

# Franklin County Legal Journal

Vol. 33, No. 26

December 25, 2015

*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 Franklin Clark Barr, Sr., a/k/a Franklin C. Barr, a/k/a Franklin C. Barr, Sr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

F. Clark Barr, Jr.

Brian R. Barr

c/o R. Thomas Murphy & Associates, P.C.

2005 East Main Street

Waynesboro, PA 17268

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

2005 East Main Street

Waynesboro, PA 17268

12/25/2015, 1/1/2016, 1/8/2016

Estate of Merle D. McCleary, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Denton L. McCleary

Daryl J. McCleary

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

12/25/2015, 1/1/2016, 1/8/2016

Estate of Catharine M. Plasterer, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Timothy A. Plasterer

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

12/25/2015, 1/1/2016, 1/8/2016

Estate of Donnie Joan Rufenacht, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Laura Shatzler

c/o Keller, Keller and Beck, LLC

343-B South Potomac Street

Waynesboro, PA 17268

Attorney:

J. Edward Beck

Keller, Keller and Beck, LLC

343-B South Potomac Street

Waynesboro, PA 17268

12/25/2015, 1/1/2016, 1/8/2016

Estate of Julia J. Shoff, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:

Sharon D. Zeger-Myers

Gard W. Shoff 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

12/25/2015, 1/1/2016, 1/8/2016

Estate of Grace Wagner, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Shirley A. Kibler

1226 Scenery Drive

Mechanicsburg, PA 17050

Attorney:

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

12/25/2015, 1/1/2016, 1/8/2016

### Second Publication

Estate of Anna M. Bender, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Gary Bender

c/o Thomas P. Gleason

49 West Orange Street, Suite 3

Shippensburg, PA 17257

Attorney:

Thomas P. Gleason

49 West Orange Street, Suite 3

Shippensburg, PA 17257

12/18, 12/25/2015, 1/1/2016

## **PUBLIC NOTICES**

Estate of Dean W. Estep, Sr., late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Elizabeth D. McCoy  
c/o Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Lawrence R. Rife, IV  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

12/18, 12/25/2015, 1/1/2016

Estate of Pauline Mae Martin, late of Antrim Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Clair L. Martin  
Robert E. Martin  
P.O. Box 499  
Maugansville, Md 21767

12/18, 12/25/2015, 1/1/2016

Estate of Vincent J. Phelan, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Jerry Spessard a/k/a Gerald W. Spessard  
747 West Orchard Road  
Mercersburg, PA 17236  
Attorney:  
Paul T. Schemel  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

12/18, 12/25/2015, 1/1/2016

### **Third Publication**

Estate of Daniel R. Crider, a/k/a Daniel Raymond Crider,  
late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:  
Mira A. Olson  
3204 Gapland Road  
Rohrersville, MD 21779  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

12/11, 12/18, 12/25/2015

Estate of Jane C. Evans, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Susan M. Naugle  
2324 Smoketown Road  
Fayetteville, PA 17222  
Attorney:  
Glen and Glen, LLC  
237 East Queen Street  
Chambersburg, PA 17021-2205

12/11, 12/18, 12/25/2015

Estate of Lucille D. Garling, late of Borough of  
Greencastle, Franklin County, Pennsylvania.

Personal Representative:  
R. Thomas Murphy  
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

12/11, 12/18, 12/25/2015

Estate of Andrea W. Hendrix, late of Washington  
Township, Franklin County, Pennsylvania.

Personal Representative:  
Geraldine A. Knouse  
Roy S. Knouse, II  
11302 Weatherstone Drive  
Waynesboro, PA 17268  
Attorney:  
J. Edward Beck  
Keller, Keller and Beck, LLC  
343-B South Potomac Street  
Waynesboro, PA 17268

12/11, 12/18, 12/25/2015

### **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  
7, 2016.

MULLER: First and Final Account, statement of  
proposed distributions and notice to creditors of Marina  
R. Muller, Administrator of the Estate of Jonathan G.  
Muller, late of the Borough of Waynesboro, Franklin  
County, Pennsylvania, deceased.

