

Franklin County Legal Journal

Vol. 33, No. 27

January 1, 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 Harry L. Fisher, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Sandra F. Fisher
11085 Weatherstone Drive
Waynesboro, PA 17268

Laura E. Leinhard
306 Watercress Road
Westminster, MD 21157
H. Landis Fisher

9501 Old Spring Road
Kensington, MD 20895

Attorney:

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

1/1, 1/8, 1/15/2016

Estate of Timothy E. Gamby, a/k/a Timothy Eugene Gamby, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Patti Ann Gamby
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

1/1, 1/8, 1/15/2016

Estate of Claude Harlow Garland, Sr., a/k/a Claude H. Garland, Sr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Claude Harlow Garland, Jr.
Barbara Irene Mort
c/o Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

1/1, 1/8, 1/15/2016

Estate of Maxine S. Strike, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Roger C. Watson
5 Null Lane
Shippensburg, PA 17257

Attorney:

Adam R. Schellhase
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

1/1, 1/8, 1/15/2016

Estate of Richard Clark Tefft, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Marilyn Tefft
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

1/1, 1/8, 1/15/2016

Estate of David T. Wright, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

David A. Wright
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

1/1, 1/8, 1/15/2016

PUBLIC NOTICES

Second Publication

Estate of Franklin Clark Barr, Sr., a/k/a Franklin C. Barr, a/k/a Franklin C. Barr, Sr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

F. Clark Barr, Jr.

Brian R. Barr

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

12/25/2015, 1/1/2016, 1/8/2016

Estate of Merle D. McCleary, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Denton L. McCleary

Daryl J. McCleary

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

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

12/25/2015, 1/1/2016, 1/8/2016

Estate of Catharine M. Plasterer, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Timothy A. Plasterer

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

12/25/2015, 1/1/2016, 1/8/2016

Estate of Donnie Joan Rufenacht, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Laura Shatzer

c/o Keller, Keller and Beck, LLC

343-B South Potomac Street

Waynesboro, PA 17268

Attorney:

J. Edward Beck

Keller, Keller and Beck, LLC

343-B South Potomac Street

Waynesboro, PA 17268

12/25/2015, 1/1/2016, 1/8/2016

Estate of Julia J. Shoff, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Sharon D. Zeger-Myers

Gard W. Shoff III

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

12/25/2015, 1/1/2016, 1/8/2016

Estate of Grace Wagner, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Shirley A. Kibler

1226 Scenery Drive

Mechanicsburg, PA 17050

Attorney:

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

12/25/2015, 1/1/2016, 1/8/2016

Third Publication

Estate of Anna M. Bender, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Gary Bender

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

12/18, 12/25/2015, 1/1/2016

Estate of Dean W. Estep, Sr., late of Guildford Township, Franklin County, Pennsylvania.

Personal Representative:

Elizabeth D. McCoy

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

12/18, 12/25/2015, 1/1/2016

Estate of Pauline Mae Martin, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Clair L. Martin

Robert E. Martin

P.O. Box 499

Maugansville, Md 21767

12/18, 12/25/2015, 1/1/2016

PUBLIC NOTICES

Estate of Vincent J. Phelan, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Jerry Spessard a/k/a Gerald W. Spessard

747 West Orchard Road

Mercersburg, PA 17236

Attorney:

Paul T. Schemel

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

12/18, 12/25/2015, 1/1/2016

FICTITIOUS NAME NOTICE

NOTICE is hereby given, pursuant to the provisions of the Fictitious Name Act, Act No. 1982-295, of the filing, with the Department of State of the Commonwealth of Pennsylvania, on **December 10, 2015** of an application for a certificate for the conducting of a business under the assumed fictitious name of **Global Vision Christian School**. The entity interested is said business is business is Broadfording Bible Brethern Church of Washington County Maryland, 13523 Broadfording Church Road, Hagerstown, Maryland 21740.

Attorney:

J. McDowell Sharpe

Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

1/1/2016

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: January 7, 2016.

MULLER: First and Final Account, statement of proposed distributions and notice to creditors of Marina R. Muller, Administrator of the Estate of Jonathan G. Muller, late of the Borough of Waynesboro, Franklin County, Pennsylvania, deceased.

