

# Franklin County Legal Journal

Vol. 32, No. 10

September 5, 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 Betty L. Bitner, a/k/a Betty L. Myers Bitner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Delbert Lee Myers

Linda D. Maynard

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

9/5, 9/12, 9/19/2014

Estate of Robert G. Hardman, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Amy R. McKenrick

3589 Sycamore Grove Road

Chambersburg, PA 17202

Attorney:

Glen and Glen, LLC

237 East Queen Street

Chambersburg, PA 17021-2205

9/5, 9/12, 9/19/2014

Estate of Suzanne K. Kaiser, late of Guilford Township, Franklin County, Pennsylvania.

Attorney:

Clinton T. Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

9/5, 9/12, 9/19/2014

Estate of Patsy D. Kennard, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Rodney Hess

11352 Hades Church Road

Greencastle, PA 17225

Wanda Hess

11352 Hades Church Road

Greencastle, PA 17225

Attorney:

Paul T. Schemel

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

9/5, 9/12, 9/19/2014

Estate of Jorma R. Keto, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Hilkka K. Brucksch

11212 Mapleville Road

Smithsburg, MD 21783

Attorney:

William S. Dick

Dick, Stein, Schemel, Wine & Frey, LLP

13 West Main Street, Suite 210

Waynesboro, PA 17268

9/5, 9/12, 9/19/2014

Estate of Leah Virginia Sease, a/k/a L. Virginia Sease, a/k/a Virginia L. Sease, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:

D. Lamar Sease

Leah Yvonne Pfoutz

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

9/5, 9/12, 9/19/2014

Estate of Louise H. Sutton, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Lori Lyn Procopio

1810 Fenwicke Court

Huntingtown, MD 20639

Attorney:

George E. Wenger, Jr.

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

9/5, 9/12, 9/19/2014

## PUBLIC NOTICES

Estate of Margy G. Tice, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Heather Hershey, Estate Administrator  
F&M Trust Co.

20 South Main Street  
Chamberburg, PA 17201

Attorney:

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

9/5, 9/12, 9/19/2014

Estate of Susette L. Zimmerman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Eric L. Zimmerman  
229 Cherokee Drive  
Mechanicsburg, PA 17050  
Travis L. Zimmerman  
1907 Grist Mill Circle  
Hershey, PA 17033

Attorney:

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

9/5, 9/12, 9/19/2014

### **Second 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

### **Third 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

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

## PUBLIC NOTICES

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

## **CORPORATION NOTICE**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on July 23, 2014, for the purpose of registering a corporation. The name of the corporation organized under the provisions of the Commonwealth of Pennsylvania Business Corporation Law of 1988 is **NORLAND BISTRO 71, INCORPORATED.**

David W. Rahauser, Attorney  
157 East Washington Street  
Chambersburg, PA 17201

9/5/2014

## **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization - Domestic Limited Liability Company was filed on July 23, 2014 with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Organization of a proposed domestic limited liability company to be organized under the 1988 Pennsylvania Business Corporation Law of the Commonwealth of Pennsylvania. The name of the company is:

**SPEED PARTZ, LLC**

The registered office is at: 352 Stouffer AYeue, Chambersburg, Franklin County, Pennsylvania 17201.

JASON P. KUTULAKIS, ESQUIRE  
2 West High Street  
Carlisle, PA 17013

9/5/2014

## PUBLIC NOTICES

### **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), 2013-4966  
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), 2013-4966  
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

**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

## PUBLIC NOTICES

### **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

### **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. OBRIEN 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

## PUBLIC NOTICES

**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, NKKNOWN 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

**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

## PUBLIC NOTICES

**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-.00000

**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 2003-5**  
**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-.00000

**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 # 18-0K09-025-00000

**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-.00000

**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. # 14-3B52-005-00000

## PUBLIC NOTICES

**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.)

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**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

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**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

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**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

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**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

**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

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**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

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**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

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**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

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**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



## PUBLIC NOTICES

**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

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**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

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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 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**

<b>CUT-OFF</b>	<b>SALE DATE</b>
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

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