

# Franklin County Legal Journal

Vol. 32, No. 25

December 19, 2014

*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 David R. Cool, a/k/a David Ray Cool, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Kathryn C. Parkolay  
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

12/19, 12/26/2014, 1/2/2015

Estate of D. Leroy Heckman, a/k/a David Leroy Heckman, a/k/a David L. Heckman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Dorothy K. Overcash  
376 Silenberger Road  
Chambersburg, PA 17202  
John D. Heckman  
P.O. Box 1312  
Spring Mount, PA 17202

Attorney:

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

12/19, 12/26/2014, 1/2/2015

Estate of Terry Linn Heinbaugh, a/k/a Terry L. Heinbaugh, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Bobby Lee Heinbaugh  
9821 Fort Loudon Road  
Mercersburg, PA 17236

Attorney:

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

12/19, 12/26/2014, 1/2/2015

Estate of Charles Lee Holtry, Sr., a/k/a Charles L. Holtry, Sr., Settler of The Holtry Family Trust, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representative:

Janice Louise Kirby  
c/o David A. Peckman  
Peckman Chait LLP  
29 Mainland Road  
Harleysville, PA 19438

Attorney:

David A. Peckman  
Peckman Chait LLP  
29 Mainland Road  
Harleysville, PA 19438

12/19, 12/26/2014, 1/2/2015

Estate of Terri L. Howland, a/k/a Terri Lynne Howland, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Denise Ditch  
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

12/19, 12/26/2014, 1/2/2015

Estate of Mary C. Kaiser, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Clifford G. Kaiser, Jr.  
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

12/19, 12/26/2014, 1/2/2015

Estate of Donald L. Kline, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Patricia A. Esquer  
115 North Allison Street  
Greencastle, PA 17225

Attorney:

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

12/19, 12/26/2014, 1/2/2015

## PUBLIC NOTICES

Estate of Galen H. Poe, a/k/a Galen Henry Poe, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Larry E. Poe  
234 Nello Drive  
Goose Creek, SC 29445

Attorney:

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

12/19, 12/26/2014, 1/2/2015

Estate of Richard Leslie Schriver, a/k/a Richard L. Schriver, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Randy Lee Schriver  
427 Cleveland Avenue  
Waynesboro, PA 17268

Attorney:

Stephen E. Patterson  
Salzmann Hughes, P.C.  
239-B East Main Street  
Waynesboro, PA 17268

12/19, 12/26/2014, 1/2/2015

Estate of Samuel S. Small, Jr., a/k/a Samuel S. Small, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Samuel S. Small, 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

12/19, 12/26/2014, 1/2/2015

Estate of Verna B. Vaughn, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Robin M. Vaughn  
10028 Red Oak Lane  
Shippensburg, PA 17257  
Susan J. German  
184 Park Heights Avenue  
Shippensburg, PA 17257

Attorney:

Joel R. Zullinger  
Zullinger-Davis, P.C.  
14 North Main Street, Suite 200  
Chambersburg, PA 17201

12/19, 12/26/2014, 1/2/2015

### **Second Publication**

Estate of Marvin Curtis Brashear, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Marvin J. Brashear  
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

12/12, 12/19, 12/26/2014

Estate of Frederick K. Gardner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Linda Butts  
40 Turner Drive  
Fayetteville, PA 17222

12/12, 12/19, 12/26/2014

Estate of Bertha S. Heisey, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Frances L. Drost  
c/o Robert G. Frey  
5 South Hanover Street  
Carlisle, PA 17013

Attorney:

Robert G. Frey  
Frey and Tiley  
5 South Hanover Street  
Carlisle, PA 17013

12/12, 12/19, 12/26/2014

Estate of Bernice D. Reasner, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Donna C. Wunderlich  
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

12/12, 12/19, 12/26/2014

Estate of Timothy P. Rock, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Justin M. Rock  
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

12/12, 12/19, 12/26/2014

Estate of Doanld L. Schaller, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Joshua L. Hendershot  
c/o Stephen D. Kulla  
Kulla, Barkdoll & Stewart, P.C.  
9 East Main Street  
Waynesboro, PA 17268

Attorney:

Stephen D. Kulla  
Kulla, Barkdoll & Stewart, P.C.  
9 East Main Street  
Waynesboro, PA 17268

12/12, 12/19, 12/26/2014

## PUBLIC NOTICES

Estate of Russell C. Wedekind, late of Borough of  
Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Donald H. Wdekind  
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

12/12, 12/19, 12/26/2014

Estate of Robert L. Zullinger, late of St. Thomas  
Township, Franklin County, Pennsylvania.

