

Franklin County Legal Journal

Vol. 32, No. 26

December 26, 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 Mabel L. Frey, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Joyce F. Lehman
3729 Edenville Road
Chambersburg, PA 17202
Ralph D. Lehman
4411 Shatzer Street
Chambersburg, PA 17201

Attorney:

George E. Wenger, Jr.
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

12/26/2014, 1/2, 1/9/2015

Estate of Grace C. Hawbaker, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Delbert L. Hawbaker
807 Burnt House Road
Carlisle, PA 17015
Attorney:
George E. Wenger, Jr.
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

12/26/2014, 1/2, 1/9/2015

Estate of George Edward Horn, Jr., a/k/a G. Edward Horn, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representative:

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

12/26/2014, 1/2, 1/9/2015

Estate of Sharon C. Landis, a/k/a Sharon Campbell Landis, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

David James Campbell
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

12/26/2014, 1/2, 1/9/2015

Estate of John R. Lengyel, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

David A. Lengyel
10005 Wisakon Trail
Manassas, VA 20111

Attorney:

J. L. Doyle
Dick, Stein, Schemel, Wine & Frey, LLP
13 West Main Street, Suite 210
Waynesboro, PA 17268

12/26/2014, 1/2, 1/9/2015

Second 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

PUBLIC NOTICES

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

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

PUBLIC NOTICES

Third 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

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

PUBLIC NOTICES

CORPORATION NOTICE

Notice is hereby given that the Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on December 16, 2014. The name of the corporation organized under the provisions of the Non-Profit Corporation Law of 1988 of the Commonwealth of Pennsylvania is Lester M. Cline People Assisting People Foundation.

Kevin Taccino, Attorney
Stiltner, Taccino & Hamilton
25 Penncraft A venue, Suite 310
Chambersburg, PA 17201

12/26/2014

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

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**

**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

**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

**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 CANCELLED

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

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

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

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

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

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

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

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

Sale #47, 2014-3079
THE FIRST NATIONAL BANK OF MERCERSBURG
ATTY: KORNFELD AND BENCHOFF
V. JASON A. LOW A/K/A JASON ALAN LOW

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

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

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

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

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

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

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

PUBLIC NOTICES

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.

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