REIGHARD: First and Final Account, statement of proposed distributions and notice to creditors of Pamela A. Clark, Executrix of the Estate of Patricia A. Reighard aka Patricia Ann Reighard, late of Guilford Township, Franklin County, Pennsylvania, deceased.

TORBERT: 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 Warren B. Torbert, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

William E. Vandrew

Clerk Orphans Court Division

Franklin County, Pennsylvania

12/25/2015, 1/1/2016

**SHERIFF SALE
JANUARY 8, 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 February 5, 2016 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

SALE # 1, 2014-2389

WELLS FARGO BANK, NA

ATTY: PHELAN HALLINAN DIAMOND & JONES

V. ERIC M. BEAMER

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

SALE # 2, 2015-2260

M&T BANK S/B/M MANUFACTURERS AND

TRADERS TRUST COMPANY

ATTY: KML LAW GROUP

V. JEFFREY J. CARON

All the following described real estate, situate in Washington Township, Franklin County, Pennsylvania, with an address of 11380 Eigenbrode Lane, Waynesboro, PA, Tax Parcel # 23-0008-113-000000, Franklin County Deed Book Volume 1407, page 519

SALE # 3, 2015-1385

J.P. MORGAN MORTGAGE ACQUISITION CORP.

ATTY: SHAPIRO & DENARDO

V. BRENDA DARON

All that certain lot or piece of ground, situate in the Waynesboro Borough, Franklin County, Pennsylvania, with an address of 37 East Second Street, Waynesboro, PA, Tax Parcel # 24-5D09-.089-.000000, Deed Instrument # 200910139

SALE # 4, 2012-3773

**PHH MORTGAGE CORPORATION, D/B/A ERA
MORTGAGE**

ATTY: PHELAN HALLINAN DIAMOND & JONES

V. MICHAEL S OROSZ

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 502 East Baltimore Street, Greencastle, PA, Tax Parcel 08-2B30-.062-.000000, Franklin County Deed Book Volume # 2347, page 321

PUBLIC NOTICES

SALE # 5, 2015-2683
LAKEVIEW LOAN SERVICING, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. GARY M. VERNOR, JR.

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, with an address of 17 Sheffield Drive, Chambersburg, PA, Tax Parcel 12-0F34-.014-.000000, Deed Instrument # 201321067

SALE # 6, 2015-1868
THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF THE CWALT,
INC., ALTERNATIVE LOAN TRUST 2006-0C8
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-0C8 C/O SPECIAL LOAN
SERVICING, LLC ATTY: PARKER MCCAY
V. MICHELE A. HEATH AKA MICHELE A.
WILLIAMS

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 159 East McKinley Street, Chambersburg, PA, Franklin County Deed Book Volume 2187, page 304

SALE # 7, 2015-2622
FEDERAL NATIONAL MORTGAGE ASSOCIATION
(“FANNIE MAE”)
ATTY: MARTHA E VON RESENSTIEL
V. ROBERT W. O’HARA AND FDO HOLDINGS, LLC

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 135-137 West Second Street, Waynesboro, PA, Tax Parcel 26-5C08-0808, Franklin County Deed Book Volume 3621, page 79

SALE # 8
CANCELLED

SALE # 9, 2014-3470
STATE EMPLOYEES CREDIT UNION OF
MARYLAND, INC.
ATTY: POWERS KIRN & ASSOCIATES
V. JESSICA A MYERS A/K/A JESSICA
HENNINGSEN AND BRANDON L MYERS A/K/A
BRANDON MYERS

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 217 North Potomac Street, Waynesboro, PA, Tax Parcel 25-5B49-109, Franklin County Deed Book Volume 201227275

SALE # 10, 2015-1363
CITIFINANCIAL SERVICING LLC, A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: MILSTEAD & ASSOCIATES
V. KELLY A. HORNER AND GEORGE L. RUBIO, JR

All that certain tract of land, situate, lying and being in Greene Township, Franklin County, Pennsylvania, with an address of 2715 Tattoo Drive, Chambersburg, PA, Tax Parcel 9-C19-312, Deed Instrument # 201405442