REIGHARD: First and Final Account, statement of  
proposed distributions and notice to creditors of Pamela  
A. Clark, Executrix of the Estate of Patricia A. Reighard  
aka Patricia Ann Reighard, late of Guilford Township,  
Franklin County, Pennsylvania, deceased.

TORBERT: First and Final Account, statement of  
proposed distributions and notice to creditors of Farmers  
and Merchants Trust Company of Chambersburg,  
Executor of the Estate of Warren B. Torbert, late  
of the Borough of Chambersburg, Franklin County,  
Pennsylvania, deceased.

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

12/25/2015, 1/1/2016

## PUBLIC NOTICES

### **SHERIFF SALE JANUARY 8, 2016**

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 5, 2016 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

### **SALE # 1, 2014-2389 WELLS FARGO BANK, NA ATTY: PHELAN HALLINAN DIAMOND & JONES V. ERIC M. BEAMER**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 25-25 1/2 West Second Street, a/k/a 25 West Second Street, Waynesboro, PA, Tax Parcel # 25-5C16-.060-.000000, Franklin County Deed Book Volume 2840, page 337

### **SALE # 2, 2015-2260 M&T BANK S/B/M MANUFACTURERS AND TRADERS TRUST COMPANY ATTY: KML LAW GROUP V. JEFFREY J. CARON**

All the following described real estate, situate in Washington Township, Franklin County, Pennsylvania, with an address of 11380 Eigenbrode Lane, Waynesboro, PA, Tax Parcel # 23-0008-113-000000, Franklin County Deed Book Volume 1407, page 519

### **SALE # 3, 2015-1385 J.P. MORGAN MORTGAGE ACQUISITION CORP. ATTY: SHAPIRO & DENARDO V. BRENDA DARON**

All that certain lot or piece of ground, situate in the Waynesboro Borough, Franklin County, Pennsylvania, with an address of 37 East Second Street, Waynesboro, PA, Tax Parcel # 24-5D09-.089-.000000, Deed Instrument # 200910139

### **SALE # 4, 2012-3773 PHH MORTGAGE CORPORATION, D/B/A ERA MORTGAGE ATTY: PHELAN HALLINAN DIAMOND & JONES V. MICHAEL S OROSZ**

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

### **SALE # 5, 2015-2683 LAKEVIEW LOAN SERVICING, LLC ATTY: PHELAN HALLINAN DIAMOND & JONES V. GARY M. VERNOR, JR.**

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, with an address of 17 Sheffield Drive, Chambersburg, PA, Tax Parcel 12-0F34-.014-.000000, Deed Instrument # 201321067

### **SALE # 6, 2015-1868 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC8 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC8 C/O SPECIAL LOAN SERVICING, LLC ATTY: PARKER MCCAY V. MICHELE A. HEATH AKA MICHELE A. WILLIAMS**

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 159 East McKinley Street, Chambersburg, PA, Franklin County Deed Book Volume 2187, page 304

### **SALE # 7, 2015-2622 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") ATTY: MARTHA E VON RESENSTIEL V. ROBERT W. O'HARA AND FDO HOLDINGS, LLC**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 135-137 West Second Street, Waynesboro, PA, Tax Parcel 26-5C08-0808, Franklin County Deed Book Volume 3621, page 79

### **SALE # 8 CANCELLED**

### **SALE # 9, 2014-3470 STATE EMPLOYEES CREDIT UNION OF MARYLAND, INC. ATTY: POWERS KIRN & ASSOCIATES V. JESSICA A MYERS A/K/A JESSICA HENNINGSEN AND BRANDON L MYERS A/K/A BRANDON MYERS**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 217 North Potomac Street, Waynesboro, PA, Tax Parcel 25-5B49-109, Franklin County Deed Book Volume 201227275

