

# Franklin County Legal Journal

Vol. 32, No. 52

June 26, 2015

*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 Roger L. Boher, Sr., a/k/a Roger L. Boher, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Roger L. Boher, Jr.  
Toby Boher  
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

6/26, 7/3, 7/10/2015

Estate of Mary S. Gingrich, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

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

Attorney:

Alexandra M. Sipe  
Maxwell Sipe Law Offices, LLC  
237 East Main Street, 2nd Floor  
Waynesboro, PA 17268

6/26, 7/3, 7/10/2015

Estate of Frances L. Hager, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Tammy L. Wingert  
c/o Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

Michael J. Connor  
Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

6/26, 7/3, 7/10/2015

Estate of Rutherford H. Logan, late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:

Victoria L. Kieffer  
107 South Fayette Street  
Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.  
Steiger & Steiger  
120 North Main Street  
Mercersburg, PA 17236

6/26, 7/3, 7/10/2015

Estate of Barbara H. Meyers, a/k/a Barbara Howell Meyers, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Mitchell E. Meyers  
5175 Allison Marshall Drive  
Warrenton, VA 20187  
Pamela M. Comer

3 Springhouse Drive  
Medford, NJ 08055

Attorney:

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

6/26, 7/3, 7/10/2015

Estate of Bernie J. Miller, a/k/a Bernie John Wesley Miller, Sr., late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

B. John Miller, Jr.  
14622 Buchanan Trial West  
Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.  
Steiger & Steiger  
120 North Main Street  
Mercersburg, PA 17236

6/26, 7/3, 7/10/2015

Estate of Beverly Jones Minnich, a/k/a Beverly J. Minnich, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda M. Black  
151 Greenleaf Road  
Chambersburg, PA 17202

Attorney:

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

6/26, 7/3, 7/10/2015

## PUBLIC NOTICES

Estate of Harry A. Mohn, late of Southampton Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Linda L. Emig  
c/o Marcus A. McKnight, III  
Irwin & McKnight, P.C.  
60 West Pomfret Street  
Carlisle, PA 17013  
Attorney:  
Marcus A. McKnight, III  
Irwin & McKnight, P.C.  
60 West Pomfret Street  
Carlisle, PA 17013

6/26, 7/3, 7/10/2015

Estate of Julia A. Scott, a/k/a Julia Anne Scott, late  
of Borough of Chambersburg, Franklin County,  
Pennsylvania.

Personal Representative:  
Mary P. Confer  
P.O. Box 395  
Scotland, PA 17254  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

6/26, 7/3, 7/10/2015

Estate of Jean B. Strike, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Sharon D. Strike  
c/o Mark E. Halbruner  
Halbruner, Hatch & Guise, LLP  
2109 Market Street  
Camp Hill, PA 17011  
Attorney:  
Mark E. Halbruner  
Halbruner, Hatch & Guise, LLP  
2109 Market Street  
Camp Hill, PA 17011

6/26, 7/3, 7/10/2015

Estate of F. Catherine Wenger, a/k/a F. Catharine  
Wenger, a/k/a Fannie C. Wenger, late of St. Thomas  
Township, Franklin County, Pennsylvania.

Personal Representatives:  
Ruth E. Lehman  
5173 Bullitt Road  
Greencastle, PA 17225  
Carl D. Wenger  
6969 Upper Stasburg Road  
Pleasant Hall, PA 17246  
Kay E. Miller  
341 Harrisburg Street  
East Berlin, PA 17316  
Attorney:  
Joseph A. Macaluso  
P.O. Box 83  
Orrstown, PA 17244

6/26, 7/3, 7/10/2015

## **Second Publication**

Estate of Allen G. Bricker, late of Montgomery Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Norris G. Bricker  
Carol A. Kercheval  
Keith A. Bricker  
Nathan P. Bricker  
c/o R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

6/19, 6/26, 7/3/2015

Estate of James A. Buhman, late of Hamilton Township,  
Franklin County, Pennsylvania.

Personal Representative:  
James R. Buhman  
2754 Warm Spring Road  
Chambersburg, PA 17202  
Attorney:  
Barbara Townsend  
32 West Queen Street  
Chambersburg, PA 17201

6/19, 6/26, 7/3/2015

Estate of Doris M. Clever, late of Borough of Greencastle,  
Franklin County, Pennsylvania.