SALE # 11, 2014-1078
BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOAN SERVICING, LP
FKA COUNTRTY HOME LOANS SERVICING, LP
ATTY: MANLEY DEAS KOCHALSKI
V. DARIN L. PITSNOCLE

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 140 Hykes Road East, Greencastle, PA, Tax Parcel 01-0A32G-028-000000, Franklin County Deed Book Volume 2647, page 396

SALE # 12, 2013-795
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. GLORIA JEAN BOWLES

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 9803 Olde Scotland Road, Shippensburg, PA, Tax Parcel 21-0N11-080.000000, Franklin County Deed Book Volume 2552, page 345

SALE # 13
CANCELLED

SALE # 14, 2015-2822
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION ATTY: SHAPIRO & DENARDO
V. RALPH A. MORGAN AND SHARON A. KNAPIK

All that certain piece, parcel or tract of land, lying and being in Hamilton Township, Franklin County, Pennsylvania, with an address of 1818 Falcon Lane, Chambersburg, PA, Tax Parcel 11-0E17-.331-0000000, Franklin County Deed Book Volume 2741, page 394

SALE # 15, 2014-3849
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: KML LAW GROUP
V. ROBERT MELLOTT AND MELANIE L. MELLOTT

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 9025 Kline Drive, Greencastle, PA, Tax Parcel 01-0A11-202, Franklin County Deed Book Volume 3606, page 571

SALE # 16A, 2014-3843
MEMBERS FIRST FEDERAL CREDIT UNION
ATTY: MARTSON LAW OFFICE
V. IRFAN MAHMOOD AND SHAZIA IRFAN,
INDIVIDUALLY AND T/D/B/A ISHA’S MART

All the following described real estate lying and being situate in the Borough of Shippensburg, Franklin County, Pennsylvania, with an address of 401 North Morris Street, Shippensburg, PA a/k/a 302 Lurgan Avenue, Shippensburg, PA, Tax Parcel 27-6A-16-020, Franklin County Deed Book Volume 3206, page 33

PUBLIC NOTICES

SALE # 16B, 2014-3843
MEMBERS FIRST FEDERAL CREDIT UNION
ATTY: MARTSON LAW OFFICE
V. IRFAN MAHMOOD AND SHAZIA IRFAN,
INDIVIDUALLY AND T/D/B/A ISHA'S MART

All the following real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 8256 Olde Scotland Road, Shippensburg, PA, Tax Parcel 21-N-14-84, Franklin County Deed Book Volume 3015, page 196

SALE # 16C, 2014-3843
MEMBERS FIRST FEDERAL CREDIT UNION
ATTY: MARTSON LAW OFFICE
V. IRFAN MAHMOOD AND SHAZIA IRFAN,
INDIVIDUALLY AND T/D/B/A ISHA'S MART

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of Lot 3, Pennsylvania Route 696 Olde Scotland Road, Shippensburg, PA, Tax Parcel 21-ON14-.081B-000000, Franklin County Deed Book Volume 2913, page 123

SALE # 17, 2015-2494
BRANCH BANKING AND TRUST COMPANY
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DOMINIQUE J. BROWN AND KAREN E. BROWN

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2834 Big Dipper Lane, Chambersburg, PA, Tax Parcel 09-0C19-.401-.000000, Deed Instrument # 201216302

SALE # 18, 2014-3723
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DANNY E. DENNISON AND DARLENE F. HUNT

All of the following described real estate, situate in Quincy Township, Franklin County, Pennsylvania, with an address of 9439 Mentzer Gap Road, Waynesboro, PA, Tax Parcel 19-0L18-.055B-000000, 19-0L18-.055B-L00000, Deed Instrument # 2008-022847

SALE # 19, 2014-1860
PHH MORTGAGE CORPORATION
ATTY: SHAPIRO & DENARDO
V. DOUGLAS E. DAYWALT

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 240 Wayne Avenue, Waynesboro, PA, Tax Parcel 25-5B49-64, Franklin County Deed Book Volume 3065, page 248

SALE # 20, 2015-1707
ONEWEST BANK, N.A.
ATTY: MCCABE WEISBERG & CONWAY
V. GLADYS L. LEININGER AND DONALD C.
LEININGER

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 282 Warm Spring Road, Chambersburg, PA, Tax Parcel 11-0E16-069-000000, Franklin County Deed Book Volume 764, page 97

