

Franklin County Legal Journal

Vol. 32, No. 17

October 24, 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 Harold L. Dentler, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Leonard C. Dentler
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

10/24, 10/31, 11/7/2014

Estate of Hazel B. Guyer, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

C. Albert Guyer
6596 Orphanage Road Colestock Center
Waynesboro, PA 17268

Attorney:

Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

10/24, 10/31, 11/7/2014

Estate of Lacey Horst, a/k/a Lacey N. Horst, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Tamula Smith
c/o Walker, Connor and Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Michael J. Connor
Walker, Connor and Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

10/24, 10/31, 11/7/2014

Estate of John M. Keefer, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Donna M. Keefer
293 Mullen Street
P.O. Box 74
Fort Loudon, PA 17224

Attorney:

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

10/24, 10/31, 11/7/2014

Estate of Ronald E. Kohli, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Cleta R. Kohli
3692 Edenville Road
Chambersburg, PA 17202

Attorney:

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

10/24, 10/31, 11/7/2014

Estate of Patrick K. O'Toole, a/k/a Pat O'Toole, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Joseph Leon O'Toole, II
35 North Church Street
Waynesboro, PA 17268

Attorney:

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

10/24, 10/31, 11/7/2014

Estate of Fred J. Rock, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Steven C. Rock
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

10/24, 10/31, 11/7/2014

PUBLIC NOTICES

Estate of Ralph E. Rubeck, late of Peters Township,
Franklin County, Pennsylvania.

Personal Representatives:

Donna J. Young
655 Kauffman Road West
Greencastle, PA 17225
Rebecca M. Pentz
5156 Stone Bridge Road
Greencastle, PA 17225

Brenda K. Anderson
107 Springwood Avenue
St. Thomas, PA 17252

Attorney:

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

10/24, 10/31, 11/7/2014

Estate of Leslie C. Statler, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Linda M. Black
186 Spruce Court
Annville, PA 17003

Attorney:

Marvin Beshore
Attorney-at-Law
130 State Street
Harrisburg, PA 17108

10/24, 10/31, 11/7/2014

Estate of Rose M. Wells, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representative:

Ginger M. Kugler
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

10/24, 10/31, 11/7/2014

Second Publication

Estate of Alma B. Bender, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Grace Ann Bender
1120 Lincoln Way East
Chambersburg, PA 17201
David A. Bender
1118 Lincoln Way East
Chambersburg, PA 17201

Charles A. Bender, Jr.
10379 Sandy Mountain Road
Orrstown, PA 17244

Attorney:

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

10/17, 10/24, 10/31/2014

Estate of P. Larry Fraker, a/k/a Paul Larry Fraker, late of
Letterkenny Township, Franklin County, Pennsylvania.

Personal Representatives:

Vickie L. Spidel
2364 Appleway Road
St. Thomas, PA 17252
Shawn G. Fraker
50 Cumberland Street
Shippensburg, PA 17257

Attorney:

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

10/17, 10/24, 10/31/2014

Estate of Mildred L. Martin, late of Franklin County,
Pennsylvania.

Personal Representatives:

Orville M. Martin
210 Unionhall Road
Carlisle, PA 17013
Bonita A. Crider
4301 Maclaysmill Road
Shippensburg, PA 17257

Attorney:

David W. Rahouser
157 East Washington Street
Chambersburg, PA 17201

10/17, 10/24, 10/31/2014

Estate of Kenneth L. Peiffer, late of Washington
Township, Franklin County, Pennsylvania.

Personal Representatives:

Ronald A. Peiffer
614 Thomas Way
Severna Park, MD 21146
Martha L. Owens
1228 Independence Square
Belcamp, MD 21017

Attorney:

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

10/17, 10/24, 10/31/2014

Third Publication

Estate of Julianna Buickerood, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representatives:

Bruce G. Buickerood
Richard W. Buickerood
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

10/10, 10/17, 10/24/2014

PUBLIC NOTICES

Estate of Melody M. Bunn, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Jessica M. Beeler

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

10/10, 10/17, 10/24/2014

Estate of John R. Faust, a/k/a John Reed Faust, a/k/a John Faust, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Valerie F. Faust

Shane R. Faust

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

10/10, 10/17, 10/24/2014

Estate of Theresa M. Freilicher, a/k/a Theresa Mae Freilicher, late of Franklin County, Pennsylvania.