Personal Representatives:  
Alfred Monn  
5368 Philadelphia Avenue, Lot 9  
Chambersburg, PA 17202  
Deborah Librandi  
104 Wayne Drive  
Harrisburg, PA 17112  
Attorney:  
Barbara Townsend  
32 West Queen Street  
Chambersburg, PA 17201

6/19, 6/26, 7/3/2015

Estate of Charlotte F. Morneau, late of Washington  
Township, Franklin County, Pennsylvania.

Personal Representative:  
Catherine F. Gallahan  
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

6/19, 6/26, 7/3/2015

## PUBLIC NOTICES

Estate of Ethel K. Wagaman, a/k/a Ethel Louise Wagaman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
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

6/19, 6/26, 7/3/2015

Estate of Doris E. Welty, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Jean Welty Frantz  
13820 Welty Road  
Waynesboro, PA 17268  
Judy Lynn Grier  
20222 Jefferson Boulevard  
Hagerstown, MD 21742  
Julie A. Funk  
10189 Jacob Mack West  
Waynesboro, PA 17268  
Attorney:  
Maxwell Sipe Law Offices, LLC  
LeRoy S. Maxwell, Jr.  
237 East Main Street, 2nd Floor  
Waynesboro, PA 17268

6/19, 6/26, 7/3/2015

### **Third Publication**

Estate of Patricia S. Black, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:  
Jason T. Black  
Carisa Ruggeri  
c/o Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
David F. Spang  
Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

6/12, 6/19, 6/26/2015

Estate of Suzanne Burcker, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Patricia A. Bumbaugh  
c/o Jeffrey S. Evans  
2025 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jeffrey S. Evans  
2025 East Main Street  
Waynesboro, PA 17268

6/12, 6/19, 6/26/2015

Estate of Helen Scott DePerto, late of Franklin County, Pennsylvania.

Personal Representative:  
Richard Scott DePerto  
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

6/12, 6/19, 6/26/2015

Estate of Dorothy P. Griffin, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Karen G. Root  
c/o Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Lawrence R. Rife, IV  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

6/12, 6/19, 6/26/2015

Estate of Stephen David Hersh, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:  
Steven Lubert, CPA  
c/o Smith, Elliott, Kearns & Company, LLC  
3810 Market Street  
Camp Hill, PA 17011

6/12, 6/19, 6/26/2015

Estate of Evelyn F. Hildebrand, a/k/a Evelyn Frances Hildebrand, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Ernest E. Welsh  
2913 Constellation Drive  
Chambersburg, PA 17202  
Attorney:  
Robert C. Schollaert  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

6/12, 6/19, 6/26/2015

Estate of Helen M. Isenberger, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:  
John R. Isenberger, II  
514 Evengeline Drive  
Waynesboro, PA 17268  
Sharon M. Sword  
1348 South Fifth Street  
Chambersburg, PA 17268  
Attorney:  
George E. Wenger, Jr.  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

6/12, 6/19, 6/26/2015

## **PUBLIC NOTICES**

Estate of Virginia L. Lehnhart, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Gail M. Baker  
258 High Street  
Chambersburg, PA 17201  
Pamela L. Coy  
251 High Street  
Chambersburg, PA 17201  
Lisa I. Perkins  
385 South Seventh Street  
Chambersburg, PA 17201  
Attorney:

Courtney J. Graham  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

6/12, 6/19, 6/26/2015

### **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: July 2, 2015.

CUMMINGS: First and Final Account, statement of proposed distributions and notice to creditors of Christopher Erickson, Executor of the Estate of Stephen J. Cummings, late of Guilford Township, Franklin County, Pennsylvania, deceased.

LONGENECKER: First and Final Account, statement of proposed distributions and notice to creditors of Alton K. Longenecker, Administrator-CTA of the Estate of Elmer Z. Longenecker, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

MILLS: First and Final Account, statement of proposed distributions and notice to creditors of Fred R. Swailes, Administrator of the Estate of Phyllis L. Mills, late of the Peters Township, Franklin County, Pennsylvania, deceased.

TSCHOPP: First and Final Account, statement of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Executor of the Estate of David R. Tschopp, late of Greene Township, Franklin County, Pennsylvania, deceased.