### **SALE # 10, 2015-1363 CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY ATTY: MILSTEAD & ASSOCIATES V. KELLY A. HORNER AND GEORGE L. RUBIO, JR**

All that certain tract of land, situate, lying and being in Greene Township, Franklin County, Pennsylvania, with an address of 2715 Tattoo Drive, Chambersburg, PA, Tax Parcel 9-C19-312, Deed Instrument # 201405442

## PUBLIC NOTICES

**SALE # 11, 2014-1078**

**BANK OF AMERICA, N.A., SUCCESSOR BY  
MERGER TO BAC HOME LOAN SERVICING, LP  
FKA COUNRTRY HOME LOANS SERVICING, LP  
ATTY: MANLEY DEAS KOCHALSKI  
V. DARIN L. PITTSNOGLE**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 140 Hykes Road East, Greencastle, PA, Tax Parcel 01-0A32G-028-000000, Franklin County Deed Book Volume 2647, page 396

**SALE # 12, 2013-795**

**WELLS FARGO BANK, N.A.  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. GLORIA JEAN BOWLES**

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

**SALE # 13  
CANCELLED**

**SALE # 14, 2015-2822**

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION ATTY: SHAPIRO & DENARDO  
V. RALPH A. MORGAN AND SHARON A. KNAPIK**

All that certain piece, parcel or tract of land, lying and being in Hamilton Township, Franklin County, Pennsylvania, with an address of 1818 Falcon Lane, Chambersburg, PA, Tax Parcel 11-0E17-.331-0000000, Franklin County Deed Book Volume 2741, page 394

**SALE # 15, 2014-3849**

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
ATTY: KML LAW GROUP  
V. ROBERT MELLOTT AND MELANIE L. MELLOTT**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 9025 Kline Drive, Greencastle, PA, Tax Parcel 01-0A11-202, Franklin County Deed Book Volume 3606, page 571

**SALE # 16A, 2014-3843**

**MEMBERS FIRST FEDERAL CREDIT UNION  
ATTY: MARTSON LAW OFFICE  
V. IRFAN MAHMOOD AND SHAZIA IRFAN,  
INDIVIDUALLY AND T/D/B/A ISHA'S MART**

All the following described real estate lying and being situate in the Borough of Shippensburg, Franklin County, Pennsylvania, with an address of 401 North Morris Street, Shippensburg, PA a/k/a 302 Lurgan Avenue, Shippensburg, PA, Tax Parcel 27-6A-16-020, Franklin County Deed Book Volume 3206, page 33

**SALE # 16B, 2014-3843**

**MEMBERS FIRST FEDERAL CREDIT UNION  
ATTY: MARTSON LAW OFFICE  
V. IRFAN MAHMOOD AND SHAZIA IRFAN,  
INDIVIDUALLY AND T/D/B/A ISHA'S MART**

All the following real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 8256 Olde Scotland Road, Shippensburg, PA, Tax Parcel 21-N-14-84, Franklin County Deed Book Volume 3015, page 196

**SALE # 16C, 2014-3843**

**MEMBERS FIRST FEDERAL CREDIT UNION  
ATTY: MARTSON LAW OFFICE  
V. IRFAN MAHMOOD AND SHAZIA IRFAN,  
INDIVIDUALLY AND T/D/B/A ISHA'S MART**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of Lot 3, Pennsylvania Route 696 Olde Scotland Road, Shippensburg, PA, Tax Parcel 21-0N14-.081B-000000, Franklin County Deed Book Volume 2913, page 123

**SALE # 17, 2015-2494**

**BRANCH BANKING AND TRUST COMPANY  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. DOMINIQUE J. BROWN AND KAREN E. BROWN**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2834 Big Dipper Lane, Chambersburg, PA, Tax Parcel 09-0C19-.401-.000000, Deed Instrument # 201216302