Personal Representative:

Donna L. Zullinger  
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

12/12, 12/19, 12/26/2014

### **Third Publication**

Estate of Trieste Brandt, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Edwin E. Reed  
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

12/5, 12/12, 12/19/2014

Estate of Harriet C. Glasgow, late of Quincy Township,  
Franklin County, Pennsylvania.

Personal Representative:

Donald W. Glasgow  
11559 Lincoln Way West  
Fort Loudon, PA 17224

Attorney:

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

12/5, 12/12, 12/19/2014

Estate of Eunice R. Milliron, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representatives:

Orrstown Bank  
P.O. Box 250  
Shippensburg, PA 17257  
Mary Phyllis Davidson  
1991 Avila Way  
Middleburg, FL 32068

Attorney:

Joel R. Zullinger  
Zullinger-Davis, P.C.  
14 North Main Street, Suite 200  
Chambersburg, PA 17201

12/5, 12/12, 12/19/2014

Estate of Gerald R. Stern, late of Franklin County,  
Pennsylvania.

Personal Representative:

Leona M. Mason  
c/o Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

Attorney:

Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

12/5, 12/12, 12/19/2014

Estate of Isabelle H. Wilson, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Mary Jane Benchoff  
125 North Ridge Avenue  
Greencastle, PA 17225

Attorney:

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

12/5, 12/12, 12/19/2014

## **PUBLIC NOTICES**

### **CORPORATION NOTICE**

NOTICE is hereby given that Anesthesia On Wheels, Inc., a foreign business corporation, has filed a Certificate of Authority to do business in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Attorney:

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

12/19/2014

### **DISSOLUTION NOTICE**

Notice is hereby given to all creditors and claimants of RAMTECH Support Services, Inc., a business corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily; that the Corporation will file with the Department of State of the Commonwealth of Pennsylvania, Articles of Dissolution and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988. Randy A. Misner, 5121 Coffey Avenue, Chambersburg, Pennsylvania 17201.

12/19/2014

### **FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN - Pursuant to the provisions of the Act of Assembly of December 16, 1982, P. L. 1309 and its amendments and supplements, that there was filed with the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on November 24, 2014, an application for registration for the conducting of a business under the fictitious name of Star View Custom Farming with its principal place of business at 9281 Anderson Road, Mercersburg, PA 17236. The name and address of the entity interested in said business is: 5-Star Farms, LLC, 9281 Anderson Road, Mercersburg, PA 17236.

Timothy W. Misner, Attorney  
39 South Broad Street  
Waynesboro, PA 17268-1610

12/19/2014

### **IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY, PENNSYLVANIA**

Civil Action-Law NO. 2014-3844

Judge: Jeremiah D. Zook

John Fitzpatrick, Petitioner

#### **PETITION FOR ISSUANCE OF MOBILE HOME TITLE**

Notice is hereby given John Fitzpatrick filed a Petition for Issuance of Mobile Home Title in the Court of Common Pleas of Franklin County, Pennsylvania on October 17, 2014 claiming title to the 1976 Windsor Mobile Home, VIN number unknown, affixed to a permanent foundation located at 1996 Letterkenny Road, Chambersburg, Pennsylvania 17201.

A hearing on the Petition for Issuance of Mobile Home Title, at which time any interested party may appear and show cause, if any, why the request of Petitioner should not be granted, has been scheduled for the 27th of January 2015 at 9:00 a.m. in Courtroom No.2 of the Franklin County Courthouse, Chambersburg Pennsylvania.

12/19/2014

### **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 8, 2015.

LINTON: First and Final account, statement of proposed distribution and notice to the creditors of Deborah C. Owens, Executrix for the Estate of Maxine L. Linton, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

LYON: First account, statement of proposed distribution and notice to the creditors of Susquehanna Trust and Investment Company, Trustee for the Trust Under Will of Florence B. Lyon.

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

12/19, 12/26/2014

### **PUBLIC NOTICE OF COUNCIL MEETINGS FOR YEAR 2015**

NOTICE is given that beginning MONDAY, January 12, 2015, regular meetings of the Mayor and Town Council of the Borough of Chambersburg (hereinafter "Council") shall be held on the second and fourth MONDAYS of each and every month during the calendar year 2015 with the exceptions listed below, and thereafter, unless changed by action of Council.

NOTICE is also given that in April Town Council will meet only on the second Monday of the month, in May when Town Council will meet only on the second Monday of the month, in November when they will also meet on the third Monday, and in December when Town Council will meet only on the second Monday of the month.