Personal Representative:

Rhiannon H. Johnson

55 Magnolia Avenue

Pinehurst, NC 28374

Attorney:

Jerry A. Weigle

Weigle & Associates, P.C.

126 East King Street

Shippensburg, PA 17257

10/10, 10/17, 10/24/2014

Estate of Joe M. Garber, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Colleen A. Crumpacker

5862 West 1000 North

Delphi, IN 46923

Attorney:

John W. Frey

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

10/10, 10/17, 10/24/2014

Estate of Mary Grace Herr, a/k/a Mary Grace F. Armstrong, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Tina M. Sanders

844 Middle Street

Chambersburg, PA 17201

Attorney:

George E. Wenger, Jr.

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

10/10, 10/17, 10/24/2014

Estate of Marian S. Howe, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Ann L. Underkoffler

Rosemary L. Radocha

Jerry Eugene Howe

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

10/10, 10/17, 10/24/2014

Estate of Cletus L. Hurd, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Kenneth R. Hurd

18183 Anthony Highway

Waynesboro, PA 17268

Attorney:

Timothy W. Misner

39 South Broad Street

Waynesboro, PA 17268

10/10, 10/17, 10/24/2014

Estate of Dorothy R. Ritchey, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Ronald L. Ritchey

Duane P. Ritchey

Delores J. Hagerich

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

10/10, 10/17, 10/24/2014

Estate of June J. Saunders, a/k/a June Jeanetta Saunders, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Thomas G. Saunders

Jody R. Greiner

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

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PUBLIC NOTICES

Estate of Gladys P. Shadle, a/k/a Gladys Pearl Shadle,
late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Cathy S. Shadle

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

10/10, 10/17, 10/24/2014

Estate of Marie E. Thomas, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representative:

Doris Jean Myers

7336 Lincoln Way East

Fayetteville, PA 17222

Attorney:

Courtney J. Graham

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

10/10, 10/17, 10/24/2014

Estate of Mae Unger Trovinger, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Herbert Coss

c/o Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Mary Beth Shank

Sharpe & Sharpe, LLP

257 Lincoln Way East

Chambersburg, PA 17201

10/10, 10/17, 10/24/2014

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

Personal Representatives:

Betsy J. Frey

3506 Scotland Road

Chambersburg, PA 17202

Billy Jean Morningstar

4741 Burkholder Road

Chambersburg, PA 17202

Attorney:

John J. Szajna

785 North Franklin Street

Chambersburg, PA 17202

10/10, 10/17, 10/24/2014

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act, Act No. 1982-295, of the filing with the Department of State of the Commonwealth of Pennsylvania on October 8, 2014, of an application for a certificate for the conducting of a business under the assumed or fictitious name of Bill Bowers Tire and Auto Center, with its principal place of business at 75 Pine Drive, Greencastle, Pennsylvania. The names and addresses of all persons interested in or owning said business are: BBTA, LLC, 75 Pine Drive, Greencastle, PA 17225.

Attorney:

Courtney J. Graham

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

10/24/2014

NAME CHANGE NOTICE

IN THE COURT OF COMMON PLEAS OF THE
39TH JUDICIAL DISTRICT OF PENNSYLVANIA,
FRANKLIN COUNTY BRANCH, NO. 50-ADOPT-2014

NOTICE OF CHANGE OF NAME PROCEEDING

To whom it may concern:

You are hereby notified that Gillian R. Mazzone and Pete B. Mazzone, of Chambersburg, Pennsylvania, have filed a Petition for Adult Adoption with Change of Name in the Court of Common Pleas of Franklin County, Pennsylvania, on behalf of Tosh Alan Rung and are requesting a decree to change his name from Tosh Alan Rung to Tosh Rung Mazzone. A hearing on said Petition will be held on the **18th** day of **December, 2014 at 9:00 a.m.**, in the assigned Courtroom of the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, Pennsylvania, at which time and place you may attend if you have any objections.

Attorney:

Michael J. Connor

Walker, Connor and Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

10/24/2014

PUBLIC NOTICES

NOTICE OF HEARING

IN THE COURT OF COMMON PLEAS OF THE
39TH JUDICIAL DISTRICT OF PENNSYLVANIA,
FRANKLIN COUNTY BRANCH, Orphans Court
Division No. 26 ADOPT 2013

TO: Unknown birth father who had sexual intercourse with Christina Sue Holtry approximately nine months before September 29, 1999.