**SALE # 18, 2014-3723**

**WELLS FARGO BANK, N.A.  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. DANNY E. DENNISON AND DARLENE F. HUNT**

All of the following described real estate, situate in Quincy Township, Franklin County, Pennsylvania, with an address of 9439 Mentzer Gap Road, Waynesboro, PA, Tax Parcel 19-0L18-.055B-000000, 19-0L18-.055B-L00000, Deed Instrument # 2008-022847

**SALE # 19, 2014-1860**

**PHH MORTGAGE CORPORATION  
ATTY: SHAPIRO & DENARDO  
V. DOUGLAS E. DAYWALT**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 240 Wayne Avenue, Waynesboro, PA, Tax Parcel 25-5B49-64, Franklin County Deed Book Volume 3065, page 248

## PUBLIC NOTICES

**SALE # 20, 2015-1707**  
**ONEWEST BANK, N.A.**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. GLADYS L. LEININGER AND DONALD C.**  
**LEININGER**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 282 Warm Spring Road, Chambersburg, PA, Tax Parcel 11-0E16-069-000000, Franklin County Deed Book Volume 764, page 97

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**SALE # 21, 2015-2101**  
**ONEWEST BANK, N.A.**

**ATTY: MCCABE WEISBERG & CONWAY**  
**V. UNKNOWN SURVIVING HEIRS OF JAMES H.**  
**FEGAN, MARION WEBSTER, KNOWN SURVIVING**  
**HEIR OF JAMES H. FEGAN, SAMUEL DENNIS**  
**FEGAN, KNOWN SURVIVING HEIR OF JAMES**  
**H. FEGAN, AND ARTHUR FEGAN, II, KNOWN**  
**SURVIVING HEIR OF JAMES H. FEGAN**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 229 South Main Street, Chambersburg, PA, Tax Parcel 04-1E01-117-000000, Franklin County Deed Book Volume 660, page 281

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**SALE # 22, 2013-2818**  
**NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION**  
**MORTGAGE COMPANY**  
**ATTY: KML LAW GROUP**  
**V. JESS M. BRACKEN II, EXECUTOR OF THE**  
**ESTATE OF DORIS M. BRACKEN**

All the following described tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 46 West Main Street, Fayetteville, PA, Tax Parcel 09-0C26C-043-000000, Franklin County Deed Book Volume 645, page 927

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**SALE # 23, 2012-232**  
**NATIONSTAR MORTGAGE, LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. GEORGE SIMMERS A/K/A GEORGE CRAIG**  
**SIMMERS AND ELIZABETH A. SIMMERS A/K/A**  
**ELIABETH ANN SIMMERS**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 146 Kennedy Street, Marion, PA, Tax Parcel 10-0D20N-111.-000000, 10-0D20N-111.-LR0000, Franklin County Deed Book Volume 93, page 508

**SALE # 24, 2011-5268**  
**HSBC BANK USA, NATIONAL ASSOCIATION, AS**  
**TRUSTEE FOR NOMURA ASSET ACCEPTANCE**  
**CORPORATION MORTGAGE PASS-THROUGH**  
**CERTIFICATES, SERIES 2006-AF1**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. DIANE JEAN BANNER**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2982 Anthony Highway, Chambersburg, PA, Tax Parcel 10-0D23D-031.-000000, Franklin County Deed Book Volume 2921, page 481

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**SALE # 25, 2014-938**  
**WELLS FARGO BANK, N.A.**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. MARK C. KEEFER AND DIANE C. KEEFER**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1292 Mount Pleasant Road, Fayetteville, PA, Tax Parcel 09-0C23-090-000000, Franklin County Deed Book Volume 3130, page 441

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**SALE # 26, 2015-2543**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. CANDY K. KYLER**

All the following described real estate lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania, with an address of 5732 Jack Road, Saint Thomas, PA, Tax Parcel 20-0M18.-030.-000000, Deed Instrument # 201322009

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**SALE # 27, 2012-3550**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION, S/B/M CHASE HOME FINANCE,**  
**LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. RENEE STARR RIDEOUT A/K/A RENEE STARR**  
**RIDEOUT**