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

6/19, 6/26/2015

## PUBLIC NOTICES

### **SHERIFF'S SALE JULY 10, 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 17, 2015 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

#### **SALE # 1, 2014-3891**

**WELLS FARGO BANK, N.A., SUCCESSOR  
BY MERGER TO WACHOVIA BANK, N.A.,  
SUCCESSOR BY MERGER TO HOMEQ  
SERVICING CORPORATION  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V. MARSHALL H. BARKMAN, EXECUTOR OF THE  
ESTATE OF RUTH B. BARKMAN**

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 163 Addison Avenue, Greencastle, PA, Franklin County Deed Book Volume 940, page 285 Tax Parcel # 08-2B37-.083-.000000

#### **SALE # 2, 2014-1665**

**WELLS FARGO BANK, N.A.  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V. TIMOTHY O. CRIST**

All the following described real estate lying and being situate in the Village of Williamson, St. Thomas Township, Franklin County, Pennsylvania, with an address of 5347 Warm Spring Road a/k/a Route 995, Saint Thomas, PA, Deed Instrument # 201106544 Tax Parcel # 20-0M27D-004-000000

#### **SALE # 3, 2014-1498**

**FARMERS AND MERCHANTS TRUST COMPANY  
OF CHAMBERSBURG  
ATTY: JSDC LAW OFFICES  
V. TROY T. KING**

All that certain lot or piece of land situate, lying and being in Hamilton Township, Franklin County, Pennsylvania, with an address of 58 Carnelian Drive, Chambersburg, PA, Plat Book 288D, page 381 Tax Property # 11-0E15C-015B

#### **SALE # 4, 2014-2758**

**BANK OF AMERICA, SUCCESSOR BY MERGER  
TO BAC HOME LOANS SERVICING, LP  
ATTY: MILSTEAD & ASSOCIATES, LLC  
V. DAVID FORD**

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 268 East Franklin Street, Greencastle, PA, Franklin County Deed Book Volume 1489, page 399 Tax Parcel # 08-2B29.-081.000000

#### **SALE # 5, 2014-4049**

**BANK OF AMERICA, SUCCESSOR BY MERGER  
TOBAC HOMELOANS SERVICING, LP  
ATTY: MILSTEAD & ASSOCIATES, LLC  
V. ARMANDO CONCEPCION AND IRIA ESTHER  
RODRIGUEZ**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1383 Cove Drive, Chambersburg, PA, Franklin County Deed Book Volume 1042, page 1, Tax Parcel # 11-E16-101

#### **SALE # 6, 2014-3979**

**JPMORGAN CHASE BANK, NATIONAL TRUST  
ATTY: KML LAW GROUP, PC  
V. ADAM KING A/K/A ADAM R. KING AND SHELLY  
KING A/K/A SHELLY R. KING**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 803 West Main Street, Waynesboro, PA, Franklin County Deed Book Instrument # 200922217, Tax Parcel # 25-5A-54-010

#### **SALE # 7, 2014-1818**

**WELLS FARGO BANK  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. ANGELA J. FUSS AND JOSEPH G. FUSS**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 10867 Old Forge Road, Waynesboro, PA, Franklin County Deed Book Volume 1708, page 141, Tax Parcel # 23-0Q08.-183.-000000

**SALE # 8  
CANCELLED**

## PUBLIC NOTICES

**SALE # 9, 2014-3955**  
**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE OWES REMIC TRUST 2013-2**  
**ATTY: STERN & EISENBERG, PC**  
**V. MICHAEL T. COURSEY A/K/A MICHAEL COURSEY AND ROCHELLE COURSEY**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11350 Anne Lane, Mercersburg, PA, Franklin County Deed Book Volume 2181, page 640, Tax Parcel # 17-J-16-061

**SALE # 10, 2014-4667**  
**GREEN TREE SERVICING, LLC**  
**ATTY: KML LAW GROUP, PC**  
**V. LAURA A. SHATZER & TERRY E. SHATZER**

All that certain parcel of land being situate in Greene Township, Franklin County, Pennsylvania, with an address of 3449 Black Gap Road, Chambersburg, PA, Franklin County Deed Book Volume 3426, page 186, Tax Parcel # 09-0C13-017 & 09-0C13-017A

**SALE # 11**  
**CANCELLED**

**SALE # 12**  
**CANCELLED**

**SALE # 13**  
**CANCELLED**

**SALE # 14, 2015-68**  
**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK**  
**ATTY: KML LAW GROUP, PC**  
**V. MARIO J REDA III**

All that improved real estate lying in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 237 Ringgold Street, Waynesboro, PA, Franklin County Deed Book Instrument # 2008-014214, Tax Parcel # 24-5C24-.097-.0011