A Petition has been filed asking the Court to put an end to all rights you have to the baby boy born on September 29, 1999 to Christina Sue Holtry. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom # 3 of the Franklin County Courthouse, Chambersburg, Pennsylvania on Friday, November 7, 2014 at 9:00 o'clock a.m. If you do not appear at this hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision of whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GOT TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Bar Association- Lawyer Referral
Service
Telephone 1 - 800 692- 7375 (PA ONLY)
or 717-238-6715

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Franklin County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the Court. You must attend the scheduled conference or hearing.

Anne M. Shepard
Attorney for petitioners
116 West Main St.
Waynesboro, Pa. 17268
(717)762-3327

10/24/2014

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: November 6, 2014.

HAYS: First and Final account, statement of proposed distribution and notice to the creditors of Allen R. Pensinger, Executor, for the Estate of Jessie P. Hays, late of Guilford Township, Franklin County, Pennsylvania, deceased.

HOCKERSMITH: First and Final account, statement of proposed distribution and notice to the creditors of Thomas L. Bright, Executor for the Estate of Fred B. Hockersmith, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

SANDERS: First and Final account, statement of proposed distribution and notice to the creditors of Orrstown Bank, Executor for the Estate of James M. Sanders, late of Quincy Township, Franklin County, Pennsylvania, deceased.

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

10/24, 10/31/2014

PUBLIC NOTICES

SHERIFF'S SALE NOVEMBER 14, 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 DECEMBER 15, 2014 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

**SALE # 1, 2014-1200
CITIFINANCIAL SERVICING LLC A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: PHELAN HALLINAN
V.MELISSA A. FRISBY**

All the following described real estate with improvements thereon lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 12220 Sky Hawk Drive, Waynesboro, Pa. Franklin County Deed Book Volume 2542, page 494. Tax Parcel # 23-0Q05-.136-.000000

**SALE # 2, 2014-1727
PENNYMAC LOAN SERVICES LLC
ATTY: PHELAN HALLINAN
V. KATHLEEN MICHELE SULLIVAN**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 208 West 4th Street Waynesboro Pa. Franklin County Deed Book 3534, page 208. Tax Parcel # 26-5C15-.105-.000000

**SALE # 3, 2014-168
NATIONSTAR MORTGAGE LLC
ATTY: MILSTEAD & ASSOCIATES LLC
V. VALERIE SCHMIDT**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 8782 Kings Road, Waynesboro Pa. Instrument # 201025943 Tax Parcel # 23-0Q07K-019-AE

**SALE # 4, 2014-1119
HSBC BANK USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR NOMURA ASSET ACCEPTANCE
CORPORATION ALTERNATIVE LOAN TRUST
SEREIS 2007-2 ATTY: PHELAN HALLINAN
V. SAMUEL T. WOODRING AND SHERRY L.
WOODRING**

All the following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 85 Fifth Avenue Fayetteville, Pa. Instrument Number 201224035 Tax Parcel # 09-0C23N-045-000000

**SALE # 5, 2014-1664
CITIFINANCIAL SERVICING LLC A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: PHELAN HALLINAN
V. DANIEL A. KIRKPATRICK AND MARY J.
MCKEEVER**

All the following described real estate situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 109 Middle Street, Waynesboro Pa. Franklin County Deed Book 877, page 242. Tax Parcel # 24-5D01-083-000000

**SALE # 6, 2014-1863
ORRSTOWN BANK
ATTY: JSDC LAW OFFICES
V. DEBORAH L. MARTINDALE AND THE UNITED
STATES OF AMERICA**

All that certain tract of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 160 Tobin Drive, Chambersburg, Pa. Instrument # 201118364 Parcel # 03-1C-247B

**SALE # 7, 2014-1702
GREEN TREE SERVICING LLC
ATTY: KML LAW GROUP
V. TIMOTHY L. GRESS**

All the following real estate lying and being situate along the westerly side of South Potomac Street in Waynesboro, Franklin County, Pennsylvania, having a street address of 42 South Potomac Street, Waynesboro, Pa. Franklin County Deed Book 2403, page 410. Tax Parcel # 26-5C08-098

**SALE # 8, 2014-880
PHH MORTGAGE CORPORATION FKA PHH
MORTGAGE SERVICES
ATTY: PHELAN HALLINAN
V. PERRY N. PANAGOS**

All that certain lot or piece of ground situate in the Borough of Chambersburg, Franklin County and Commonwealth of Pennsylvania, having a street address of 949 South Coldbrook Avenue, Chambersburg, Pa. Franklin County Deed Book 2605, page 322. Tax Parcel # 06-1E42-.043-.000000