SALE # 21, 2015-2101
ONEWEST BANK, N.A.
ATTY: MCCABE WEISBERG & CONWAY
V. UNKNOWN SURVIVING HEIRS OF JAMES H.
FEGAN, MARION WEBSTER, KNOWN SURVIVING
HEIR OF JAMES H. FEGAN, SAMUEL DENNIS
FEGAN, KNOWN SURVIVING HEIR OF JAMES
H. FEGAN, AND ARTHUR FEGAN, II, KNOWN
SURVIVING HEIR OF JAMES H. FEGAN

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 229 South Main Street, Chambersburg, PA, Tax Parcel 04-1E01-117-000000, Franklin County Deed Book Volume 660, page 281

SALE # 22, 2013-2818
NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION
MORTGAGE COMPANY
ATTY: KML LAW GROUP
V. JESS M. BRACKEN II, EXECUTOR OF THE
ESTATE OF DORIS M. BRACKEN

All the following described tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 46 West Main Street, Fayetteville, PA, Tax Parcel 09-0C26C-043-000000, Franklin County Deed Book Volume 645, page 927

SALE # 23, 2012-232
NATIONSTAR MORTGAGE, LLC
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. GEORGE SIMMERS A/K/A GEORGE CRAIG
SIMMERS AND ELIZABETH A. SIMMERS A/K/A
ELIABETH ANN SIMMERS

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 146 Kennedy Street, Marion, PA, Tax Parcel 10-0D20N-111-.000000, 10-0D20N-111.-LR0000, Franklin County Deed Book Volume 93, page 508

PUBLIC NOTICES

SALE # 24, 2011-5268

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AF1

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DIANE JEAN BANNER**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2982 Anthony Highway, Chambersburg, PA, Tax Parcel 10-0D23D-031.-000000, Franklin County Deed Book Volume 2921, page 481

SALE # 25, 2014-938

WELLS FARGO BANK, N.A.

**ATTY: MANLEY DEAS KOCHALSKI
V. MARK C. KEEFER AND DIANE C. KEEFER**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1292 Mount Pleasant Road, Fayetteville, PA, Tax Parcel 09-0C23-090-000000, Franklin County Deed Book Volume 3130, page 441

SALE # 26, 2015-2543

WELLS FARGO BANK, NA

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CANDY K. KYLER**

All the following described real estate lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania, with an address of 5732 Jack Road, Saint Thomas, PA, Tax Parcel 20-0M18.-030.-000000, Deed Instrument # 201322009

SALE # 27, 2012-3550

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE, LLC

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. RENEE STARR RIDEOUT A/K/A RENEE STARR RIDEOUT**

All that certain tract or parcel of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1273 Upland Drive, Fayetteville, PA, Tax Parcel 09-0C24P-089.-000000

SALE # 28, 2015-1081

WELLS FARGO BANK, N.A.

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DOUGLAS R. CARRANZA A/K/A DOUGLAS A. CARRANZA AND ELIZABETH A. CARRANZA A/K/A ELIZABETH ANNE CARRANZA**

All the following real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13235 Delaware Circle, Waynesboro, PA, Tax Parcel 23-0Q12.253.-000000, Franklin County Deed Book Volume 2622, page 38

SALE # 29, 2014-2347

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2006-4, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-4

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. DAVID E. HANN AND KAREN L. HANN**

All the following described real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania, with an address of 5319 Roxbury Road, Shippensburg, PA, Tax Parcel 13-0G18.-052.-000000

SALE # 30, 2014-1243

WELLS FARGO BANK, N.A.

**ATTY: MANLEY DEAS KOCHALSKI
V. KORLYN M. FINZ**

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, with an address of 10280 Lindale Avenue, Greencastle, PA, Tax Parcel 01-0A11-424-000000, Deed Instrument # 201011962

SALE # 31, 2015-180

WELLS FARGO BANK, N.A.