All that certain tract or parcel of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1273 Upland Drive, Fayetteville, PA, Tax Parcel 09-0C24P-089.-000000

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**SALE # 28, 2015-1081**  
**WELLS FARGO BANK, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. DOUGLAS R. CARRANZA A/K/A DOUGLAS**  
**A. CARRANZA AND ELIZABETH A. CARRANZA**  
**A/K/A ELIZABETH ANNE CARRANZA**

All the following real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13235 Delaware Circle, Waynesboro, PA, Tax Parcel 23-0Q12.253.-000000, Franklin County Deed Book Volume 2622, page 38

## PUBLIC NOTICES

**SALE # 29, 2014-2347**  
**US BANK NATIONAL ASSOCIATION, AS TRUSTEE**  
**FOR CREDIT SUISSE FIRST BOSTON MORTGAGE**  
**SECURITIES CORP., HOME EQUITY ASSET**  
**TRUST 2006-4, HOME EQUITY PASS-THROUGH**  
**CERTIFICATES, SERIES 2006-4**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. DAVID E. HANN AND KAREN L. HANN**

All the following described real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania, with an address of 5319 Roxbury Road, Shippensburg, PA, Tax Parcel 13-0G18-.052-.000000

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**SALE # 30, 2014-1243**  
**WELLS FARGO BANK, N.A.**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. KORLYN M. FINZ**

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, with an address of 10280 Lindale Avenue, Greencastle, PA, Tax Parcel 01-0A11-424-000000, Deed Instrument # 201011962

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**SALE # 31, 2015-180**  
**WELLS FARGO BANK, N.A.**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. MATHEW R. LEHMAN**

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, with an address of 69 Fifth Avenue, Fayetteville, PA, Tax Parcel 01-0A11-424-000000, Deed Instrument # 2008004666

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**SALE # 32, 2013-2434**  
**WELLS FARGO BANK, N.A.**  
**ATTY: KML LAW GROUP**  
**V. MADDY M. FICKES, CONNIE D. PARR AND**  
**CHRISTOPHER L. SKIDMORE**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6377 Fairway Drive West, Fayetteville, PA, Tax Parcel 10-0D23S-010B-000000, Deed Instrument # 201206738

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**SALE # 33, 2014-1585**  
**NATIONSTAR MORTGAGE LLC D/B/A CHAMPION**  
**MORTGAGE LLC**  
**ATTY: KML LAW GROUP**  
**V. RICHARD L. HULL EXECUTOR OF THE ESTATE**  
**OF JEAN HULL A/K/A THELMA JEAN HULL A/K/A**  
**T JEAN HULL A/K/A JEAN G HULL A/K/A T JEAN**  
**G HULL**

All that certain lot or piece of ground situate in Washington Township, Franklin County, Pennsylvania, with an address of 14002 Harbaugh Church Road, Waynesboro, PA, Tax Parcel 23-Q-19-20, Franklin County Deed Book Volume 3037, page 123

**SALE # 34, 2014-2188**  
**U.S. BANK NATIONAL ASSOCIATION, AS**  
**TRUSTEE FOR THE HOLDERS OF THE SASCO**  
**2006-BC4 TRUST FUND**  
**ATTY: PARKER MCCAY**  
**V. DEBORAH A. HELM, KEVIN D. HELM, AND**  
**RICHARD D. WITMER**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 94 Hade Road, St. Thomas, PA, Tax Parcel 20-0M15-.137, Franklin County Deed Book Volume 740, page 455

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**SALE # 35, 2015-2973**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**SUCCESSOR BY MERGER TO NATIONAL**  
**CITY BANK, SUCCESSOR BY MERGER TO**  
**COMMONWEALTH MID-ATLANTIC MORTGAGE A**  
**DIVISION OF NATIONAL CITY BANK OF INDIANA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. CANDACE ROMBERGER A/K/A CANDACE S.**  
**NITTERHOUSE**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 36 Maribeth Drive, Chambersburg, PA, Tax Parcel 11-0E15D-011A-000000, Franklin County Deed Book Volume 2633, page 431

