

Franklin County Legal Journal

Vol. 32, No. 9

August 29, 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 Roberta A. Miller, a/k/a Roberta Ann Miller, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Susan Monismith
1153 Means Hollow Road
Shippensburg, PA 17257
Attorney:
J. Edward Beck, Jr.
Keller, Keller and Beck, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

8/29, 9/5, 9/12/2014

Second Publication

Estate of Howard L. Bierley, a/k/a Howard Lester Bierley, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Donna K. Cutter
150 Riddle Road
Chambersburg, PA 17201
Wanda J. Richie
11 Penningdon Court
Landisville, PA 17538
Attorney:
George E. Wenger, Jr.
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

8/22, 8/29, 9/5/2014

Estate of Larry E. Bowling, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Barbara L. Shaffer
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

8/22, 8/29, 9/5/2014

Estate of Donald B. Cook, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:
Alan H. Cook
316 Cream Street
Thetford Center, VT 05075
Attorney:
Edward I. Steckel
14 North Main Street, Suite 412
Chambersburg, PA 17201

8/22, 8/29, 9/5/2014

Estate of Ray C. Keefer, late of Warren Township, Franklin County, Pennsylvania.

Personal Representative:
Norma J. Barnhart
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

8/22, 8/29, 9/5/2014

Estate of Barry L. Keller, a/k/a Barry Lee Keller, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Chrystal D. Gabler
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

8/22, 8/29, 9/5/2014

PUBLIC NOTICES

Estate of Doris J. McClure, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Robert L. McClure, II
11 Howard Avenue
Shippensburg, PA 17257

Attorney:

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

8/22, 8/29, 9/5/2014

Estate of Alice K. Mellott, a/k/a Alice Mae Mellott, late of Franklin County, Pennsylvania.

Personal Representative:

Patricia A. Shew
11328 Brookdale Drive
Waynesboro, PA 17268

Attorney:

Ann Marie Rotz
P.O. Box 1267
Hagerstown, MD 21741

8/22, 8/29, 9/5/2014

Estate of Charlotte Elizabeth Reasner, a/k/a Elizabeth H. Reasner, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Heather Hershey
F & M Trust Co.
20 South Main Street
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

8/22, 8/29, 9/5/2014

Estate of Son Cha Shepherd, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Min J. Shepherd
460 L Street NW, Apartment 714
Washington, DC 20001

Attorney:

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

8/22, 8/29, 9/5/2014

Estate of Russell L. Wagner, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Judith A. Kern
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

8/22, 8/29, 9/5/2014

Estate of Shirley M. Young, a/k/a Shirley May Young, a/k/a Shirley M. Kauffman, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Gregory A. Kauffman
227 South Antrim Way, Apartment 10
Greencastle, PA 17225

Attorney:

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

8/22, 8/29, 9/5/2014

Third Publication

Estate of Jerome C. Albert, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Jane A. Cline
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

8/15, 8/22, 8/29/2014

Estate of Wayne Harold Angle, late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:

Marvin G. Miller
7795 Charlestown Road
Mercersburg, PA 17236

Attorney:

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

8/15, 8/22, 8/29/2014

Estate of Mary P. Bard, a/k/a Mary Phyllis Bard, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Mary P. Stover
Samuel A. Broadwater
c/o Suzanne M. Trinh
P.O. Box 40
Shippensburg, PA 17257

Attorney:

Suzanne M. Trinh
Zullinger-Davis, P.C.
P.O. Box 40
Shippensburg, PA 17257

8/15, 8/22, 8/29/2014

Estate of Alberta R. Barkley, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

William W. Barkley, III
218 Grouse Trail
Wyoming, DE 19934
Roberta A. Elchak
194 Country Club Road
Royersford, PA 19468

Attorneys:

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

8/15, 8/22, 8/29/2014

PUBLIC NOTICES

Estate of June F. Harbaugh, a/k/a June Elizabeth Harbaugh, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

May E. Hoffman
20341 Ayoub Lane
Hagerstown, MD 21742
Raymond E. Harbaugh
863 Church Road
Orrtanna, PA 17353

Attorney:

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

8/15, 8/22, 8/29/2014

Estate of Laverne G. Jarrett, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Harry L. Jarrett
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

