 544. Tax Parcel # 11-0E10-224

SALE # 41 2011-5051 WELLS FARGO BANK NA ATTY: PHELAN HALLINAN V. ADOLPHE J. ANDOU

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 10262 Lindale Avenue, Greencastle, PA. Instrument # 201005574 Tax Parcel # 01-0A11-397-000000

SALE # 42 2012-3551 JPMORGAN CHASE BANK NA ATTY: PHELAN HALLINAN V.

DAVID S. MILLER AND SHEILA K. MILLER

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 6349 Hager Road, Greencastle Pa. Franklin County Deed Book 3542, page 308. Tax Parcel # 18-0K7.-056.-000000

SALE # 43 2014-420 PATRIOT FEDERAL CREDIT UNION ATTY: KORNFIELD & BENCHOFF V. TAMMY J. SHERMAN

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, , having a street address of 10365 Upper Strasburg Road, Upper Strasburg, PA. Franklin County Deed Book Volume 3269, page 402. Tax Parcel #12-F-12-052A.

SALE # 44 2013-2237 WELLS FARGO BANK, N.A. ATTY: PHELAN HALLINAN V. WILLIAM A. GRZEMBSKI

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3842 Farmstead Drive, Fayetteville, Pa. Franklin County Deed Book Volume 2333, page 459. Tax Parcel # 10-0D23.-180.-000000

SALE # 45 2013-4172 WELLS FARGO BANK NA ATTY: MCCABE WEISBERG & CONWAY

CHELSEA A. KOPE, SERAFIM K. TSORTOS AND ROBERT M. KOPE

All the following real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1248 Fox Den Road, Chambersburg, Pa. Instrument # 2008-006798 Tax I.D.# 10-0D04-166

SALE #46 2013-4703

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE Pennsylvania, HOUSING FINANCE AGENCY ATTY: MARTHA E. VON ROSENSTIEL V.

JOHN C. DULEBOGN AND UNKNOWN HEIRS SUCCDESSORS ASSIGNS AND ALL APERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER AUDREY W. **DULEBOHN DECEASED**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 4045 Shatzer Street, Chambersburg, Pa. Instrument # 201124460 Tax Parcel # 20-0M19.-083-000000

> **SALE #47** 2010-3232 PNC BANK NATIONAL ASSOCIATION **ATTY: UDREN LAW OFFICES**

UNITED STATES OF AMERICA U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA ROBERT HUGH WIESMAN AKA ROBERT H. WIESMAN F/D/B/A HAT **ZONE CUSTOM EMBROIDERY F/D/B/A KAPZ MARIA** WIESMAN AKA MARIA G. WIESMAN

All the following described real estate lying and being situate in the Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1436 Hollywell Avenue Chambersburg, Pa. Franklin County Deed Book Volume 2674, page 294. Property I.D. # 04-1G00S-2B-7

> **SALE # 48** 2013-2020 **ONE WEST BANK FSB** ATTY: MCCABE WEISBERG & CONWAY

DEBBIE KIRCHOFF KNOWN SURVIVING HEIR OF BETTY A. BUTTS DECEASED MORTGAGOR AND **REAL OWNER UNKNOWN SURVIVING HEIRS OF** BETTY A. BUTTS, DECEASED MORTGAGOR AND REAL OWNER AND JUDY WALKERM KNOWN SURVIVING HERI OF BETTY A. BUTTS, DECEASED **MORTGAGOR AND REAL OWNER**

All the following described real estate lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania, having a street address of 11 Aspen Drive, Mont Alto Pa. Instrument # 199325460 Tax Parcel # 16-4A00.-008A-00000

> **SALE #49** 2010-3096 NATIONSTAR MORTGAGE LLC **ATTY: PHELAN HALLINAN**

BRYAN R. GOCHENAUER AND SUE A. GOCHENAUER

All that certain tract of real estate lying and being situate in the Township of Letterkenny, Franklin County, Pennsylvania, having a street address of 11426 Skyline Drive, Orrstown Pa. Instrument # 2008-000157 Tax Parcel # 12-0F04.-025A-000000

SALE # 50 2012-3484 FEDERAL NATIONAL MORTGAGE ASSOCIATION ATTY: PHELAN HALLINAN **ERIC J. BACHMAN**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 302 West Queen Street, Chambersburg, Pa. Franklin County Deed Book 2566, page 390. Tax Parcel # 05-1B64.-108-000000

> **SALE # 51** 2011-05195

BANK OF AMERICA NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP

ATTY: PHELAN HALLINAN

DEBRA ANN WHARTON PEARCE AKA DEBRA A. PEARCE AND WASSINE E. HARRAK HAJRI AKA YASSINE EL HARRAK HAJRI

All that certain tract or parcel of real estate lying and being situated in the Borough of Mercersburg, Franklin County, Pennsylvania, having a street address of 226 Linden Avenue, Mercersburg, Pa. Franklin County Deed Book Volume 3084, page 194. Tax Parcel # 14-3A52.-025A-000000

SALE # 52

2013-1526 US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE Pennsylvania, HOUSING FINANCE AGENCY **ATTY: LEON P. HALLER**

COLLEEN C. MILLER

All that certain tract of land situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 12615 Carol Avenue, Greencastle Pa. Franklin County Deed Book 2326, page 256. Tax Map # 01-0A21 Parcel 257A

> **SALE # 53** 2013-2686

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ARM TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-9