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**SALE # 36, 2015-1475**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: SHAPIRO & DENARDO**  
**V. BONNIE K. BLAKE**

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 443 East King Street, Chambersburg, PA, Tax Parcel 03-1C59-001A-000000, Deed Instrument # 201000045

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**SALE # 37, 2014-3913**  
**WELLS FARGO, N.A.**  
**ATTY: MANLEY DEAS KOCHALSKI**  
**V. PAUL C. BARBOUR**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11373 Punch Bowl Road, Mercersburg, PA, Tax Parcel 17-0J16-091-000000, Franklin County Deed Book Volume 2361, page 158

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**SALE # 38**  
**CANCELLED**

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## PUBLIC NOTICES

**SALE # 39, 2014-4449**

**GREEN TREE SERVICING LLC  
ATTY: KML LAW GROUP**

**V. THE UNKNOWN HEIRS OF MARGARET R STINE, DECEASED SUSAN STINE, SOLELY IN HER CAPACITY AS HEIR OF MARGARET R STINE, DECEASED HAROLD STINE, SOLELY IN HIS CAPACITY AS HEIR OF MARGARET R STINE, DECEASED**

All that following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 209 Colorado Street, Marion, PA, Tax Parcel 10-0D20N-071, Franklin County Deed Book Volume 1276, page 117

**SALE # 40, 2014-4194**

**PNC BANK, NATIONAL ASSOCIATION  
ATTY: UDREN LAW OFFICES  
V. RENEE L. WILDESON**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 8780 Kings Road, Waynesboro, PA, Tax Parcel 23-Q07K-19-BE, Franklin County Deed Book Volume 1689, page 007

**SALE # 41, 2014-4641**

**BANK OF AMERICA, N.A.  
ATTY: MCCABE WEISBERG & CONWAY  
V. CASIMER KRIECHBAUM**

All that tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 11815 Orlando Circle, Waynesboro, PA, Tax Parcel 23-0Q12S-01513-000000, Franklin County Deed Book Volume 1005, page 344

**SALE # 42, 2013-4598**

**EVERBANK  
ATTY: MCCABE WEISBERG & CONWAY  
V. RONALD E. HULL**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 7707 Charlestown Road, Mercersburg, PA, Tax Parcel 17-OJ06-.051.-000000, Deed Instrument # 2008-001113

**SALE # 43, 2015-2549**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY  
ATTY: PURCELL KRUG & HALLER  
V. CHRISTOPHER M. JACKSON**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 9 Pen Mar Street, Waynesboro, PA, Tax Parcel 24-5D17-097, Deed Instrument # 201224026

**SALE # 44, 2014-3506**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT  
ATTY: KML LAW GROUP  
V. LAWRENCE E. WAGAMAN AND DEBORAH S.WAGAMAN**

All the following described real estate lying and being situate in the borough of Mont Alto, Franklin County, Pennsylvania, with an address of 57 Creekstone Drive, Mont Alto, PA, Tax Parcel 16-4A53S-014-000000, Franklin County Deed Book Volume 1218, page 468

**SALE # 45, 2015-1684**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-12 C/O NATIONSTAR MORTGAGE LLC  
ATTY: KML LAW GROUP  
V. BRENDA L. NORTHRUP**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 218 Ridge Avenue, Waynesboro, PA, Tax Parcel 26-5C07-.085-000000, Franklin County Deed Book Volume 1494, page 454

**SALE # 46, 2015-2482**

**M&T BANK  
ATTY: KML LAW GROUP  
V. CHARLES R. MCKISSICK**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 1843 Alexander Avenue, Chambersburg, PA, Tax Parcel 02-1C05-.008.-000000, Franklin County Deed Book Volume 1220, page 560