All meetings shall be held at 7:00 o'clock p.m. in Council Hall, Second Floor, Municipal Building, 100 South Second Street, Chambersburg, Pennsylvania. (Enter through Police Station Lobby). Any person who needs an accommodation in order to gain access to or participate in the meetings should call 261-3201 (TDD 261-3227) prior to the meeting they desire to attend.

Kristine Baker,  
Assistant Borough Secretary

12/19/2014

## PUBLIC NOTICES

### **NOTICE OF 2015 MEETINGS OF THE CURB AND SIDEWALK COMPLIANCE COMMITTEE**

**NOTICE** is hereby given to all interested persons that the Curb and Sidewalk Compliance Committee, a sub-committee of Town Council of the Borough of Chambersburg, will hold their first meeting of 2015 on **THURSDAY, JANUARY 15, 2015, at 7:00 P. M.**, in the Municipal Office Building (*Police Department entrance*), 100 South Second Street, Chambersburg, Pennsylvania.

Thereafter, the Committee is scheduled to meet on the **THIRD THURSDAY** during the months of: April, July, and October unless otherwise noted in advance, at 7:00 P. M., in the Municipal Office Building.

12/19/2014

### **NOTICE OF 2015 MEETINGS OF THE PARKING, TRAFFIC & STREET LIGHT COMMITTEE**

**NOTICE** is hereby given to all interested persons that the Parking, Traffic & Street Light Committee, a sub-committee of Town Council of the Borough of Chambersburg, will hold their first meeting of 2015 on **MONDAY, JANUARY 5, 2015 at 7:00 P. M.**, in the Municipal Office Building (*Police Department entrance*), 100 South Second Street, Chambersburg, Pennsylvania.

Thereafter, the Committee shall meet the **First Monday** each month unless otherwise noted in advance.

Heath Talhelm  
Chairman - 2015

12/19/2014

### **NOTICE FOR 2015 MEETINGS OF THE CHAMBERSBURG PLANNING & ZONING COMMISSION**

**NOTICE** is hereby given to all interested persons that the Chambersburg Planning and Zoning Commission will hold their first meeting of 2015 on **TUESDAY, JANUARY 6, 2015 at 7:00 P. M.**, in the Municipal Office Building (*Police Department entrance*), 100 South Second Street, Chambersburg, Pennsylvania.

Thereafter, the Commission is scheduled to meet the **FIRST TUESDAY** of each month, unless otherwise noted in advance, at 7:00 P. M., in the Municipal Office Building.

Phil Wolgemuth  
Land Use & Development Director

12/19/2014

### **SHERIFF'S SALE JANUARY 9, 2015**

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 6, 2015 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

**SALE #1, 2013-3898  
CANCELLED**

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**SALE # 2, 2009-4448  
WELLS FARGO BANK NATIONAL ASSOCIATION  
AS TRUSTEE FOR ABFE 2006-OPT2 TRUST ABFC  
ASSET-BACKED CERTIFICATES SERIES 2006-  
OPT2 ATTY: PHELAN HALLINAN  
V. STEVEN E. NIELSEN AND SARAH NIELSEN**

All that certain lot or tract of ground situate in the Borough of Chambersburg, Franklin County, Commonwealth of PA having a street address of 334 Lantern Lane, Chambersburg, Pa. Franklin County Deed Book Volume 3270, Page 390. Tax Parcel # 04-1G-1-4

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**SALE # 3, 2014-1936  
BANK OF AMERICA NA ATTY: UDREN LAW  
OFFICES  
V. BARBARA L. DANHOFF AND GREGORY J.  
DANHOFF**

All of the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 12340 Old Pen Mar Road, Waynesboro, Pa. Franklin County Deed Book Volume 2605, Page 589. Property ID # 23-Q-19-340

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**SALE # 4, 2013-2291  
BANK OF AMERICA NA AS SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING LP  
FKA COUNTRYWIDE HOME LOANS SERVICING,  
LP ATTY: PHELAN HALLINAN  
V. WILLIAM J. COOLBAUGH AND VERONICA A.  
COOLBAUGH**

All the following described real estate lying and being situate in Greene Township, Franklin County, Commonwealth of Pennsylvania, having a street address of 1432 Mountain Shadow Terrace Fayetteville, Pa. Franklin County Deed Book Volume 3423, Page 137. Tax Parcel # 09-0C23C-015B-000000

## PUBLIC NOTICES

**SALE # 5, 2014-2467**  
**JPMORGAN CHASE BANK NA**  
**ATTY: PHELAN HALLINAN**  
**V. PAULA JAMES IN HER CAPACITY AS**  
**EXECUTRIX AND DEVISEE OF THE ESTATE OF**  
**KHRISTA FERGUSON AKA KRISTA FERGUSON**