8/15, 8/22, 8/29/2014

Estate of Marian E. Landis, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

William E. Landis
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

8/15, 8/22, 8/29/2014

Estate of Victoria M. Little, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Vicki Lynne Waller
Carole Ann Kline
140 Eisenhower Drive
Chambersburg, PA 17201

Attorney:

Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

8/15, 8/22, 8/29/2014

Estate of Patricia Z. Martin, a/k/a Patricia Martin, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

LueAnn Kauffman
Dale E. Martin
I. Lee Martin
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

8/15, 8/22, 8/29/2014

Estate of Abel Memmi, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Anthony M. Memmi
837 Meadowbrook Lane
Chambersburg, PA 17201
D. Clementina Memmi
583 East Catherine Street
Chambersburg, PA 17201

Attorney:

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

8/15, 8/22, 8/29/2014

Estate of Deborah S. Michael, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Richard L. Michael, Jr.
P.O. Box 256
Lexington, VA 24450

Attorney:

Eileen C. Finucane
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

8/15, 8/22, 8/29/2014

Estate of James S. Moore, late of Bush Creek Township, Fulton County, Pennsylvania.

Personal Representative:

Camile M. Moore
224 Hanks Road
Crystal Spring, PA 15536

Attorney:

William E. Howell, III
110 East State Street, Suite 1
Kennett Square, PA 19348

8/15, 8/22, 8/29/2014

Estate of Joan P. Smith, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Timothy M. Smith
901 Wallace Avenue
Chambersburg, PA 17201

Attorney:

Robert C. Schollaert
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

8/15, 8/22, 8/29/2014

Estate of Linn E. Stahl, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Darryl E. Stahl
Gary L. Stahl
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

8/15, 8/22, 8/29/2014

PUBLIC NOTICES

Estate of Susan G. Stever, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representative:

David M. Stever
1525 Palm Spring Drive
Chambersburg, PA 17252

Attorney:

J. Edward Beck, Jr.
Keller, Keller and Beck, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

8/15, 8/22, 8/29/2014

Estate of Jean E. Washinger, late of Letterkenny
Township, Franklin County, Pennsylvania.

Personal Representative:

Sherry Jane Runshaw
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

8/15, 8/22, 8/29/2014

Estate of Edna C. Widney, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Vaughnie A. Barnhart
2461 Stillhouse Hollow Road
Shippensburg, PA 17257

Attorney:

Joseph A. Macaluso
P.O. Box 83
Orrstown, PA 17244

8/15, 8/22, 8/29/2014

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on May 01, 2014, for the purpose of obtaining a Certificate of Incorporation. The name of the proposed corporation organized under the Nonprofit Corporation Law of 1988 is Fields of Grace Family Fellowship of Shippensburg.

8/29/2014

IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY, PENNSYLVANIA – ORPHANS COURT DIVISION

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons Why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for CONFIRMATION: September 4, 2014.

BEERS: First and Final account, statement of proposed distribution and notice to the creditors of Leo E. Beers, Jr. and Avis J. Beers, Co-Executors for the Estate of Mark A. Beers, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

8/22, 8/29/2014

PUBLIC NOTICES

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION LAW - No. 2014-1498

NOTICE OF ACTION TO CONFORM CONFESSION
OF JUDGMENT PURSUANT TO PA.R.C.P. 430

FARMERS AND MERCHANTS TRUST COMPANY OF
CHAMBERSBURG, PLAINTIFF

vs.

TROY T. KING, DEFENANT

TO: TROY T. KING

PRESENTLY OR FORMERLY of 58 Carnelian Drive, Chambersburg, PA 17201. A lawsuit has been filed against you to Conform Confession of Judgment Pursuant to Pa.R.C.P. 430 because you has failed to make payments owed to Plaintiff. The lawsuit is filed in the Franklin County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 650, Hershey, PA 17033. Phone (717) 533-3280.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN 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 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 OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND & LAWYER REFERRAL SERVICE

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street, PO Box 186
Harrisburg, PA 17108
Phone (800) 692-7375

8/29/2014

SHERIFF'S SALE SEPTEMBER 12, 2014

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on OCTOBER 13, 2014 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