**SALE # 9, 2013-798
WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN
V. CINDY L. HEATON**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1103 South Coldbrook Avenue, Chambersburg Pa. Franklin County Deed Book Volume 1708, page 95. Tax Parcel # 06-1E50-025-000000

PUBLIC NOTICES

SALE # 10, 2014-1131
FLAGSTAR BANK FSB
ATTY: MCCABE WEISBERG & CONWAY
V. CURTIS L. HARNISH AND TRUDY J. HARNISH

All the following described three tracts of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3015 Anthony Highway, Chambersburg, Pa. Franklin County Deed Book 1519, page 100. Tax I.D. # 10-0D23D-005-000000

SALE # 11, 2013-2879
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V. MICHAEL THOMAS MOHNEY AKA MICHAEL T. MOHNEY AND KAREN MOHNEY AKA KAREN A. MOHNEY

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 12610 Licking Creek Court Mercersburg, Pa. Instrument # 201007580 Tax Parcel # 17-0J11-102-000000

SALE # 12, 2014-1487
QUICKEN LOANS INC
ATTY: MCCABE WEISBERG & CONWAY
V. JEFFREY A. BOLINGER AND JACLYN M. BOLINGER FKA JACLYN M. HILL

All the following described real estate together with the improvements thereon erected lying and being situate on the southeast corner of South Main and Garfield Streets, at No. 660 South Main Street in the Borough of Chambersburg, Franklin County, Pennsylvania. Instrument # 2008-020258 Tax I.D. # 04-1E25-.031

SALE # 13, 2014-1891
DEUTSCHE BANK NATIONAL TRUST COMPANY
ATTY: STERN & EISENBERG
V. JAMES D. NAUGLE

All the following real estate lying and being situate in the Township of Lurgan Franklin County Pennsylvania, having a street address of 11864 Weaver Road Orstown Pa. Franklin County Deed Book 3355, page 22. Parcel # 13-0G18-029A-000000

SALE # 14, 2014-1726
CANCELLED

SALE # 15, 2013-3080
OCWEN LOAN SERVICING LLC
ATTY: PHELAN HALLINAN
V. CONNIE M. BASSETT AND KENNETH L. BASSETT

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1415 Millennium Drive, Chambersburg, Pa. Franklin County Deed Book 2928, page 578. Tax Parcel # 11-0E13C-056-000000

SALE # 16, 2013-4849
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V. JARED B. MOORE AND AMANDA J. MOORE

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1950 Warm Springs Road, aka 1950 Warm Spring Road, Chambersburg, Pa. Tax Parcel 11-E19-.040-000000

SALE # 17, 2012-197
US BANK NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE TO BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE MLMI TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2007-HE-3
ATTY: MCCABE WEISBERG & CONWAY
V. GREG W. RUMP AND MARY L. RUMP

All that certain lot or piece of ground situate in Hamilton Township Franklin County Commonwealth of Pennsylvania, having a street address of 816 Lindia Drive, Chambersburg, Pa. Franklin County Deed Book 3070, page 11. Tax I.D. # 1-DE13G-048

SALE # 18, 2014-1899
PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFIELD & BENCHOFF
V. JOSEPH A. COSTA AND NADINE C. COSTA

All the following described real estate lying and being situate in Antrim Township Franklin County Pennsylvania, having a street address of 1296 Prestons Lane Greencastle Pa. Franklin County Deed Book Volume 1296, page 421. Tax Parcel # 01-A-22-125

SALE # 19, 2013-917
VENTURA TRUST
ATTY: MCCABE WEISBERG & CONWAY
V. ANNE MICHELLE BUTLER

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 103 Quentin Circle, Shippensburg, Pa. Instrument # 200925060 Tax I.D. # 21-0N10C-021N-000000

SALE # 20, 2014-1435
NATIONSTAR MORTGAGE LLC
ATTY: PHELAN HALLINAN
V. EMILY S. BARR

All that certain lot or piece of ground situate in the Greencastle Borough, County of Franklin, Commonwealth of Pennsylvania, having a street address of 179 East Walter Avenue aka 179 East Walters Avenue Greencastle, Pa. Franklin County Deed Book 2660, page 201. Tax Parcel # 08-2B14-.004A-000000