**SALE # 47, 2013-2615**

**WELLS FARGO BANK, N.A.  
ATTY: MANLEY DEAS KOCHALSKI  
V. TAMMY BERKSTRESSER**

All the following real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 57 St. Andrews Drive, Waynesboro, PA, Tax Parcel 096, Deed instrument # 200906182

**SALE # 48, 2014-511**

**WELLS FARGO BANK, N.A.  
ATTY: MANLEY DEAS KOCHALSKI  
V. SARAH JEAN HERBISON-BOWERS AND CHARLES KENT BOWERS**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13799 Blue Ridge Avenue, Blue Ridge Summit, PA, Tax Parcel 23-0Q20P-024A-000000, Deed Instrument # 201025114



## PUBLIC NOTICES

**SALE # 49, 2011-1653**

**U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR SASCO MORTGAGE LOAN TRUST  
2006-WF1**

**ATTY: MANLEY DEAS KOCHALSKI  
V. JAMES C. MARSH, SR AND BRENDA S. MARSH**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 900 Coldspring road, Fayetteville, PA, Tax Parcel 09-0C23M-025-000000, Franklin County Deed Book Volume 2980, page 454

**SALE # 50, 2015-784**

**WELLS FARGO BANK, N.A.  
ATTY: MILSTEAD & ASSOCIATES  
V. ALAN D. WRIGHT AND RACHELLE WRIGHT**

All that certain lot or piece of ground lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1239 Marvem Drive W, Chambersburg, PA, Tax Parcel 11-OE16J, Deed Instrument 201014545

**SALE # 51, 2014-3711**

**WELLS FARGO BANK, N.A.  
ATTY: MANLEY DEAS KOCHALSKI  
V. HELEN JOYCE SCOTT, A/K/A HELEN J. SCOTT,  
EXECUTRIX OF THE ESTATE OF GLADYS T.  
SCOTT A/K/A GLADYS TERESA SCOTT**

All that certain tract or parcel of real estate situate in Guilford Township, Franklin County, Pennsylvania, with an address of 204 Pine Drive, Fayetteville, PA, Tax Parcel 10-0D10F-046B-000000, Deed Instrument # 201006416

**SALE # 52, 2014-4178**

**WELLS FARGO BANK, N.A.  
ATTY: MANLEY DEAS KOCHALSKI  
V. PAUL J. KRAISS AND RETHEA M. KRAISS**

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 5925 Hager Road, Greencastle, PA, Tax Parcel 18-0K27-083-000000, Deed Instrument # 201206778

**SALE # 53, 2015-1624**

**JAMES B. NUTTER & COMPANY  
ATTY: POWERS KIRN & ASSOCIATES  
V. SHARON L. JUMPER, AS CO-ADMINISTRATRIX  
OF THE ESTATE OF BETTY JO DE SHONG A/K/A  
BETTY J. DESHONG, DECEASED AND RONALD  
B. DE SHONG, AS CO-ADMINISTRATRIX OF  
THE ESTATE OF BETTY JO DE SHONG A/K/A  
BETTY J. DESHONG, DECEASED AND DONALD  
B. DE SHONG, AS CO-ADMINISTRATRIX OF THE  
ESTATE OF BETTY JO DE SHONG A/K/A BETTY J.  
DESHONG, DECEASED**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2915 Guilford Spring Road, Chambersburg, PA, Tax Parcel 10-0D13D-004-000000, Franklin County Deed Book Volume 673, page 506

**SALE # 54, 2015-964**

**U.S. BANK NATIONAL, AS TRUSTEE FOR  
MERRILL LYNCH MORTGAGE INVESTORS  
TRUST, MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES 2006-OPT1  
ATTY: UDREN LAW OFFICES  
V. MARTHA Y. KRUGH**

All that certain lot of land situate in the Borough of Shippensburg, Franklin County, Pennsylvania, with an address of 352 Roxbury Road, Shippensburg, PA, Tax Parcel 27-6B01-013-000000, Franklin County Deed Book Volume 3182, page 334