SALE # 1, 2012-594 NATIONSTAR MORTGAGE LLC ATTY: ZUCKER GOLDBERG & ACKERMAN V. REBEKAH A. SPATES AND STAVROULA A. SARRIS

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 13292 Whispering Spring Drive, Greencastle, Pa. Franklin County Deed Book Volume 2629 , page 492. Parcel# 01-A-26-333

SALE # 2 (A), 2013-9866 MAGNOLIA PORTFOLIO, LLC ATTY: JAMES SMITH DIETTERICK V. UNIVERSAL DEVELOPERS

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 540 Hollywell Avenue, Chambersburg, Pa. Franklin County Deed Book Volume 1019, page 11. Parcel 04-1D24-045

SALE # 2 (B), 2013-4966 MAGNOLIA PORTFOLIO, LLC ATTY: JAMES SMITH DIETTERICK V. UNIVERSAL DEVELOPERS

All that lot of ground, with improvements, lying and situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 702 Lincoln Way East, Chambersburg, Pa. Franklin County Deed Book Volume 1092, page 326. Parcel # 03-1E04-023

SALE # 2 (C), 2013-9866 MAGNOLIA PORTFOLIO, LLC ATTY: JAMES SMITH DIETTERICK V. UNIVERSAL DEVELOPERS

All the following described tract of land situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 50 Gilbert Avenue, Chambersburg, Pa. Franklin County Deed Book Volume 1091, page 194. Parcel 04-1D24-063-000000; 04-1D24-060-000000

PUBLIC NOTICES

SALE # 3, 2014-559
GREEN TREE SERVICING LLC
ATTY: KML LAW GROUP PC
V. MELISSA J. MERCER AND TIMOTHY L. MERCER

All the following described real estate, situate in Washington Township, Franklin County, Pennsylvania, having a street address of 13977 Edgemont Road, Waynesboro, Pa. Franklin County Deed Book Volume 1502, page 206. Tax Parcel # 23-0Q19-025H

SALE # 4, 2014-156
M&T BANK
ATTY: MCCABE WEISBERG & CONWAY
V. CHRISTOPHER A. CUNNINGHAM AND ANNA G. CUNNINGHAM

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11853 Orchard Lane, Waynesboro, Pa. Franklin County Deed Book Volume 2990, page 3. Tax I.D. # 23-0Q12S-001A-000000

SALE # 5, 2014-267
NATIONSTAR MORTGAGE LLC
ATTY: MCCABE WEISBERG & CONWAY
V. MARK WAYNE POE AND KATHY SUE POE

All that certain tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1288 Upland Drive, Fayetteville Pennsylvania. Franklin County Deed Book Volume 3654, page 149. Tax I.D.# 09-0C24P-085.-000000

SALE # 6, 2013-2145
ONE WEST BANK FSB
ATTY: MCCABE WEISBERG & CONWAY
V. JOHN MARTIN WANTZ KNOWN SURVIVING HEIR OF MARY ELIZABETH WANTZ DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN SURVIVING HEIRS OF MARY WANTZ, DECEASED MORTGAGOR AND REAL OWNER, JENNIFER LYNN SPIVACK, KNOWN SURVIVING HEIR OF MARK AND ELIZABETH WANTZ, DECEASED MORTGAGOR AND REAL OWNER AND WILLIAM WANTS, KNOWN SURVIVING HEIR OF MARY ELIZABETH WANTZ, DECEASED MORTGAGOR AND REAL OWNER

All the following described real estate lying and being situate in Metal Township, Franklin County, Pennsylvania, having a street address of 12200 Path Valley Road, Fannettsburg, Pennsylvania . Franklin County Deed Book Volume 1152, page 414. Tax I.D. # 15-0H08-079-000000

SALE # 7, 2011-5076
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC ASSET-BACKED CERTIFICATES SERIES 2007-3
ATTY: MILSTEAD & ASSOCIATES
V. DAVID H. WINGERD AND DENA R. WINGERD

All the following described real estate, locally known as 234 South Ridge Avenue, lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, having a street address of 234 South Ridge Avenue, Greencastle, Pa. Franklin County Deed Book Volume 1381, page 0625. Tax Parcel # 08-2B37-065

SALE # 8, 2013-4301
ORRSTOWN BANK
ATTY: BARC & SCHERER
V. THOMAS E. BURTMAN AND KELSEY J. FREE

All the following real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 5927 Hager Road, Greencastle, Pa. Franklin County Deed Book Volume 2281, page 407. Parcel # 18-K27-085