**ATTY: MANLEY DEAS KOCHALSKI
V. MATHEW R. LEHMAN**

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 69 Fifth Avenue, Fayetteville, PA, Tax Parcel 01-0A11-424-000000, Deed Instrument # 2008004666

SALE # 32, 2013-2434

WELLS FARGO BANK, N.A.

**ATTY: KML LAW GROUP
V. MADDY M. FICKES, CONNIE D. PARR AND CHRISTOPHER L. SKIDMORE**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6377 Fairway Drive West, Fayetteville, PA, Tax Parcel 10-0D23S-010B-000000, Deed Instrument # 201206738

SALE # 33, 2014-1585

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE LLC

**ATTY: KML LAW GROUP
V. RICHARD L. HULL EXECUTOR OF THE ESTATE OF JEAN HULL A/K/A THELMA JEAN HULL A/K/A T JEAN HULL A/K/A JEAN G HULL A/K/A T JEAN G HULL**

All that certain lot or piece of ground situate in Washington Township, Franklin County, Pennsylvania, with an address of 14002 Harbaugh Church Road, Waynesboro, PA, Tax Parcel 23-Q-19-20, Franklin County Deed Book Volume 3037, page 123

PUBLIC NOTICES

SALE # 34, 2014-2188
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE HOLDERS OF THE SASCO
2006-BC4 TRUST FUND
ATTY: PARKER MCCAY
V. DEBORAH A. HELM, KEVIN D. HELM, AND
RICHARD D. WITMER

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 94 Hade Road, St. Thomas, PA, Tax Parcel 20-0M15-.137, Franklin County Deed Book Volume 740, page 455

SALE # 35, 2015-2973
PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO NATIONAL
CITY BANK, SUCCESSOR BY MERGER TO
COMMONWEALTH MID-ATLANTIC MORTGAGE A
DIVISION OF NATIONAL CITY BANK OF INDIANA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. CANDACE ROMBERGER A/K/A CANDACE S.
NITTERHOUSE

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 36 Maribeth Drive, Chambersburg, PA, Tax Parcel 11-0E15D-011A-000000, Franklin County Deed Book Volume 2633, page 431

SALE # 36, 2015-1475
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION
ATTY: SHAPIRO & DENARDO
V. BONNIE K. BLAKE

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 443 East King Street, Chambersburg, PA, Tax Parcel 03-1C59-001A-000000, Deed Instrument # 201000045

SALE # 37, 2014-3913
WELLS FARGO, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. PAUL C. BARBOUR

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11373 Punch Bowl Road, Mercersburg, PA, Tax Parcel 17-0J16-091-000000, Franklin County Deed Book Volume 2361, page 158

SALE # 38
CANCELLED

SALE # 39, 2014-4449
GREEN TREE SERVICING LLC
ATTY: KML LAW GROUP
V. THE UNKNOWN HEIRS OF MARGARET R
STINE, DECEASED SUSAN STINE, SOLELY IN
HER CAPACITY AS HEIR OF MARGARET R
STINE, DECEASED HAROLD STINE, SOLELY IN
HIS CAPACITY AS HEIR OF MARGARET R STINE,
DECEASED

All that following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 209 Colorado Street, Marion, PA, Tax Parcel 10-0D20N-071, Franklin County Deed Book Volume 1276, page 117

SALE # 40, 2014-4194
PNC BANK, NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES
V. RENEE L. WILDESON

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 8780 Kings Road, Waynesboro, PA, Tax Parcel 23-Q07K-19-BE, Franklin County Deed Book Volume 1689, page 007

SALE # 41, 2014-4641
BANK OF AMERICA, N.A.
ATTY: MCCABE WEISBERG & CONWAY
V. CASIMER KRIECHBAUM

All that tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 11815 Orlando Circle, Waynesboro, PA, Tax Parcel 23-0Q12S-01513-000000, Franklin County Deed Book Volume 1005, page 344

SALE # 42, 2013-4598
EVERBANK
ATTY: MCCABE WEISBERG & CONWAY
V. RONALD E. HULL

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 7707 Charlestown Road, Mercersburg, PA, Tax Parcel 17-0J06-.051-.000000, Deed Instrument # 2008-001113

SALE # 43, 2015-2549
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY
ATTY: PURCELL KRUG & HALLER
V. CHRISTOPHER M. JACKSON

