

Franklin County Legal Journal

Vol. 33, No. 36

March 4, 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 Jeffrey L. Blashak, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Kevin Buchanan
6332 Hager Road
Greencastle, PA 17225

Attorney:

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

3/4, 3/11, 3/18/2016

Estate of Shirley L. Grove, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Nancy R. Pheil
c/o Stacy Pineo Hurt
946 Lincoln Way East
Chamberburg, PA 17201

Attorney:

Stacy Pineo Hurt
946 Lincoln Way East
Chamberburg, PA 17201

3/4, 3/11, 3/18/2016

Estate of Ricky A. Hege, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Melinda S. Hege
9393 Blue Spring Road
Mercersburg, PA 17236

Attorney:

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

3/4, 3/11, 3/18/2016

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

Personal Representative:

Linda A. Benner
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

3/4, 3/11, 3/18/2016

Estate of Anthony W. Valle, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Kenneth A. Valle
3462 Coseytown Road
Greencastle, PA 17225

Attorney:

Wertime & Guyer LLP
35 North Carlisle Street, Suite A
Greencastle, PA 17225

3/4, 3/11, 3/18/2016

Second Publication

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

Personal Representatives:

Mark Walter
Gail Walter
c/o R. Thomas Murphy & Associates, P.C.
2005 East Main Street
Waynesboro, PA 17268

Attorney:

Jared S. Childers
R. Thomas Murphy & Associates, P.C.
2005 East Main Street
Waynesboro, PA 17268

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

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

Personal Representative:

Judy Miller
1449 Lincoln Way East, Apt 2
Chambersburg, PA 17202

Attorney:

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

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PUBLIC NOTICES

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

Personal Representative:
Sheryl L. Ingraham
1122 August Drive
Annapolis, MD 21403
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

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

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

Personal Representatives:
Carolyn R. Overcash
54 West Walter Avenue
Greencastle, PA 17225
Dennis L. Fisher
43 Colonial Drive
Newtown, PA 18940
Attorney:
Wertime & Guyer LLP
35 North Carlisle Street, Suite A
Greencastle, PA 17225

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

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

Personal Representative:
Naomi Hunsberger
204 Oak Forest Drive
St. Thomas, PA 17252
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

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

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

Personal Representatives:
Mark Edward Gayman
5460 Stamey Hill Road
Waynesboro, PA 17268
Grant K. Gayman
11742 Gehr Road
Waynesboro, PA 17268
Attorney:
Alexandra M. Sipe
Maxwell Sipe Law Offices, LLC
237 East Main Street, 2nd Floor
Waynesboro, PA 17268

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

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

Personal Representatives:
Beverly Kay Shockey
401B Chesapeake Drive
Waynesboro, PA 17268
Carolyn Ann Papoutsis
16 East 5th Street
Waynesboro, PA 17268
Daryl Lee Gunder
11594 Nottingham Lane
Waynesboro, PA 17268
Randall Jay Gunder
1114 Gayman Road
Chambersburg, PA 17201
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

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

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

Personal Representative:
Thomas S. Heefner
22 East Fairview Avenue
Mercersburg, PA 17236
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

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

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

Personal Representatives:
Bernard J. McGarity
Michael F. Lee
c/o Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268
Attorney:
Clinton T. Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

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

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

Personal Representative:
Farmers and Merchants Trust Company of
Chambersburg
20 South Main Street
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

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

PUBLIC NOTICES

Third Publication

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

Personal Representative:
Brenda B. Dameron
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

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

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

Personal Representative:
Kenneth L. Beam
15 Wynnecrest Drive
Waynesboro, PA 17268
Attorney:
LeRoy S. Maxwell, Jr.
Maxwell Sipe Law Offices, LLC
237 East Main Street, 2nd Floor
Waynesboro, PA 17268

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

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

Personal Representative:
Allen L. Cummings
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

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

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

Personal Representatives:
Timothy Allen Gordon
14820 Timber Lane
Mercersburg, PA 17236
Leonard William Gordon
13384 Main Street
Fort Loudon, PA 17224
Attorney:
Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 North Second Street
McConnellsburg, PA 17233

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

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

Personal Representative:
Michael D. Flood
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

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

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

Personal Representative:
Linda Campbell
11551 Gehr Road
Waynesboro, PA 17268
Attorney:
Alexandra M. Sipe
Maxwell Sipe Law Offices, LLC
237 East Main Street, 2nd Floor
Waynesboro, PA 17268

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

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

Personal Representatives:
Jamison Steffen
Josiah Steffen
Joshua Steffen
Jedidiah Steffen
c/o De Boef Lucchesi, P.C.
1402 South Atherton Street
State College, PA 16801
Attorney:
Faith M. Lucchesi
De Boef Lucchesi, P.C.
1402 South Atherton Street
State College, PA 16801

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

PUBLIC NOTICES

LEGAL NOTICE:

IN THE COURT OF COMMON PLEAS OF THE 39th JUDICIAL DISTRICT OF PENNSYLVANIA- FRANKLIN COUNTY BRANCH: Civil Action - Divorce Case No. 2016-375. Jessica Hill, Plaintiff v. Matthew Hill, Defendant. NOTICE. If you wish to defend, you must enter a written appearance personally or by attorney and file defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgement may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Christopher Reibsome, Esquire, Christopher Reibsome Law, LLC, 14 E. Baltimore Street, Greencastle, PA 17225. 717-643-0072. c.reibsome@reibsome.com