All that certain lot or piece of ground situate in Washington Township, Franklin County, Commonwealth of Pennsylvania, having a street address of 234 Strickler Avenue Waynesboro, Pa. Instrument # 200903896 Tax Parcel # 23-0Q12Q-051.-000000

**SALE # 6, 2013-4036**  
**GATEWAY FUNDING DIVERSIFIED MORTGAGE**  
**SERVICES LP ATTY: PHELAN HALLINAN**  
**V. ALLEN J. KEEBAUGH**

All that certain tract or parcel of real estate lying and being situated in Peters Township, Franklin County, Pennsylvania, having a street address of 2745 Brooklyn Road South, Mercersburg PA. Franklin County Deed Book 3224, Page 22. Tax Parcel # 18-0K12.-066.000000

**SALE # 7, 2010-920**  
**JAMES H. COFFMAN**  
**ATTY: DICK STEIN SCHEMEL WINE & FREY**  
**V. MARY F. COFFMAN AKA MARY F. CLARK**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of Rumler Road, Lots 12, 14 and 17. Instrument # 201020994 Tax Parcel #11-0E04.-050B-000000

**SALE # 8, 2010-724**  
**THE BANK OF NEW YORK MELLON FKA THE**  
**BANK OF NEW YORK AS TRUSTEE FOR THE**  
**CERTIFICATEHOLDERS OF CWABS INC ASSET-**  
**BACKED CERTIFICATES SERIES 2006-25**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. STEVEN C. ROWLAND AND LYNETTE K.**  
**ROWLAND**

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Montgomery Township, in the Franklin County, Commonwealth of Pennsylvania, having a street address of 14517 Mercersburg Road, Greencastle, PA. Franklin County Deed Book 3341, Page 376. Tax I.D.# 17-0J30-018

**SALE # 9, 2011-2171**  
**VOLT PARTICIPATION TRUST 2011-NPL2**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. MICHELLE EBERSOLE AKA MICHELLE L.**  
**EBERSOLE AND RANDY EBERSOLE AKA RANDY**  
**L. EBERSOLE**

All that certain lot or piece of ground situate in Hamilton Township, City of Chambersburg, Franklin County, Commonwealth of Pennsylvania, having a street address of Lot 59, Warm Spring Ridge, Phase III a/k/a 1966 Wren Court, Chambersburg, Pa. Franklin County Deed Book Volume 2626, Page 186. Tax I.D. # 11-E17-242

**SALE # 10, 2014-2232**  
**GREEN TREE SERVICING LLC**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. KAY A. FITZGERALD**

All the following described tract of land with improvements thereon situate in Lurgan Township, Franklin County, Pennsylvania, having a street address of 15633 Paxton Run Road, Newburg, Pa. Franklin County Deed Book 800, Page 575. Tax I.D.# 13-0G11.-070A-00000

**SALE # 11, 2014-2385**  
**CANCELLED**

**SALE # 12, 2013-4576**  
**LNV CORPORATION**  
**ATTY: MILSTEAD & ASSOCIATES**  
**V. LINDA EVES**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2946 Black Gap Road, Chambersburg, Pa. Franklin County Deed Book 2167, Page 375. Tax Parcel #09-0C14-017

**SALE # 13, 2014-1581**  
**M&T BANK**  
**ATTY: KML LAW GROUP**  
**V. THOMAS H. SCOTT**

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 435 Fairview Avenue, Waynesboro, Pa. Instrument # 2008-010158 Tax Parcel # 26-5C22-032

**SALE # 14, 2014-2521**  
**PNC MORTGAGE A DIVISION OF PNC BANK**  
**NATIONAL ASSOCIATION**  
**ATTY: KML LAW GROUP**  
**V. LOGAN M. WEST**

All that certain tract or parcel of land, with the buildings and improvements thereon erected situate in Lurgan Township, Franklin County, Pennsylvania, and having a street address of 10553 Newburg Road, Orrstown, PA. Instrument # 200928096 Tax Parcel # 13-0G14.-006.-000-000

**SALE # 15, 2013-4550**  
**WELLS FARGO BANK NA**  
**ATTY: PHELAN HALLINAN**  
**V. WESLEY R. LYNN**

All that certain piece or parcel of land situate in Quincy Township, Franklin County, and Commonwealth of Pennsylvania, having a street address of 11044 South Mountain Road, Fayetteville, Pa. Instrument # 201221176 Tax Parcel # 19-0L05K-039C-000000

## PUBLIC NOTICES

**SALE # 16, 2013-4300  
WELLS FARGO BANK NA SUCCESSOR BY  
MERGER TO WACHOVIA BANK NA  
ATTY: MCCABE WEISBERG & CONWAY  
V. CONSTANCE SMITH AND JERRELL L. SMITH**