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 9 Pen Mar Street, Waynesboro, PA, Tax Parcel 24-5D17-097, Deed Instrument # 201224026

PUBLIC NOTICES

SALE # 44, 2014-3506
WILMINGTON SAVINGS FUND SOCIETY, FSB,
DOING BUSINESS AS CHRISTIANA TRUST, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
TRUSTEE FOR BCAT 2014-4TT
ATTY: KML LAW GROUP
V. LAWRENCE E. WAGAMAN AND DEBORAH
S.WAGAMAN

All the following described real estate lying and being situate in the borough of Mont Alto, Franklin County, Pennsylvania, with an address of 57 Creekstone Drive, Mont Alto, PA, Tax Parcel 16-4A53S-014-000000, Franklin County Deed Book Volume 1218, page 468

SALE # 45, 2015-1684
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR STRUCTURED ASSET
SECURITIES CORPORATION MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2002-12 C/O
NATIONSTAR MORTGAGE LLC
ATTY: KML LAW GROUP
V. BRENDA L. NORTHRUP

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

SALE # 46, 2015-2482
M&T BANK
ATTY: KML LAW GROUP
V. CHARLES R. MCKISSICK

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1843 Alexander Avenue, Chambersburg, PA, Tax Parcel 02-1C05-.008-.000000, Franklin County Deed Book Volume 1220, page 560

SALE # 47, 2013-2615
WELLS FARGO BANK, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. TAMMY BERKSTRESSER

All the following real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 57 St. Andrews Drive, Waynesboro, PA, Tax Parcel 096, Deed instrument # 200906182

SALE # 48, 2014-511
WELLS FARGO BANK, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. SARAH JEAN HERBISON-BOWERS AND
CHARLES KENT BOWERS

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13799 Blue Ridge Avenue, Blue Ridge Summit, PA, Tax Parcel 23-0Q20P-024A-000000, Deed Instrument # 201025114

SALE # 49, 2011-1653
U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR SASCO MORTGAGE LOAN TRUST
2006-WF1
ATTY: MANLEY DEAS KOCHALSKI
V. JAMES C. MARSH, SR AND BRENDA S. MARSH

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 900 Coldspring road, Fayetteville, PA, Tax Parcel 09-0C23M-025-000000, Franklin County Deed Book Volume 2980, page 454

SALE # 50, 2015-784
WELLS FARGO BANK, N.A.
ATTY: MILSTEAD & ASSOCIATES
V. ALAN D. WRIGHT AND RACHELLE WRIGHT

All that certain lot or piece of ground lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1239 Marvern Drive W, Chambersburg, PA, Tax Parcel 11-OE16J, Deed Instrument 201014545

SALE # 51, 2014-3711
WELLS FARGO BANK, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. HELEN JOYCE SCOTT, A/K/A HELEN J. SCOTT,
EXECUTRIX OF THE ESTATE OF GLADYS T.
SCOTT A/K/A GLADYS TERESA SCOTT

All that certain tract or parcel of real estate situate in Guilford Township, Franklin County, Pennsylvania, with an address of 204 Pine Drive, Fayetteville, PA, Tax Parcel 10-0D10F-046B-000000, Deed Instrument # 201006416

SALE # 52, 2014-4178
WELLS FARGO BANK, N.A.
ATTY: MANLEY DEAS KOCHALSKI
V. PAUL J. KRAISS AND RETHEA M. KRAISS

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 5925 Hager Road, Greencastle, PA, Tax Parcel 18-0K27-083-000000, Deed Instrument # 201206778

SALE # 53, 2015-1624
JAMES B. NUTTER & COMPANY
ATTY: POWERS KIRN & ASSOCIATES
V. SHARON L. JUMPER, AS CO-ADMINISTRATRIX
OF THE ESTATE OF BETTY JO DE SHONG A/K/A
BETTY J. DESHONG, DECEASED AND RONALD
B. DE SHONG, AS CO-ADMINISTRATRIX OF
THE ESTATE OF BETTY JO DE SHONG A/K/A
BETTY J. DESHONG, DECEASED AND DONALD
B. DE SHONG, AS CO-ADMINISTRATRIX OF THE
ESTATE OF BETTY JO DE SHONG A/K/A BETTY J.
DESHONG, DECEASED