**SALE # 15, 2015-359**  
**PNC BANK, NATIONAL ASSOCIATION**  
**ATTY: UDREN LAW OFFICES, PC**  
**V. ALBERT R. HITE AND TABITHA McDONALD**

All that certain parcel of land situated in the Franklin County, Commonwealth of Pennsylvania, with an address of 538 Mount Pleasant Road, Fayetteville, PA, Deed Instrument # 201105268, Tax Parcel # 09-0C23-304

**SALE # 16, 2014-196**  
**NATIONSTAR MORTGAGE, LLC**  
**ATTY: McCABE WEISBERG & CONWAY**  
**V. ALLEN W. HELMAN, CAROL A. HELMAN AND THE UNITED STATES OF AMERICA C/O UNITES STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 343 Fairview Avenue, Waynesboro, PA, Franklin County Deed Book Volume 1232, page 301, Tax ID # 26-5C14-.027

**SALE # 17, 2015-413**  
**ORRSTOWN BANK**  
**ATTY: MARTSON LAW OFFICES**  
**V. KEITH BRYAN TOLBERT SR**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1275 Gayman Road, Chambersburg, PA, Franklin County Deed Book Volume 1601, page 422

**SALE # 18, 2014-3377**  
**PENNYMAC LOAN SERVICES, LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. DANA P MILLER AND JANICE R MILLER**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 844 Knob Hill Road, Fayetteville, PA, Franklin County Deed Book Volume 2948, page 98, Tax Parcel # 09-0C24P-054-.000000

**SALE # 19, 2014-3983**  
**CITIMORTGAGE, INC**  
**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, Franklin County Deed Book Volume 2088, page 340, Tax Parcel # 10-0D09-046

**SALE # 20, 2015-408**  
**GREEN TREE SERVICING, LLC**  
**ATTY: KML LAW GROUP**  
**V. PAUL E EVERETTS**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 420 West 5th Street, Waynesboro, PA, Franklin County Deed Book Instrument # 2008-019328, Tax Parcel # 26-5C14

## PUBLIC NOTICES

**SALE # 21, 2013-3567**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY,**  
**AS TRUSTEE FOR SOUNDVIEW HOME**  
**LOAN TRUST 2005-OPT3, ASSET-BACKED**  
**CERTIFICATES, SERIES 2005-OPT3**  
**ATTY: UDREN LAW OFFICES**  
**V. PAUL GIFT A/K/A PAUL E GIFT, LAST RECORD**  
**OWNER, TERESA L McBETH, KNOWN HEIR OF**  
**PAUL GIFT A/K/A PAUL E GIFT, TERRY D GIFT,**  
**KNOWN HEIR OF PAUL GIFT A/K/A PAUL E GIFT,**  
**RANDY E GIFT KNOWN HEIR OF PAUL GIFT A/K/A**  
**PAUL E GIFT, UNKNOWN HEIRS, SUCCESSORS,**  
**ASSIGNS AND ALL PERSONS, FIRMS OR**  
**ASSOCIATIONS CLAIMING RIGHT, TITLE OR**  
**INTEREST FROM OR UNDER JO ANN R. GIFT,**  
**DECEASED**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 4246 Dixie Avenue, Chambersburg, PA, Franklin County Deed Book Volume 674, page 264, Tax Property ID # 20-0M19-029

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**SALE # 22, 2015-636**  
**M&T BANK**  
**ATTY: KML LAW GROUP**  
**V. PAULA K DOWLIN**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 210 Whitley Drive, Chambersburg, PA, Deed Instrument # 201011576, Tax Parcel # 04-1G-2C-045

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**SALE # 23, 2014-1209**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. BRYAN MARTIN A/K/A BRYAN D MARTIN AND**  
**KELLY J MARTIN A/K/A KELLY MARTIN A/K/A**  
**KELLY JO FELTNER**

All the following real property in Washington Township, Franklin County, Pennsylvania, with an address of 8737 Stottlemeyer Road, Waynesboro, PA, Deed Instrument # 201400383, Tax Parcel # 23-0Q07-.244-000000

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**SALE # 24, 2014-2646**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. HAROLD C SITES A/K/A HAROLD C SITES SR**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2235 New Franklin Road, Chambersburg, PA, Deed Instrument # 200908324, Tax Parcel # 10-0D14.-050H-000000