V. CHRISTINA L. TEDRICK AND CHRISTOPHER M. **TEDRICK**

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, having a street address of 29 Starlight Drive, Greencastle Pa. Franklin County Deed Book 2004, page 289. Tax Parcel # 08-2B03.-057.-000000

> **SALE # 54** CANCELLED

SALE # 55 2014-630 WELLS FARGO BANK NA ATTY: PHELAN HALLINAN V. STEPHEN W. JONES AND KELLY N. JONES

All that certain tract or parcel of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 111 Lincoln Road, Chambersburg, Pa. Instrument # 201206271 Tax Parcel # 04-1G01.-074.000000

SALE # 56 2009-2182 JPMC SPECIALTY MORTGAGE LLC ATTY: ZUCKER GOLDBERG & ACKERMAN V. GLENN H. ZIMMERMAN

All that certain described lot of ground with improvements thereon erected, situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 11340 Punch Bowl Road, Mercersburg, Pa. Franklin County Deed Book Volume 3114, page 549. Parcel # 17-0-J16-108

SALE # 57 2013-4958

PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK ATTY: KML LAW GROUP

JESSICA A. REED AND ALEXANDER CRISTIAN REED

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 335 East Avenue, State Line, PA. Instrument # 2008-024417 Tax Parcel # 01-A32L-60

SALE # 58 2013-04401

BANK OF AMERICA NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ATTY: ZUCKER GOLDBERG & ACKERMAN

V. MELODY A. SMITH

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 743 Joy Drive, Greencastle, Pa. Instrument # 201012515 Parcel # 01-0A22-096-000000

SALE # 59
2012-4594

FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MARTHA E. VON ROSENSTIEL
V.
SHAUN R. MACWILLIAMS AND GRETCHEN C.
BABENDREIER

All that tract of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6071 Greenbriar Court, Fayetteville, Pa. Franklin County Deed Book Volume 2864, page 312. Tax Parcel # 10-D23S-12F

SALE # 60 2013-4287

PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK SUCCESSOR BY MERGER TO ACCUBANC MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA ATTY: KML LAW GROUP

> V. CHRISTOPHER B. REEVES

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 12983 Martin Lane, Blue Ridge Summit Pa. Franklin County Deed Book Volume 2823, page 362. Tax Parcel # 23-0Q20C-014

SALE # 61
2010-00997
RESIDENTIAL FUNDING REAL ESTATE HOLDINGS
LLC
ATTY: MEYER DARRAGH BUCKLER BEBENEK & ECK
PLLC
V.
DAVID E. MILLER SR.

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 11880 Williamsport Pike, Greencastle, Pa. Franklin County Deed Book Volume 2174, page 263. Tax Parcel # 098

SALE # 62
2013-04873
US BANK NATIONAL ASSOCIATION AS SUCCESSOR
BY MERGER OF US BANK NATIONAL ASSOCIATION
ND
ATTY: GRENEN & BIRSIC
V.
DAVID W. GIPE AND AMY L. GIPE

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 81 Maribeth Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1630, page 359. Parcel # 11-D-15D-2F

SALE # 63 CANCELLED

SALE # 64 2013-2537

US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE4, SERIES 2004-

HE4
ATTY: UDREN LAW OFFICES
V.
LINDA ALLEN

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 368 West Queen Street, Chambersburg, Pa. Franklin County Deed Book Volume 2353, page 092. Property I.D. # 05-1B63-38A

SALE # 65 2014-253 NATIONSTAR MORTGAGE LLC ATTY: MCCABE WEISBERG & CONWAY

BOBBIE E. ZIMMERMAN AND RYAN W. ZIMMERMAN

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 128 Hykes Road East, Greencastle Pa. Instrument # 2004-026712 Tax I.D.# 01-0A32G-027-000000

SALE # 66 2014-1030 MAGNOLIA PORTFOLIO LLC ATTY: JAMES SMITH DIETTERICK & CONNELLY V. WOODS PROPERTIES

All that certain tract of land known as Parcel 2-45 as shown on a Final Land Subdivision Plan prepared by Best Angle Associates, located in the Township of Greene, Franklin County and Pennsylvania, having a street address of 985 Superior Avenue, Chambersburg, Pa. Franklin County Deed Book Volume 2004, page 32. Parcel# 09-0C03S-045

SALE # 67 2013-2337

BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING. LP ATTY: PHELAN HALLINAN

V. DONNA R. HALL

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6002 Greenbriar Terrace Fayetteville, Pa. Instrument # 10-0D23S-012M-000000

SALE # 68 2014-455

BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ATTY: PHELAN HALLINAN

> V. TODD MORGAN

All the following described real estate lying and being situate in Blue Ridge Summit in Washington Township, Franklin County, Pennsylvania, having a street address of 15135 Dutrow Avenue Blue Ridge Summit, Pa. Franklin County Deed Book Volume 3124, page 154. Tax Parcel # 23-0Q20P-021.-000000

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 THAN JULY 21, 2014 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY JULY 25, 2014 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'S REAL ESTATE SALES FOR 2014

CUT-OFF	SALE DATE
NOV 1, 2013	JAN 10, 2014
JAN 3, 2014	MAR 14, 2014
MAR 7, 2014	MAY 9, 2014
MAY 2, 2014	JULY 11, 2014
JULY 4, 2014	SEPT 12, 2014
SEPT 5, 2014	NOV 14, 2014

6/20, 6/27, 7/4/2014