**SALE # 55A, 2012-1460**

**MAGNOLIA ORRSTOWN ROAD HOLDINGS,  
LLC, SUCCESSOR BY ITS ASSIGNMENT  
FROM MAGNOLIA PORTFOLIO ALPHA, LLC,  
SUCCESSOR BY ITS ASSIGNMENT FROM  
MAGNOLIA PORTFOLIO, LLC, SUCCESSOR BY  
ITS ASSIGNMENT FROM ORRSTOWN BANK  
ATTY: GINGO PALUMBO LAW GROUP  
V. DARYL F. SWARTZ, ELAINE R. SWARTZ, AND  
UNITED STATES OF AMERICA**

All that certain lot or piece of ground situate in Southampton Township and the Borough of Orrstown, Franklin County, Pennsylvania, with an address of 3329 Orrstown Road, Orrstown, PA and V/L Orrstown Road, Orrstown, PA, Tax Parcel's 21-0N05K-023-000000 and 28-7A10-.021-000000, Franklin County Deed Book Volume 1595, page 485

**SALE # 55B, 2012-1460**

**MAGNOLIA ORRSTOWN ROAD HOLDINGS,  
LLC, SUCCESSOR BY ITS ASSIGNMENT  
FROM MAGNOLIA PORTFOLIO ALPHA, LLC,  
SUCCESSOR BY ITS ASSIGNMENT FROM  
MAGNOLIA PORTFOLIO, LLC, SUCCESSOR BY  
ITS ASSIGNMENT FROM ORRSTOWN BANK  
ATTY: GINGO PALUMBO LAW GROUP  
V. DARYL F. SWARTZ, ELAINE R. SWARTZ, AND  
UNITED STATES OF AMERICA**

All the following described real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania, with an address of 14146 Lower Horse Valley Road, Orrstown, PA, Tax Parcel 13-0G09-021A-000000, Franklin County Deed Book Volume 1172, page 412

**SALE # 56, 2015-2554**

**CARRINGTON MORTGAGE SERVICES, LLC  
ATTY: SHAPIRO & DENARDO  
V. FRED A. RENE HEFFER AND TERRY WAYNE  
MARTIN AND GENICE R. MARTIN**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1577 Streamside Drive, Chambersburg, PA, Tax Parcel 11-OE10-.216-.000000, Franklin County Deed Book Volume 3654, page 468



## PUBLIC NOTICES

**SALE # 57, 2014-3458**  
**THE BANK OF NEW YORK MELLON FKA THE**  
**BANK OF NEW YORK, AS TRUSTEE FOR THE**  
**CERTIFICATEHOLDERS CWABS, INC. ASSET-**  
**BACKED CERTIFICATES, SERIES 2006-8**  
**ATTY: HLADIK, ONORATO & FEDERMAN**  
**V. JUSTIN MICHAEL TRAMA A/K/A JUSTIN M.**  
**TRAMA**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 822 Burdock Court, Chambersburg, PA, Tax Parcel 11-0E13G-083-000000, Franklin County Deed Book Volume 3071, page 007

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**SALE # 58, 2014-426**  
**BANK OF AMERICA, N.A.**  
**ATTY: POWERS KIRN & ASSOCIATES**  
**V. MATTHEW E. SICKLE AND JESSICA R. SICKLE**

All the following described real estate lying and being situate in the borough of Chambersburg, Franklin County, Pennsylvania, with an address of 60 Garber Street, Chambersburg, PA, Tax Parcel 05-1B56-082-000000, Deed Instrument # 2008-016245

### 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 18, 2016 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY JANUARY 22, 2016 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 2016

CUT OFF	SALE DATES
NOV 6, 2015	JAN 8, 2016
JAN 4, 2016	MAR 11 2016
MAR 4, 2016	MAY 13 2016
MAY 6, 2016	JUL 8, 2016
JUL 1 2016	SEPT 9 2016
SEPT 2 2016	NOV 18 2016
	12/18, 12/25/2015, 1/1/2016