SALE # 9, 2013-998
JPMORGAN CHASE BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN
V. ANGELA C. KOLB

All that tract of real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 136 North Potomac Street, Waynesboro, Pa. Franklin County Deed Book Volume 3608 , page 129. Tax Parcel # 25-5B57-.013.-000000

SALE # 10, 2013-2719
BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING LP
ATTY: PHELAN HALLINAN
V. JOHN M. SWOPE AND REBECCA SWOPE

All that certain lot or piece of ground situate in Metal Township, Franklin County, Pennsylvania, having a street address of 9058 Path Valley Road, Fort Loudon Pa. Instrument # 200922323 Tax Parcel: 15-0H15.-053.-000000

SALE # 11, 2014-1029
FARMERS AND MERCHANTS TRUST COMPANY OF CHAMBERSBURG
V. JESSE W. SMALL

All the following described real estate locally known as 1286 Shields Road, St. Thomas, lying and being situate in St. Thomas Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 876, page 226. Parcel # 20-0M18-151

PUBLIC NOTICES

SALE # 12, 2014-1186
LAKEVIEW LOAN SERVICING LLC
ATTY: KML LAW GROUP PC
V. DOUGLAS A. ESTES AND AMY J. ESTES

All that parcel of land in Township of Washington, Franklin County, Pennsylvania, having a street address of 12452 Jackson Avenue, Waynesboro, Pa. Instrument # 2008024505 Tax Parcel # 23-0Q12G-204E

SALE # 13, 2014-567
WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN

V. JOHN D. DEROSS, II INDIVIDUALLY AND IN HIS CAPACITY AS CO-ADMINISTRATOR CTA OF THE ESTATE OF JOHN L. DEROSS AND DEVISEE OF THE ESTATE FOR BETTE J. DEROSS SAMANTHA A. HEPLER, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATOR CTA OF THE ESTATE OF JOHN L. DEROSS AND EXECUTRIX OF THE ESTATE FOR BETTE J. DEROSS

All the following two tracts of real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 131-133 North Franklin Street, Waynesboro, Pa. Franklin County Deed Book Volume 697, page 332. Parcel No. 1: 25-5A56-.082-000000, Parcel No. 2: 25-5A56-.081-.000000

SALE # 14, 2014-972
WELLS FARGO BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN
V. FRANCIS X. O'BRIEN JR. AKA FRANCIS X. O'BRIEN JR.

All that certain lot or piece of ground situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 1036 Heritage Avenue Shippensburg, Pa. Instrument# 201112979 Tax Parcel: 21-0N16.-108A-000000

SALE # 15, 2013-4333
WELLS FARGO BANK NA S/B/M WELLS FARGO HOME MORTGAGE INC
ATTY: PHELAN HALLINAN
V. SHAYNNA GREEN A/K/A SHAYNNA N. EVERLY A/K/A SHAYNNA N. GREEN AND DAVID EVERLY, JR. A/K/A DAVID M. EVERLY JR.

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 14518 Buchanan Trail West Mercersburg, Pa. Instrument # 2008-013575 Tax Parcel # 18-0K16.-068.-000000

SALE # 16, 2013-1691
GREEN TREE SERVICING LLC
ATTY: PHELAN HALLINAN
V. STEVEN D. CARROLL AND MARTIN LUTHER WELLER, JR

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 11880 Mongul Hill Road, Shippensburg, Pa. Franklin County Deed Book Volume 1849, page 84. Tax Parcel # 21-0N05-118.-000000

SALE # 17, 2014-88
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V. ROBERT G. KUHN JR

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 112 Miller Drive, Fayetteville, Pa. Franklin County Deed Book Volume 1233, page 503. Tax Parcel # 10-0D10F-067.-000000

SALE # 18, 2014-985
JPMORGAN CHASE BANK NA
ATTY: PHELAN HALLINAN
V. CHARLES F. YEAGER AND DEBORA YEAGER

All the following real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1068 Hamilton Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2588, page 507. Tax Parcel # 11-0E16J-049.-000000