All that certain piece or parcel of land, situate lying and being in Letterkenny Township, Franklin County, Pennsylvania, having a street address of 10726 Upper Strasburg Road, Upper Strasburg, Pa. Franklin County Deed Book 1487, Page 98. Tax I.D.# 12-0F12-011-000000

**SALE # 17, 2014-740  
BANK OF AMERICA NA SUCCESSOR BY MERGER  
TO BAC HOME LOAN SERVICING LP FKA  
COUNTRYWIDE HOME LOANS SERVICING LP  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V. DAVID L. JONES; UNITED STATES OF AMERICA**

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Commonwealth of Pennsylvania, having a street address of 3296 Williamson Road, Greencastle, Pa. Franklin County Deed Book Volume 201007468 Parcel # 01-0A06-064-000000

**SALE # 18, 2014-2820  
BANK OF AMERICA NA SUCCESSOR BY MERGER  
TO BAC HOME LOANS SERVICING LP  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V. CORINNA A. RESSLER AKA CORINNA  
RESSLER**

All the following described real estate, situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 8834 Bakner Road, Waynesboro, Pa. Franklin County Deed Book Volume 3510, Page 112. Parcel # 19-0L13Q-047

**SALE # 20, 2014-1850  
CITIFINANCIAL SERVICING LLC A DELAWARE  
LIMITED LIABILITY COMPANY  
ATTY: PHELAN HALLINAN  
V. PATTI V. MILLER AKA PATTI V. PIPER**

All those certain tracts or parcels of real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 13979 West Buchanan Trail, Mercersburg, Pa. Franklin County Deed Book 1273, Page 168. Tax Parcel # 18-0K16Q-001.000000

**SALE # 21, 2014-426  
BANK OF AMERICA NA  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V. MATTHEW E. SICKLE AND JESSICA R. SICKLE**

All the following described real estate lying and being situate on the east side of Garber Street in the Borough of Chambersburg, Franklin County, Commonwealth of Pennsylvania, having a street address of 60 Garber Street, Chambersburg, Pa. Franklin County Deed Book Volume 116, Page 158. Parcel # 05-1B56-082-000000

**SALE # 22, 2014-1708  
DEUTSCHE BANK NATIONAL TRUST COMPANY  
AS TRUSTEE FOR SOUNDVIEW HOME  
LOAN TRUST 2005-OPT3, ASSET-BACKED  
CERTIFICATES, SERIES 2005-OPT3, BY ITS  
SERVICER OCWEN LOAN SERVICING LLC  
ATTY: STERN AND EISENBERG  
V. MIYOKO Y. CARTER**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 8772 Kings Road, Waynesboro, Pa. Franklin County Deed Book Volume 3214, Page 230 Parcel # 23-0Q07K-018.-AE0000

**SALE # 23, 2014-2928  
BANK OF AMERICA NA SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING LP  
FKA COUNTRYWIDE HOME LOANS SERVICING  
LP  
ATTY: SHAPIRO & DENARDO  
V. DAVID A. LYNCH AND PATRICIA LYNCH**

All the following described real estate lying and being situate in Greene Township, Franklin County, Commonwealth of Pennsylvania, having a street address of 5600 Greenvillage Road, Chambersburg, Pa. Instrument # 2008-008303 Parcel # 09-0C04P-003

**SALE # 24, 2013-4998  
OCWEN LOAN SERVICING LLC  
ATTY: PHELAN HALLINAN  
V. LAURELL M. PFISTER**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 116 Bride Hill Court, Chambersburg, PA Franklin County Deed Book 3236, Page 540. Tax Parcel # 10-0D05-.344-.000000

**SALE # 25, 2014-3034  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ATTY: MARTHA VON ROSENSTIEL  
V. ERIC B. WORTHINGTON AND MARSHA A.  
BROADWATER**

All that certain piece, parcel, or tract of land situate, lying and being situate in Franklin County, Pennsylvania, having a street address of 568 Broad Street, Chambersburg, Pa. Franklin County Deed Book Volume 3280, Page 394 Parcel # 02-1C-34-138

**SALE # 26, 2012-232  
NATIONSTAR MORTGAGE LLC  
ATTY: PHELAN HALLINAN  
V. GEORGE SIMMERS AKA GEORGE CRAIG  
SIMMERS AND ELIZABETH A. SIMMERS AKA  
ELIZABETH ANN SIMMERS**