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2915 Guilford Spring Road, Chambersburg, PA, Tax Parcel 10-0D13D-004-000000, Franklin County Deed Book Volume 673, page 506

PUBLIC NOTICES

SALE # 54, 2015-964
U.S. BANK NATIONAL, AS TRUSTEE FOR
MERRILL LYNCH MORTGAGE INVESTORS
TRUST, MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2006-OPT1
ATTY: UDREN LAW OFFICES
V. MARTHA Y. KRUGH

All that certain lot of land situate in the Borough of Shippensburg, Franklin County, Pennsylvania, with an address of 352 Roxbury Road, Shippensburg, PA, Tax Parcel 27-6B01-013-000000, Franklin County Deed Book Volume 3182, page 334

SALE # 55A, 2012-1460
MAGNOLIA ORRSTOWN ROAD HOLDINGS,
LLC, SUCCESSOR BY ITS ASSIGNMENT
FROM MAGNOLIA PORTFOLIO ALPHA, LLC,
SUCCESSOR BY ITS ASSIGNMENT FROM
MAGNOLIA PORTFOLIO, LLC, SUCCESSOR BY
ITS ASSIGNMENT FROM ORRSTOWN BANK
ATTY: GINGO PALUMBO LAW GROUP
V. DARYL F. SWARTZ, ELAINE R. SWARTZ, AND
UNITED STATES OF AMERICA

All that certain lot or piece of ground situate in Southampton Township and the Borough of Orrstown, Franklin County, Pennsylvania, with an address of 3329 Orrstown Road, Orrstown, PA and V/L Orrstown Road, Orrstown, PA, Tax Parcel's 21-0N05K-023.-000000 and 28-7A10.-021.-000000, Franklin County Deed Book Volume 1595, page 485

SALE # 55B, 2012-1460
MAGNOLIA ORRSTOWN ROAD HOLDINGS,
LLC, SUCCESSOR BY ITS ASSIGNMENT
FROM MAGNOLIA PORTFOLIO ALPHA, LLC,
SUCCESSOR BY ITS ASSIGNMENT FROM
MAGNOLIA PORTFOLIO, LLC, SUCCESSOR BY
ITS ASSIGNMENT FROM ORRSTOWN BANK
ATTY: GINGO PALUMBO LAW GROUP
V. DARYL F. SWARTZ, ELAINE R. SWARTZ, AND
UNITED STATES OF AMERICA

All the following described real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania, with an address of 14146 Lower Horse Valley Road, Orrstown, PA, Tax Parcel 13-0G09-021A-000000, Franklin County Deed Book Volume 1172, page 412

SALE # 56, 2015-2554
CARRINGTON MORTGAGE SERVICES, LLC
ATTY: SHAPIRO & DENARDO
V. FREDA RENE HEFFER AND TERRY WAYNE
MARTIN AND GENICE R. MARTIN

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1577 Streamside Drive, Chambersburg, PA, Tax Parcel 11-0E10.-216.-000000, Franklin County Deed Book Volume 3654, page 468

SALE # 57, 2014-3458
THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC. ASSET-
BACKED CERTIFICATES, SERIES 2006-8
ATTY: HLADIK, ONORATO & FEDERMAN
V. JUSTIN MICHAEL TRAMA A/K/A JUSTIN M.
TRAMA

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 822 Burdock Court, Chambersburg, PA, Tax Parcel 11-0E13G-083.-000000, Franklin County Deed Book Volume 3071, page 007

SALE # 58, 2014-426
BANK OF AMERICA, N.A.
ATTY: POWERS KIRN & ASSOCIATES
V. MATTHEW E. SICKLE AND JESSICA R. SICKLE

All the following described real estate lying and being situate in the borough of Chambersburg, Franklin County, Pennsylvania, with an address of 60 Garber Street, Chambersburg, PA, Tax Parcel 05-1B56-082-000000, Deed Instrument # 2008-016245

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 JANUARY 18, 2016 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY JANUARY 22, 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
	12/18, 12/25/2015, 1/1/2016