SALE # 19, 2014-749
CITIZENS BANK OF PENNSYLVANIA
ATTY: LAUREN BERSCHLER KARL, LLC
V. TIFFANY R. RIFE

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 92 Mount Rock Road, Shippensburg Pa. Franklin County Deed Book Volume 1911, page 262 Parcel No. 21-N13-146A

SALE # 20, 2013-649
GOLDMAN SACHS MORTGAGE COMPANY
ATTY: UDREN LAW OFFICES PC
V. JOAN K. SHOCKEY, INDIVIDUALLY AND AS KNOWN HEIR OF DENNIS R. SHOCKEY, LAST RECORD OWNER AND ALLYN D. SHOCKEY, NKNOWN HEIR OF DENNIS R. SHOCKEY, LAST RECORD OWNER UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER DENNIS R. SHOCKEY DENNIS R. SHOCKEY, LAST RECORD OWNER

All that certain property situated in the Township of Montgomery in the Franklin County and Pennsylvania, having a street address of 5215 Bino Road a/k/a 5212 Bino Road, Greencastle Pa. Franklin County Deed Book Volume 1165, page 523. Property I.D. # 17-0319-089

SALE # 21, 2014-1302
BANK OF AMERICA NA
ATTY: UDREN LAW OFFICES PC
V. DAWN M. ALBAUGH AND MICHAEL G. ALBAUGH

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11950 Old Route 16, Waynesboro, Pa. Franklin County Deed Book Instrument #2008-021898 Property I.D. # 23-Q-19-B-39-B

PUBLIC NOTICES

SALE # 22, 2014-100
M&T BANK
ATTY: MCCABE WEISBERG & CONWAY
V. TINA L. WHITSEL

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 4475 Mercersburg Road, Mercersburg, Pa. Franklin County Deed Book Volume 1574, page 586 Instrument Number 200017292 Tax I.D.# 18-0K17-.058-.000000

SALE # 23, 2010-79
CANCELLED

SALE # 24, 2014-896
JPMORGAN CHASE BANK NA
ATTY: PHELAN HALLINAN
V. DERRICK A. MELIUS AND NATASHA MELIUS
A/K/A NATASHA N. MELIUS

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 825 Woodlawn Drive, Chambersburg, Pa. Instrument # 06-1E59-.022-.000000 Tax Parcel: 06-1E59-.022-.000000

SALE # 25, 2014-986
JPMORGAN CHASE BANK NA
ATTY: PHELAN HALLINAN
V. DAVID J. WEELDREYER AND TAMERA SUE
WEELDREYER

All the following described real estate, locally known as 13297 Grandview Drive, located in Washington Township, Franklin County, Pennsylvania. Instrument # 200919623 Tax Parcel: 23-0Q18D-001-.000000

SALE # 26, 2013-3255
NATIONSTAR MORTGAGE LLC
ATTY: PHELAN HALLINAN
V. JOHN W. FIDATI A/K/A JOHN WILLIAM FIDATI

All that certain lot or piece of ground situate in the Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 508 Wayne Avenue, Chambersburg, Pa. Instrument # 200924818 Tax Parcel # 06-1E49-.009-.000000

SALE # 27, 2014-1279
SUSQUEHANNA BANK
ATTY: KORNFIELD & BENCHOFF
V. CHAD L. BONEBRAKE AND DENA L.
BONEBRAKE

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 800 Queens Court, Greencastle, Pa. Franklin County Deed Book Volume 1756, page 106. Tax Parcel # 01-A-27-146

SALE # 28, 2013-4767
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V. MEGAN L. RINALDO AND JOHN V. RINALDO

All the following described real estate lying and being situate on the East side of South Second Street in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 412 South Second Street, Chambersburg, Pa. Franklin County Deed Book Volume 1539, page 299. Tax Parcel # 04-1E09-.166-.000000

SALE # 29, 2014-1367
GREEN TREE SERVICING LLC
ATTY: KML LAW GROUP PC
V. CHRISTY LEONARD AND DAVID J. LEONARD
JR

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1537 Vaughn Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3062, page 170. Tax Parcel # 11-0E13C-080

SALE # 30, 2013-1795
US BANK NATIONAL ASSOCIATION AS
TRUSTEE SUCCESSOR IN INTEREST TO
WACHOVIA BANK NA AS TRUSTEE FOR CHASE
FUNDING MORTGAGE LOAN ASSET-BACKED
CERTIFICATES SERIES 2003-S
ATTY: PHELAN HALLINAN
V. RUSSELL M. FILE