**SALE # 25, 2015-558**  
**LSF8 MASTER PARTICIPATION TRUST**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. PHILIP W. ANDERSON & CARLIE A. ANDERSON**

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, with an address of 12885 Cumberland Highway, Orrstown, PA, Tax Parcel # 12-0F09.-005.-000000

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**SALE # 26, 2014-4561**  
**PNC BANK, NATIONAL ASSOCIATION**  
**ATTY: UDREN LAW OFFICE**  
**V. LESLEY A POOLE AND MATTHEW A POOLE**

All that certain lot of land situate in Washington Township, Franklin County, Pennsylvania, with an address of 12232 Red Hawk Drive, Waynesboro, PA, Deed Instrument # 2008-010778, Tax Property ID # 23-0Q05.-167.-000000

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**SALE # 27, 2015-763**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: SHAPIRO & DENARDO**  
**V. MILDRED R McCLELLAN**

All that real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 109 Linden Avenue, Waynesboro, PA, Deed Instrument # 200908445

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**SALE # 28, 2015-360**  
**HSBC BANK USA, N.A.**  
**ATTY: McCABE WIESBERG & CONWAY**  
**V. MELANIE L BAKER**

All that real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 246 Wayne Avenue, Waynesboro, PA, Franklin County Deed Book Volume 2844, page 175, Tax ID # 25-5B49.-062.-000000

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**SALE # 29, 2014-4550**  
**BENEFICIAL CONSUMER DISCOUNT D/B/A**  
**BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA**  
**ATTY: McCABE WEISBERG & CONWAY**  
**V. SCOTT L EVANS AND MELINDA A EVANS**

All that certain piece, parcel or tract of ground lying and being situate in the Township of Greene, Franklin County, Pennsylvania, with an address of 3004 White Church Road, Chambersburg, PA, Franklin County Deed Book Volume 2541, page 099, Tax I.D. # 09-0C19-278-000000

## PUBLIC NOTICES

**SALE # 30, 2015-157**  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**  
**("FANNIE MAE")**  
**ATTY: MARTHA E.VON ROSENSTIEL**  
**V. CHRISTINA L TEDRICK AND UNITED STATES**  
**OF AMERICA**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 11851 Carol Avenue, Greencastle, PA, Franklin County Deed Book Volume 1178, page 497, Tax Parcel # 01-0A21.-367.-000000

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**SALE # 31, 2014-658**  
**BANK OF AMERICA, N.A. S/B/M TO BAC HOME**  
**LOANS SERVICING LP F/K/A COUNTRYWIDE**  
**HOME LOANS SERVICING LP**  
**ATTY: McCABE WEISBERG & CONWAY**  
**V. PRISCILLA E ROBERTS AND JASON F**  
**ROBERTS**

All the following described lot of ground lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 12150 Gehr Road, Waynesboro, PA, Franklin County Deed Book Volume 2487, page 326, Tax I.D. # 23-0Q12B 033. 000000

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**SALE # 32, 2014-3478**  
**WELLS FARGO BANK, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. CORAL BARSANTI**

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 51 East Franklin Street, Greencastle, PA, Franklin County Deed Book Volume 1674, page 433, Tax Parcel 08-2B29.-105.-000000

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**SALE # 33, 2014-4673**  
**LSF8 MASTER PARTICIPATION TRUST**  
**ATTY: WELTMAN WEINBERG & REIS**  
**V. HECTOR R SOSA AND MADELINE B SOSA**

All the following described real estate situate in the Borough of Chambersburg, Franklin County, Commonwealth of Pennsylvania, with an address of 650 Harrison Drive, Chambersburg, PA, Franklin County Deed Book Volume 1280, page 192, Tax Parcel 11-0E13H-036.-000000

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**SALE # 34, 2014-4298**  
**NATIONSTAR MORTGAGE LLC**  
**ATTY: MILSTEAD & ASSOCIATES**  
**V. KENETH D RODGERS AND JANET C RODGERS**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1645 Majestic Drive, Chambersburg, PA, Franklin County Deed Book Volume 2350, page 250, Tax Parcel 11-0E13.-278.-000000

**SALE # 35, 2014-3171**  
**U.S. BANK NATIONAL ASSOCIATION, AS**  
**TRUSTEE FOR THE PENNSYLVANIA HOUSING**  
**FINANCE AGENCY**  
**ATTY: PURCEL KRUG & HALLER**  
**V. JOSEPH E COHAGAN**