All the following described real estate lying and being situate in the Village of Marion, Township of Guilford, Franklin County, State of Pennsylvania, having a street address of 146 Kennedy Street, Marion PA. Franklin County Deed Book Vo. 93, Page 508. Tax Parcel # 10-0D20N-111.-000000, and 10-0D20N-111.LR0000

## PUBLIC NOTICES

**SALE # 27, 2014-2217  
US BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR THE PENNSYLVANIA HOUSING FINANCE  
AGENCY ATTY: PURCELL KRUG & HALLER  
V. MARY W. HOWARD**

All that certain real estate situate in Washington Township, Franklin County, Pennsylvania, having a street address of 32 Landis Avenue, Waynesboro, Pa. Franklin County Deed Book Volume 140, Page 2. Tax Map # 23-0Q12Q-081

**SALE # 28, 2014-2916  
PNC BANK NATIONAL ASSOCIATION  
SUCCESSOR BY MERGER TO NATIONAL CITY  
MORTGAGE A DIVISION OF NATIONAL CITY  
BANK ATTY: KML LAW GROUP  
V. JEANA M. BROOKS AND JOHN T. BROOKS**

All those certain lots or parcels of real estate lying and being situated in Mercersburg, Franklin County, Pennsylvania, having a street address of 205 Johnstons Lane, Mercersburg, Pa. Deed Instrument # 2008-017945 Tax Parcel # 14-3A11-38

**SALE # 29, 2013-3401  
JPMORGAN CHASE BANK NATIONAL  
ASSOCIATION ATTY: MCCABE WEISBERG &  
CONWAY  
V. BARRY L. HAWBAKER AND CHRISTIE A.  
HAWBAKER**

All that certain lot or parcel of real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 6650 Tippetts Drive, Mercersburg, Pa. Franklin County Deed Book Volume 1638, Page 266. Tax I.D. # 17-J03-.069-.000000

**SALE # 30, 2013-4905  
US BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR CITIGROUP MORTGAGE LOAN TRUST  
2006-Wfhe4, ASSET-BACKED PASS-THROUGH  
CERTIFICATES SERIES 2006-Wfhe4  
ATTY: PHELAN HALLINAN  
V. SHEILA RAMSEY AKA SHEILA S. RAMSEY  
CHARLES VAUGHN JR AKA CHARLES VAUGHN**

All the following described real estate lying and being situate on the South side of East Queen Street in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 486 East Queen Street, Chambersburg, Pa. Franklin County Deed Book Volume 3255, Page 579. Tax Parcel # 03-1E03.-124.-000000

**SALE #31, 2014-3263  
M&T BANK  
ATTY: KML LAW GROUP  
V. NORMAN E. GAMBLE**

All that certain lot, parcel or tract of land situate in Fannett Township, Franklin County, Pennsylvania, having a street address of 16001 Path Valley Road, Willow Hill Pa. Franklin County Deed Book Volume 3030, Page 399. Tax Parcel # 07-0B28-023A

**SALE # 32, 2014-2949  
PNC BANK NATIONAL ASSOCIATION  
SUCCESSOR BY MERGER TO NATIONAL CITY  
MORTGAGE A DIVISION OF NATIONAL CITY  
BANK ATTY: KML LAW GROUP  
V. DANIEL JOSEPH BITTINGER  
AND RACHEL L. BITTINGER AKA RACHAEL L.  
BITTINGER**

All that certain lot or piece of ground situate in Waynesboro Borough, Franklin County, Commonwealth of Pennsylvania, having a street address of 300 North Grant Street, Waynesboro, Pa. Franklin County Deed Book Instrument # 200917779 Tax Parcel # 25-5B41-013

**SALE # 33, 2014-3144  
BAYVIEW LOAN SERVICING LLC A DELAWARE  
LIMITED LIABILITY COMPANY  
ATTY: PHELAN HALLINAN  
V. DAVID W. MORRISON**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1170 South Main Street, Chambersburg, Pa. Franklin County Deed Book 2965, Page 212 Tax Parcel # 04-1G02.-013A-000000

**SALE # 34, 2014-2377  
JPMORGAN CHASE BANK NATIONAL  
ASSOCIATION ATTY: SHAPIRO & DENARDO  
V. ANDREW R. WOLFE**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 8676 Sheffield Manor Blvd. Waynesboro, Pa. Deed Instrument # 201023713 Parcel # 23-Q-7K-6K

**SALE # 35, 2014-2002  
WELLS FARGO BANK NA  
ATTY: MILSTEAD & ASSOCIATES  
V. ANTHONY F. STOPYRA AND MANDY J. PAGE**

All the following described real estate, together with the improvements thereon erected known as 94 Fifth Avenue lying and being situate in Greene Township, Franklin County, Pennsylvania. Instrument# 201019593 Tax Parcel # 09-0C23N-100