PUBLIC NOTICES

**SALE # 21, 2013-795
WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN
V. GLORIA JEAN BOWLES**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 9803 Olde Scotland Road, Shippensburg, Pa. Franklin County Deed Book Volume 2552, page 345. Tax Parcel # 21-0N11-080.000000

**SALE # 22, 2012-2464
BANK OF AMERICA NA
ATTY: MCCABE WEISBERG & CONWAY
V. GEOFFREY E. SUTTON AND KIMBERLY B. SUTTON**

All that certain tract, lot or parcel of land situate in Washington Township, Franklin County, Pa having a street address of 11484 Buhrman Drive, Waynesboro, Pa. Franklin County Deed Book 3608, page 544. Tax I.D. # 23-Q7-056

**SALE # 23, 2013-5124
WELLS FARGO BANK NA
ATTY: ZUCKER GOLDBERG & ACKERMAN
V. CYNTHIA D. RAY AND CHRISTOPHER T. RAY**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 5529 Greenville Road, Chambersburg, Pa. Franklin County Deed Book Volume 2251, page 529. Parcel # 09-0C04P-012-000000

**SALE # 24, 2014-384
QUICKEN LOANS INC
ATTY: MCCABE WEISBERG & CONWAY
V. JOSEPH F. MACEIRA AND FAITH E. MACEIRA**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 670 Harrison Drive, Chambersburg, Pa. Instrument # 201115031 Tax I.D.# 05-113-31-7

**SALE # 25, 2014-1436
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V. STACEY L. COLDSMITH AND DONALD J. COLDSMITH**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 2805 East Weaver Road aka 2805 Weaver Road Greencastle, Pa. Franklin County Deed Book Volume 1449, page 466. Tax Parcel # 01-0A21-.021B-000000

**SALE # 26, 2014-1938
MANUFACTURERS AND TRADERS TRUST
COMPANY ATTY: THE LAMM GROUP
V. MARSHALL A. DAY AND TRESSIA S. DAY**

All those three (3) tracts or parcels of real estate lying and being situate in the Village of Dry Run, Fannett Township, Franklin County, Pennsylvania, having a street addresses of 18801 Dry Run (personal care home), 18793 Main Street Dry Run (personal care home) Franklin County Deed Book Volume 1876, page 439. Parcels 07-0B18R-011 and 07-0B18R-013

**SALE # 27, 2014-1741
M&T BANK
ATTY: KML LAW GROUP
V. JENNIFER S. KELLER AND ALLEN M. TRITAPOE**

All the following described two (2) tracts of real estate, being known and numbered as 572 Sollenberger Road, lying and being situate in Hamilton Township, Franklin County, Pennsylvania. Instrument # 201104650 Tax Parcel 11-0E-13-032

**SALE # 28, 2014-2189
M&T BANK
ATTY: KML LAW GROUP
V. RICHARD C. MCCULLOUGH AND JENNIFER J. MCCULLOUGH**

All the following described real estate lying and being situate in the Borough of Chambersburg, County of Franklin, Commonwealth of Pennsylvania, having a street address of 528 North Franklin Street, Chambersburg, Pa. Franklin County Deed Book 1539, page 106. Tax Parcel # 05-1B32-038

**SALE # 29, 2014-2120
US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR LEHMAN XS TRUST MORTGAGE PASS-
THROUGH CERTIFICATES SERIES 2006-16N BY
ITS SERVICER OCWEN LOAN SERVICING LLC
ATTY: STERN & EISENBERG
V. AMY JOHNSON**

All that tract of land lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 512 Bracken Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3214, page 230. Parcel # 02-1C06-032-00000

**SALE # 30, 2014-1692
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V. DOUGLAS A. BREON AND TAMMY L. BREON**

All the following real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 410 Wolf Avenue, Chambersburg, Pa. Franklin County Deed Book 3078, page 61. Tax Parcel # 02-1C33-.050.-000000

PUBLIC NOTICES

**SALE # 31, 2014-2233
PNC BANK NA
ATTY: UDREN LAW OFFICES
V.**

JENNIFER J. DOYKA AND WILLIAM S. DOYKA JR.