The following real property situate in the Township of Hamilton, Franklin County, Pennsylvania, having a street address of 1573 Brechbill Road, Chambersburg, Pa. Franklin County Deed Book Volume 1448, page 421. Tax Parcel # 11-0E13-.313-.000000

SALE # 31, 2013-2714
WELLS FARGO BANK NA
ATTY: POWERS KIRN AND ASSOCIATES
V. CHARLES A.J. HALPIN III ESQUIRE AS
ADMINISTRATOR OF THE ESTATE OF THOMAS
D. HENSLEY A/K/A THOMAS D. HENSLEY SR.
DECEASED

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 5675 Timmons Drive, Greencastle, Pa. Franklin County Deed Book Volume 1365, page 219. Parcel # 17-0J19-043

SALE # 32, 2013-1332
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 2005-16
ATTY: ZUCKER GOLDBERG & ACKERMAN
V. RALPH PECK III A/K/A RALPH E. PECK III AND
SALLY Y. PECK

All that certain tract or parcel of real estate lying and being situated at 10808 Lincoln Way West, Fort Loudon, Peters Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2447, page 431. Parcel # 18-0K09-025-000000

PUBLIC NOTICES

**SALE # 33, 2012-2358
WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN**

V. MARK D. MAXFIELD AND LORI A. MAXFIELD

All that certain piece, parcel or tract of land together with the improvements thereon erected, situate, lying and being in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1882 Falcon Lane, Chambersburg, Pa. Franklin County Deed Book Volume 2810, page 1. Tax Parcel # 11-0E17.-037.-000000

**SALE # 34, 2014-987
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN**

**V. BRADLEY A. WORTHY AND AMY WORTHY
A/K/A AMY L. WORTHY**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 6115 Lincoln Way West, aka 6115 Lincoln Way Saint Thomas, Pa. Deed Instrument # 201214611 Tax Parcel: 20-0M14K

**SALE # 35, 2013-4997
THE COLUMBIA BANK SUCCESSOR BY MERGER
TO HAGERSTOWN TRUST COMPANY
ATTY: HENRY & BEAVER
V. DARYL L. ZOMBRO II AND SHANDI B.
WINPIGLER**

All the following described real estate locally known as 233 Wayne Avenue, lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3172, page 77. Tax Parcel # 25-5B49-091

**SALE # 36, 2011-2490
NATIONSTAR MORTGAGE LLC
ATTY: UDREN LAW OFFICE
V. GARY L. MAYHUGH**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 1418 Lightersburg Road a/k/a 1418 Leitersburg Road, Waynesboro, Pa. Franklin County Deed Book Volume 1351, page 458. Property I.D.# 01-0A28-084

**SALE # 37, 2014-637
NORTHWEST SAVINGS BANK
ATTY: MCCABE WEISBERG & CONWAY
V. TAMMY J. BRYAN AND JAMES O. BRYAN JR.**

All the following described real estate lying and being situated in the Borough of Mercersburg, Franklin County, Pennsylvania, having a street address of 229 Loudon Road, Mercersburg, Pa. Franklin County Deed Book Volume 1214, page 607. Tax I.D. # 14-3B52-005-000000

**SALE # 38, 2013-4838
MAGNOLIA PORTFOLIO ALPHA LLC
ATTY: JAMES SMITH DIETTERICK & CONNELLY
V. DELM DEVELOPERS, LLC**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of Route 11 and Orchard Drive, Chambersburg, Pa. (Address provided by filing Atty.)