**SALE # 36, 2014-2093  
THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS INC  
ASSET-BACKED CERTIFICATES SERIES 2004-7  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V. JEFFREY V. WHITE AND NANCY S. WHITE**

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 8167 Stone Bridge Road, Greencastle Pa. Franklin County Deed Book Volume 1937, Page 63. Parcel # 01-0A06-148-000000



## PUBLIC NOTICES

**SALE # 37, 2014-2700**  
**BANK OF AMERICA NA**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. TERRY L. KNOLL AND CANDACE A. KNOLL**

All that certain lot or piece of ground situate in the Township of Washington, Franklin County and Commonwealth of Pennsylvania, having a street address of 12312 Benning Avenue, Waynesboro, Pa. Instrument # 200922577 Tax I.D. # 23-0Q12G-018-000000

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**SALE # 38, 2014-2844**  
**SUN WEST MORTGAGE COMPANY INC**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. GEORGIA P. HARDING EXECUTRIX OF THE**  
**ESTATE OF HELEN B. PENCEK DECEASED**  
**MORTGAGOR AND REAL OWNER**

All the following real estate lying and being situate on the North side of Cleveland Avenue, Borough of Waynesboro, Franklin County, Commonwealth of Pennsylvania, having a street address of 224 Cleveland Avenue, Waynesboro, Pa. Instrument # 26-5C07-107-0000

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**SALE # 39, 2014-2046**  
**EMC MORTGAGE LLC**  
**ATTY: SHAPIRO & DENARDO**  
**V. SCOTT W. MCCONNELL AND CHONG SUK**  
**MCCONNELL**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 15111 Wyndam Avenue, Waynesboro, Pa. Deed Book 1632, Page 451. Parcel # 23-Q-20L-60

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**SALE # 40, 2010-1782**  
**NRZ PASS-THROUGH TRUST I, U.S. BANK**  
**NATIONAL ASSOCIATION AS TRUSTEE**  
**ATTY: KML LAW GROUP**  
**V. MARJORIE A. MCLAUGHLIN**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1112 Scotland Avenue, Chambersburg, Pa. Instrument # 2009-001149. Tax Parcel # 02-1C28-026

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**SALE # 41, 2014-3036**  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**  
**ATTY: MARTHA VON ROSENSTIEL**  
**V. STEVEN J. COOKE AND JILL E. COOKE**

All that certain lot of ground situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 73 Equestrian Drive, Chambersburg, Pa. Franklin County Deed Book 3268, Page 120. Parcel # 10-0D05-345

**SALE # 42, 2014-3027**  
**BANK OF AMERICA NA SUCCESSOR BY**  
**MERGER TO BAC HOME LOANS SERVICING LP**  
**FKA COUNTRYWIDE HOME LOANS SERVICING**  
**LP**  
**ATTY: PHELAN HALLINAN**  
**V. ALISON R. CARBAUGH**

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 5668 Oakwood Drive, Mercersburg Pa. Instrument # 201006676 Tax Parcel # 18-0K21.-103.-000000

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**SALE # 43, 2014-1016**  
**NATIONSTAR MORTGAGE LLC**  
**V. THE UNKNOWN HEIRS OF ROBERT L.**  
**PETERS, DECEASED, TODD PETERS, SOLELY IN**  
**HIS CAPACITY AS HEIR OF ROBERT L. PETERS,**  
**DECEASED, CHRISTOPHER PETERS, SOLELY IN**  
**HIS CAPACITY AS HEIR OF ROBERT L. PETERS,**  
**DECEASED, JODIE STAMBAUGH, SOLELY IN**  
**HER CAPACITY AS HEIR OF ROBERT L. PETERS,**  
**DECEASED, ROBERT PETERS, JR. SOLELY IN**  
**HIS CAPACITY AS HEIR OF ROBERT L. PETERS,**  
**DECEASED, WADE PETERS, SOLELY IN HIS**  
**CAPACITY AS HEIR OF ROBERT L. PETERS,**  
**DECEASED AND SHANE PETERS, SOLELY IN**  
**HIS CAPACITY AS HEIR OF ROBERT L. PETERS,**  
**DECEASED**

All that certain lot, parcel, piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 46 Fifth Avenue, Fayetteville, Pa. Franklin County Deed Book 1368, Page 370. Tax Parcel # 09-0C-23N-075

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**SALE # 44, 2014-3262**  
**OCWEN LOAN SERVICING LLC**  
**ATTY: UDREN LAW OFFICES**  
**V. DAVID P. IRWIN**