All the following described real estate lying and being situate in the Bough of Greencastle, Franklin County, Pennsylvania, with an address of 47 North Linden Avenue, Greencastle, PA, Franklin County Deed Book Volume 136, page 102, Tax Map # 08-2B30-039-000000

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**SALE # 36, 2015-216**  
**WELLS FARGO BANK, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. VICKIE C REED, IN HER CAPACITY AS**  
**EXECUTRIX AND DEVISEE OF THE ESTATE OF**  
**RUTH W CLAUDY A/K/A RUTH CLAUDY AND**  
**MICHAEL W CLAUDY, IN HIS CAPACITY AS**  
**DEVISEE OF THE ESTATE OF RUTH W CLAUDY**  
**A/K/A RUTH CLAUDY**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1146 Westgate Drive, Chambersburg, PA, Franklin County Deed Book Volume 288C, page 844, Tax Parcel 06-1E60.-137-000000

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**SALE # 37**  
**CANCELLED**

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**SALE # 38, 2013-4255**  
**U.S. BANK N.A., AS LEGAL TITLE TRUSTEE FOR**  
**TRUMAN 2013 SC4 TITLE TRUST**  
**ATTY: ROMANO GARUBO & ARGENTIERI**  
**V. KALEB N REPP AND LEAH J REPP**

All the following described real estate lying and being in Metal Township, Franklin County, Pennsylvania, with an address of 15531 Mountain Green Road, Willow Hill, PA, Franklin County Deed Book Volume 561, page 618, Tax ID # 15-0H01.-006.-000000

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**SALE # 39, 2014-3584**  
**WELLS FARGO BANK, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. JAMIE KYLE JONES A/K/A JAMIE K JONES**

All the following described real estate located in Antrim Township, Franklin County, Pennsylvania, with an address of 509 Tall Cedar Lane, Greencastle, PA, Franklin County Deed Book Volume 1913, page 531, Tax Parcel 1-A-22-187



## PUBLIC NOTICES

**SALE # 40, 2014-1742**  
**BANK OF AMERICA, N.A., AS SUCCESSOR BY**  
**MERGER TO BAC HOME LOANS SERVICING, LP**  
**ATTY: MILSTEAD & ASSOCIATES**  
**V. SHERRI L KEOWN AND NATHAN JONES**

All the following described two (2) tracts of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 76 West Main Street, Fayetteville, PA, Franklin County Deed Book Volume 3606, page 142, Tax Parcel 09-C-26C-52

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**SALE # 41, 2014-4276**  
**WELLS FARGO BANK, N.A.**  
**ATTY: ZUCKER GOLDBERG & ACKERMAN**  
**V. TERESA M BLOSSER**

All the following described real estate situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 251 Wayne Avenue, Waynesboro, PA, Deed Instrument # 201110745, Tax Parcel 25-5B49-069-000000

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**SALE # 42, 2014-3219**  
**WELLS FARGO BANK, N.A., SUCCESSOR BY**  
**MERGER TO WELLS FARGO HOME MORTGAGE,**  
**INC.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. BENJAMIN P HOSTETTER AND DANIELLE R**  
**HOSTETTER A/K/A DANIELLE R TIMMONS**

All that certain lot or piece of ground situate in Peters Township, Franklin County, Commonwealth of Pennsylvania, with an address of 15588 Dogwood Drive, Fort Loudon, PA, Franklin County Deed Book Volume 288A, page 241, Tax Parcel 18-0K03-.078.-000000

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**SALE # 43, 2015-884**  
**FIRST COMMUNITY BANK OF MERCERSBURG**  
**FORMERLY KNOWN AS THE FIRST NATIONAL**  
**BANK OF MERCERSBURG**  
**ATTY: KORNFELD AND BENCHOFF**  
**V. TIMBERWOLF PROPERTIES, LLC**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 380 Wayne Avenue, Chambersburg, PA, Instrument # 2008-20255, UPI 06-1E41.-043.-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 JULY 20, 2015 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY JULY 24, 2015 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 2015

CUT OFF	SALE DATES
NOV 7, 2014	JAN 9, 2015
JAN 2, 2015	MAR 13 2015
MAR 6, 2015	MAY 8 2015
MAY 1, 2015	JUL 10 2015
JUL 3 2015	SEPT 11 2015
SEPT 4 2015	NOV 13 2015
NOV 6 2015	JAN 8 2016

6/19, 6/26, 7/3/2015