**SALE # 39, 2011-1944
WELLS FARGO BANK NA
ATTY: ZUCKER GOLDBERG & ACKERMAN
V. JOSHUA B. BINGHAM AND ANGELA K.
BINGHAM**

All that certain tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2332 Austin Avenue, Chambersburg, Pa. Instrument Number 2008-021977 Parcel # 09-0C170D-107

**SALE # 40, 2012-3550
JPMORGAN CHASE BANK NATIONAL
ASSOCIATION S/B/M CHASE HOME FINANCE LLC
ATTY: PHELAN HALLINAN
V. RENEE STARR RIDEOUT**

All that certain tract or parcel of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1273 Upland Drive, Fayetteville, Pa. Instrument # 2008-010526. Tax Parcel # 09-0C24P-089.-000000

**SALE # 41, 2012-2084
JPMORGAN CHASE BANK NATIONAL
ASSOCIATION
ATTY: PHELAN HALLINAN
V. CHAD R. HELMUTH**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1447 State Street Chambersburg, Pa. Instrument Number: 200905909 Tax Parcel # 09-0C13-098.-000000

**SALE # 42, 2013-2606
US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY ATTY: PURCELL KRUG & HALLER
V. JOANNA L. HATCH AND GEORGE W.S. MILLER
III**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 395 West Queen Street, Chambersburg, Pa. Instrument # 2011-12973 Tax Map: 05-1B-63-021

PUBLIC NOTICES

**SALE # 43, 2014-1778
SUSQUEHANNA BANK
ATTY: KORNFIELD & BENCHOFF
V. THEODORE R. WEBER**

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, having a street address of 20 Kensington Drive, Chambersburg, Pa. Franklin County Deed Book Volume 581, page 465. Tax Parcel # 12-F-34B-019

**SALE # 44, 2013-3582
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY**

**ATTY: MCCABE WEISBERG & CONWAY
V. JACOB C. SWOPE KNOWN SURVIVING HEIR
OF HARRY L. MILLER DECEASED MORTGAGOR
AND REAL OWNER UNINOWN SURVIVING HEIRS
OF HARRY L. MILLER DECEASED MORTGAGOR
AND REAL OWNER AND HARRY L. MILLER**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 2178 Orrstown Road, Shippensburg, Pa. Franklin County Deed Book Volume 1192, page 242. Tax I.D. # 21-0N05-054

**SALE # 45, 2014-1402
NATIONSTAR MORTGAGE LLC
ATTY: MCCABE WEISBERG & CONWAY
V. CHRISTOPHER D. EAKLE**

All the following tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11732 North Landis Avenue, Waynesboro, Pa. Franklin County Deed Book Volume 2351, page 273. Tax I.D. # 23-0G12L-111

**SALE # 46, 2013-2425
JPMORGAN CHASE BANK NA
ATTY: PHELAN HALLINAN
V. DAVID L. DICE**

All the following described tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 198 Black Gap Road, Fayetteville Instrument # 2008-014546 Tax Parcel # 09-0C27F-033.-000000

**SALE # 47, 2014-1501
GREEN TREE SERVICING LLC
ATTY: LAW OFFICES OF GREGORY JAVARDIAN
V. WENDY S. HARNER**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 321 East Liberty Street, Chambersburg, Pa. Franklin County Deed Book Volume 1998-1, page 102902. Parcel # 04-1E10-033

**SALE # 48, 2013-2849
THE BANK OF NEW YORK MELLON TRUST
COMPANY NA AS TRUSTEE ON BEHALF OF
CWABS ASSET-BACKED CERTIFICATES TRUST
2007-BC2**

**ATTY: LAW OFFICES OF GREGORY JAVARDIAN
V. MARK A. GORBY**

All the following described real estate lying, locally known as 320 Verdier Street, lying and being situate in the Borough of Mont Alto, Franklin County Pa. Franklin County Deed Book Volume 1998-1, page 102902 Parcel # 16-4A52.033

**SALE # 49, 2014-1529
NATIONSTAR MORTGAGE LLC
ATTY: PHELAN HALLINAN
V. MARK BRUNK A/K/A MARK E. BRUNK**

All the following described two tracts of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 5147 Church Road, Chambersburg, Pa. Franklin County Deed Book Volume 3059, page 442. Tax Parcel # 10-0D21.-015A-000000

TERMS

As soon as the property is knocked down to purchaser, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. If the 10% payment is not made as requested, the Sheriff will direct the auctioneer to resell the property. The balance due shall be paid NO LATER THAN SEPT. 22, 2014 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY SEPT. 26, 2014 at 1:00 pm prevailing time, in the Franklin County Court House, Jury Assembly Room, unless otherwise stated, Chambersburg, Franklin County, Pennsylvania at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full.

SHERIFF'S REAL ESTATE SALES FOR 2014

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