All that certain two parcels of land situate in the Borough of Shippensburg, Franklin County, Pennsylvania, having a street address of 404 North Morris Street, Shippensburg, Pa. Instrument # 2008022633 Property I.D.# 27-6A16-022

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**SALE # 45, 2009-3375**  
**SUSQUEHANNA BANK**  
**ATTY: ROSENBERG MARTIN AND GREENBERG**  
**V. LEOS CANDY COMPANY INC AND JOHN P.**  
**LEOS**

All the following described real estate lying and being situate in the Borough of Waynesboro, Pa having a street address of 12-14 East Main Street, Waynesboro, PA. Franklin County Deed Book Volume 703, Page 932. Tax Parcel # 24-5D09.-009.-000000

# PUBLIC NOTICES

**SALE # 46, 2014-3214**  
**OCWEN LOAN SERVICING LLC**  
**ATTY: UDREN LAW OFFICES**  
**V. THERESA SNYDER AKA THERESA**  
**BLACKWOOD**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 4055 Buchanan Trail West, Greencastle, Pa. Franklin County Deed Book 1321, Page 148. Property ID # 01-0A11-069

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**SALE # 47, 2014-3079**  
**THE FIRST NATIONAL BANK OF MERCERSBURG**  
**ATTY: KORNFIELD AND BENCHOFF**

All the following described real estate lying and being situate in Metal Township, Franklin County, Pennsylvania, having a street address of 17806 Fannettsburg Road East, Fannettsburg Pa. Franklin County Deed Book Volume 1452, Page 289. # 15-0H12J-027-.000000

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**SALE # 48, 2014-2078**  
**SUSQUEHANNA BANK**  
**ATTY: JAMES SMITH DIETTERICK & CONNELLY**  
**V. ANTRIM AUTO PARTS INC.**

All the following described real estate, situate in Greencastle, Franklin County, Pennsylvania, having a street address of 48 South Antrim Way, Greencastle, Pa. Franklin County Deed Book 939, Page 306. Parcel # 08-2B20.047

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**SALE # 49, 2014-2996**  
**PENNYMAC LOAN SERVICING LLC**  
**ATTY: PHELAN HALLINAN**  
**V. BRUCE A. CHRISTENSEN II**

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Commonwealth of Pennsylvania, having a street address of 222 West King Street, Chambersburg, Pa. Franklin County Deed Book Volume 2928, Page 402. Tax Parcel # 05-1B56.-100.-000000

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**SALE # 50, 2014-3073**  
**BANK OF AMERICA NA**  
**ATTY: UDREN LAW OFFICES**  
**V. DONNA K. FRANK AND PETER W. FRANK**

All the following described real estate lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania, having a street address of 312 Verdier Street, Mont Alto, Pa. Franklin County Deed Book Instrument # 2008-010065 Property I.D.# 16-4A-52-28H

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**SALE # 51, 2014-2801**  
**QUICKEN LOANS INC**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. LARVENE WILSON**

All that certain real estate lying and being situate on the South side of Tolbert Avenue in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 380 Tolbert Avenue, Chambersburg, Pa. Franklin County Deed Book Volume 2354, Page 303. Tax I.D. 06-1E18-030

**SALE # 52, 2014-3209**  
**LSF8 MASTER PARTICIPATION TRUST C/O**  
**CALIBER HOME LOANS INC**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. HEATHER J. CLARK AND HOWARD D. CLARK**

All of that certain parcel of ground situate on the east side of Cumberland Avenue in the West End and in the Borough of Shippensburg, Franklin County, Pennsylvania, having a street address of 31 Cumberland Avenue, Shippensburg, Pennsylvania. Franklin County Deed Book Volume 2581, Page 562 Instrument Number 2004-024363 Tax I.D. # 27-6825-.052

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**SALE # 53, 2014-3143**  
**LSF8 MASTER PARTICIPATION TRUST C/O**  
**CALIBER HOME LOANS INC**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. DEBRA R. THOMAS**

All that certain lot, parcel or tract of land situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6079 Duffield Road, Chambersburg, Pa. Franklin County Deed Book Volume 1933, Page 2269. Tax I.D. # 10-0D16-060-000000

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**SALE # 54, 2009-3520**  
**CITIBANK NA AS TRUSTEE FOR CD2003-6**  
**ATTY: PHELAN HALLINAN**  
**V. ROBERT F. PELLEGRINO AND DARIA L.**  
**PELLEGRINO**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 303 Lindman Drive, Chambersburg, Pa. Franklin County Deed Book 1698, Page 438. Tax Parcel # 11-0E16-085-000000

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## 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 19, 2015 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY 23, 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.

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## 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

12/19, 12/26/2014, 1/2/2015