All that parcel of land in Township of St. Thomas, Franklin County, Commonwealth of Pennsylvania, having a street address of 6710 Town Drive, Saint Thomas, Pa. Franklin County Deed Book 1350, page 227. Property I.D. # 20-M14-94

**SALE # 32, 2014-2130
BRANCH BANKING AND TRUST COMPANY
ATTY: PHELAN HALLINAN
V. JONATHAN D. MOORE AND JENNIFER R.
MOORE**

All the following described two adjoining tracts of real estate, together with the improvements thereon erected lying and being situate on the Southwest side of Cumberland Avenue in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 426 Cumberland Avenue, Chambersburg, Pa. Franklin County Deed Book 1615, page 493. Tax Parcel # 06-1E42.-114.-000000

**SALE # 33, 2013-3553
JPMORGAN CHASE BANK NATIONAL
ASSOCIATION
ATTY: PHELAN HALLINAN
V. BRADLEY C. RUNK AKA BRADLEY CARL
RUNK AND MAMIE A. RUNK AKA MAMIE
ANNETTE RUNK**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 9873 McCreary Road, Shippensburg, Pa. Franklin County Deed Book 3155, page 340. Tax Parcel # 21-0N10.-10-180.-0000

**SALE # 35, 2013-3876
US BANK NATIONAL ASSOCIATION C/O US BANK
HOME MORTGAGE DIRECT REFERRED
ATTY: POWERS KIRN & JAVARDIAN
V. RAQUEL A. CHARROIS**

All the following described real estate lying and being situate in the Greene Township, Franklin County, Pennsylvania, having a street address of 2866 Galaxy Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3411, page 280. Parcel # 09-0C19.-410.-000000

**SALE # 36, 2014-1210
RESIDENTIAL CREDIT SOLUTIONS
ATTY: MCCABE WEISBERG & CONWAY
V. EARL R. PRICE JR. AND LOIS E. STALEY AKA
LOIS E. PRICE**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 11398 Stull Road, Greencastle Pa. Instrument # 201117790 Tax I.D.# 01-0A19.-018

**SALE # 37, 2014-1752
BRANCH BANKING AND TRUST COMPANY
ATTY: PHELAN HALLINAN
V. MULLENDORE M. SHANNON AND PAUL S.
HARTER**

All that certain lot or piece of ground situate in the Township of Guilford, County of Franklin, Commonwealth of Pennsylvania, having a street address of 121 Pheasant Circle, Chambersburg, Pa. Franklin County Deed Book 2883, page 358. Tax Parcel # 10-0D05P-090A-000000

**SALE # 38, 2012-3773
PHH MORTGAGE CORPORATION DBA ERA
MORTGAGE
ATTY: PHELAN HALLINAN
V. MICHAEL S. OROSZ**

All the following described real estate locally known as 502 East Baltimore Street, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2347, page 321 Tax Parcel # 08-2B30.-062.-000000

**SALE # 39, 2014-1188
BANK OF AMERICA NA
ATTY: KML LAW GROUP PC
V. AMY R. SCHREIBER**

All that real estate lying and being situate in Hamilton Township, Franklin County, Commonwealth of Pennsylvania, having a street address of 98 Nottingham Drive, Chambersburg, Pa. Franklin County Deed Book 3615, page 80. Tax Parcel # 11-0E10-223

**SALE # 40, 2014-1269
CENTRAL MORTGAGE COMPANY
ATTY: RICHARD SQUIRE
V. BARBARA A. CLOPPER**

All that tract of real estate lying and being situated along the westerly side of Philadelphia Avenue in the Borough of Waynesboro, Franklin County, Pennsylvania, improved with a dwelling known as 226 Philadelphia Avenue, Chambersburg Pa. Instrument # 2008002478 Parcel # 26-5C24-047

**SALE # 41, 2013-4190
ROUNDPOINT MORTGAGE SERVICING
CORPORATION
ATTY: ZUCKER GOLDBERG & ACKERMAN
V. SYLVIA J. MORRIS AND CARLIN W. MORRIS**

All the following described tract of real estate lying and being situate in the Township of Greene, County of Franklin, Commonwealth of Pennsylvania, having a street address of 5670 Lincoln Way East, Fayetteville, Pa. Franklin County Deed Book 2196, page 187. Parcel # 09-0C26H-060-000000

PUBLIC NOTICES

SALE # 42, 2012-1332
BANK OF AMERICA NA SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING LP FKA
COUNTRYWIDE HOME LOANS SERVICING LP
ATTY: PHELAN HALLINAN
V. JOSEPH C. HAWKINS

All that certain tract or parcel of land situate in the Township of Washington, Franklin County and the Commonwealth of Pennsylvania, having a street address of 11630 Blue Mountain Drive, Waynesboro, Pa. Franklin County Deed Book 3500, page 484 Tax Parcel # 23-0Q13.-390.-000000