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

Notice of Action in Mortgage Foreclosure

Franklin County
Court of Common Pleas
Number: 2016-213

Live Well Financial, Inc., Plaintiff v., Lynette Loudin, Known Surviving Heir of Donnie Joan Rufenacht, Benjamin Bellamy, Known Surviving Heir of Donnie Joan Rufenacht and Unknown Surviving Heirs of Donnie Joan Rufenacht, Defendants

TO: Unknown Surviving Heirs of Donnie Joan Rufenacht, Lynette Loudin, Known Surviving Heir of Donnie Joan Rufenacht. Premises subject to foreclosure: 2929 Constellation Drive, Chambersburg, Pennsylvania 17202. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Pennsylvania Lawyer Referral Service, Pennsylvania Bar Association, 100 South Street, P.O. Box 186, Harrisburg, Pennsylvania 17108, (800) 692-7375. McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

3/4/2016

SHERIFF'S SALE MARCH 11, 2016

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on APRIL 8, 2016 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

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

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

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

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

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

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

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

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

PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC NOTICES

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

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

SALE # 15, 2015-3689
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. MICHAEL A. POGUE

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 44 Nottingham Drive, Chambersburg, PA 17201, Tax Parcel # 11-0e10.-149-0000000, Deed Instrument # 201115995

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC NOTICES

**SALE # 24, 2015-3611
BANK OF AMERICA, N.A.**

**ATTY: MCCABE WEISBERG & CONWAY
V. STEPHEN M. PHILLIPS AND BRANDY L. BENTZ**

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

SALE # 25, 2014-4379

PHH MORTGAGE CORPORATION

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

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

SALE # 26, 2015-4041

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

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

SALE # 27, 2015-3238

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

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

**SALE # 28, 2015-3871
SELENE FINANCE LP**

**ATTY: SHAPIRO & DENARDO
V. MELISSA SNOWBERGER**

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

SALE # 29, 2015-2939

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

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

SALE # 30, 2015-424

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

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

SALE # 31, 2014-3983

**CITIMORTGAGE
ATTY: MILSTEAD & ASSOCIATES
V. TINA L. THOMAS AND CHARLES M. THOMAS**

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

SALE # 32, 2015-3586

**NATIONSTAR MORTGAGE LLC
ATTY: KML LAW GROUP
V.
RODNEY L. GLUNT AND CARYN S. GLUNT**

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

PUBLIC NOTICES

SALE # 33, 2014-3027

**BANK OF AMERICA, N.A SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, L.P.
F/K/A COUNTRYWIDE HOME LOANS SERVICING,
L.P.**

**ATTY: PHELAN HALLINAN DIAMOND & JONES
V. ALISON R. CARBAUGH**

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

SALE # 34, 2015-1704

**FIRST COMMUNITY BANK OF MERCERSBURG
FORMERLY KNOWN AS THE FIRST NATIONAL
BANK OF MERCERSBURG**

**ATTY: KORNFIELD & BENCHOFF
V. ROBERT L. BARGES, JR. AND CLORISSA G.
BARGES**

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

**SALE # 35
CANCELLED**

SALE # 36, 2014-4537

**VENTURES TRUST 2013-I-H-R BY MCM CAPTIAL
PARTNERS LLC, ITS TRUSTEE, ASSIGNEE FROM
CITIMORTGAGE, INC**

ATTY: HILL WALLACK, LLP

**V. PATRICK J. REDDING, IN HIS CAPACITY
AS EXECUTOR OF THE ESTATE OF MAYSIE
R. MILLER; JACKIE C. CHRISTMAN, IN HIS
CAPACITY AS DEVISEE OF THE ESTATE OF
MAYSIE R. MILLER; JOANNA I. COVER, IN HER
CAPACITY AS DEVISEE OF THE ESTATE OF
MAYSIE; JINGER S. MILLER, IN HER CAPACITY
AS DEVISEE OF THE ESTATE OF MAYSIE;
JEANNA R. MILLER, IN HER CAPACITY AS
DEVISEE OF THE ESTATE OF MAYSIE R. MILLER;
BROC J. MILLER, IN HIS CAPACITY AS DEVISEE
OF ESTATE OF MAYSIE R. MILLER**

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

SALE # 37, 2014-3432

**JAMES B. NUTTER & COMPANY
ATTY: POWERS, KIRN & ASSOCIATES
V. VELMA I. MYERS**

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

TERMS

As soon as the property is knocked down to purchaser, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. If the 10% payment is not made as requested, the Sheriff will direct the auctioneer to resell the property. The balance due shall be paid NO LATER MARCH 21, 2016 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY MARCH 25, 2016 at 1:00 pm prevailing time, in the Franklin County Court House, Jury Assembly Room, unless otherwise stated, Chambersburg, Franklin County, Pennsylvania at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full.

SHERIFF SALE DATES 2016

CUT OFF	SALE DATES
NOV 6, 2015	JAN 8, 2016
JAN 4, 2016	MAR 11 2016
MAR 4, 2016	MAY 13 2016
MAY 6, 2016	JUL 8 2016
JUL 1 2016	SEPT 9 2016
SEPT 2 2016	NOV 18 2016
	2/19, 2/26, 3/4/2016