SALE # 43, 2014-544
FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MARTHA VON ROSENSTIEL
V. DIRK A. ROWE AND SHERRY L. SACREY

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 7000 Slabtown Road, Waynesboro Pa. Franklin County Deed Book 3042, page 1. Parcel # 19.0L08.-222.-000000

SALE # 44, 2014-729
PNC BANK NA
ATTY: UDREN LAW OFFICES
V. MIRANDA L. BEAVER AKA MIRANDA I. BEAVER
AKA MIRANDA IRENE BEAVER AND DAVID J.
BEAVER AKA DAVID J. BEAVER JR.

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1920 Maraposa Drive, Chambersburg, Pa. Franklin County Deed Book 1942, page 455. Property I.D.# 11-0E15D 008D

SALE # 45, 2014-2346
NATIONSTAR MORTGAGE LLC
ATTY: KML LAW GROUP
V. DAVID R. GROFT AKA DAVID R. GROFT JR.

All that certain parcel of land situate in the Borough of Mont Alto, County of Franklin, Commonwealth of Pennsylvania, having a street address of 40 Reynolds Avenue, MontAlto, Pa. Franklin County Deed Book 1765, page 263 Tax Parcel # 16-4A53-029

SALE # 46, 2014-2112
THE BANK OF NEW YORK MELLON TRUST
COMPANY NA AS TRUSTEE ON BEHALF OF
CWABS INC ASSET BACKED CERTIFICATES
TRUST 2005-17 ATTY: KML LAW GROUP
V. STANLEY MAIN

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 9197 Heisey Road, Mercersburg, Pa. Franklin County Deed Book 2347, page 348 Tax Parcel # 17-0J08-079

SALE # 47, 2014-1335
THE BANK OF NEW YORK MELLON FORMERLY
KNOWN AS THE BANK OF NEW YORK
SUCCESSOR TO JP MORGAN CHASE BANK
NA AS INDENTURE TRUSTEE FOR SB1 HELIOC
TRUST 2006- BY ITS AGENT SUSQUEHANNA
BANSCHARES INC
ATTY: BARLEY SNYDER
V. JAMES R. DERRICK AND NANCY O. DERRICK

All that track of real estate together with the improvements erected thereon known as 45 Eastland Circle, lying and being situate in Washington Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1154, page 591. Tax Map 23-0Q12K, Parcel 008

SALE # 48, 2014-2300
JPMORGAN CHASE BANK NATIONAL
ASSOCIATION
ATTY: SHAPIRO & DENARDO
V. DAVID E. STEWART

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1015 Belair Drive, Chambersburg, Pa. Deed Instrument #200918793 Tax Parcel # 11-0E17-264

SALE # 49, 2014-973
GREEN TREE SERVICING LLC
ATTY: GREGORY JAVARDIAN
V. LAURA A. HAHN AND DENNIS W. HAHN JR.

All the following described real estate composed of two tracts and lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 7795 Creager Road, Waynesboro, Pa. Franklin County Deed Book 2855, page 25. Parcel #19-0L13Q-060

SALE # 50, 2014-2152
PENNYMAC LOAN SERVICE LLC
ATTY: PHELAN HALLINAN
V. MARK R. CAUDLE

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 28 Fairview Avenue, Waynesboro, Pa. Instrument # 2009-000502 Tax Parcel # 26-5A63.-041.-000000

SALE # 51, 2014-966
MIDFIRST BANK
ATTY: PURCELL KRUG & HALLER
V. RAVEN A. GENNARO

All that certain lot or piece of ground situate in Chambersburg Borough, County of Franklin, Commonwealth of Pennsylvania, having a street address of 1424 Hollywell Avenue, Chambersburg, Pa. Franklin County Deed Book 288C, page 852. Tax Map # 04-1G00S-002B

PUBLIC NOTICES

SALE # 52, 2014-2218

**US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY**

ATTY: PURCELL KRUG & HALLER

V. FLORENCE E. CANO AND FRANCISCO U. CANO

All that certain lot or piece of ground situate in Guilford Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 1598 Meadow Green Lane, Chambersburg, Pa. Instrument # 2011-5625 Tax Map 10-0D09-215

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 NOVEMBER 14, 2014 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on MONDAY DECEMBER 29, 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 |

10/24, 10/31, 11/7/2014