

# Franklin County Legal Journal

Vol. 34, No. 1

July 1, 2016

*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 Doris J. Bard, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Bradley S. Bard  
279 Lindman Drive  
Chambersburg, PA 17202  
Attorney:  
Jan G. Sulcove  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

7/1, 7/8, 7/15/2016

Estate of Michael R. Bulka, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Stephen M. Bulka  
267 Fayette Lane  
Fayetteville, PA 17222  
Attorney:  
Eileen C. Finucane  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

7/1, 7/8, 7/15/2016

Estate of Pei-Ken Chu, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Jenny C. McFarland  
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

7/1, 7/8, 7/15/2016

Estate of Emma Jane Hostetter, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Farmers and Merchants Trust Company  
20 South Main Street  
Chambersburg, PA 17201  
Attorney:  
Glen and Glen, LLC  
237 East Queen Street  
Chambersburg, PA 17021-2205

7/1, 7/8, 7/15/2016

Estate of Charles H. Knepper, Sr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Diane Elaine Bonner  
8278 Sheffield Manor Boulevard  
Waynesboro, PA 17268  
Emily Sue Grimes  
315 Verdier Street  
Mont Alto, PA 17237  
Karen Marie DeRoss  
302 Frick Avenue  
Waynesboro, PA 17268  
Attorney:  
Alexandra M. Sipe  
Maxwell Sipe Law Offices, LLC  
237 East Main Street, 2nd Floor  
Waynesboro, PA 17268

7/1, 7/8, 7/15/2016

Estate of Marlene P. McCardell, late of Boorough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:  
Robert L. McCardell  
109 Reynolds Avenue, P.O. Box 3  
Mont Alto, PA 17237  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

7/1, 7/8, 7/15/2016

Estate of Edith M. Miller, a/k/a Edith Mae Miller, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert E. Miller  
11692 Stull Road  
Greencastle, PA 17225  
Constance F. Keller  
8618 Browns Mill Road  
Greencastle, PA 17225  
Attorney:  
Wertime & Guyer LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

7/1, 7/8, 7/15/2016

## PUBLIC NOTICES

Estate of Vonda M. Nowell, late of Antrim Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Samuel L. Nowell  
10827 Etter Avenue  
Mercersburg, PA 17236  
Richard W. Nowell  
12743 Grant Shook Road  
Greencastle, PA 17225  
Attorney:  
Joel R. Zullinger  
Zullinger-Davis-Trinh, P.C.  
74 North Second Street  
Chambersburg, PA 17201

7/1, 7/8, 7/15/2016

Estate of Adriana Palomino-Rocha, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Marco A. Huerto Garcia  
c/o Puzak Law Offices  
David J. Puzak  
101 South Third Street  
Youngwood, PA 15697  
Attorney:  
Puzak Law Offices  
David J. Puzak  
101 South Third Street  
Youngwood, PA 15697

7/1, 7/8, 7/15/2016

Estate of John E. Reichard, late of Quincy Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Vickie R. Mickey  
Edgar S. Reichard  
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

7/1, 7/8, 7/15/2016

Estate of Curtis E. Statler, late of Borough of Mont Alto,  
Franklin County, Pennsylvania.

Personal Representative:  
Kevin L. Statler  
6629 Guitner Road  
Greencastle, PA 17225  
Attorney:  
Deborah K. Hoff  
154 South Potomac Street  
Waynesboro, PA 17268

7/1, 7/8, 7/15/2016

### **Second Publication**

Estate of Elizabeth P. Hammond, a/k/a Elizabeth J.  
Hammond, a/k/a Elizabeth Jane Hammond, late of  
Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Charles H. Boettner  
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

6/24, 7/1, 7/8/2016

Estate of Genevieve M. Kennedy, late of Antrim  
Township, Franklin County, Pennsylvania.

Personal Representative:  
William O. Fortney  
3438 Coral Ridge Road  
Waynesboro, PA 17268  
Joyce E. Blubaugh  
7773 Mentzer Gap Road  
Waynesboro, PA 17268  
Attorney:  
William S. Dick  
Dick, Stein, Schemel, Wine & Frey, LLP  
13 West Main Street, Suite 210  
Waynesboro, PA 17268

6/24, 7/1, 7/8/2016

Estate of Goldie M. Kiser, a/k/a Goldie May Kiser, late of  
Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:  
John H. McDowell, Sr.  
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

6/24, 7/1, 7/8/2016

Estate of George C. Koontz, a/k/a George Cleo  
Koontz, late of Washington Township, Franklin County,  
Pennsylvania.

Personal Representative:  
Betty Hahn  
204 Hopewell Road  
Churchville, MD 21028  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

6/24, 7/1, 7/8/2016

Estate of Darryle R. Overcash, late of Montgomery  
Township, Franklin County, Pennsylvania.

Personal Representative:  
Anita R. Giles  
1615 Seagate Lane  
Houston, TX 77062  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
56 South Main Street  
Mercersburg, PA 17236

6/24, 7/1, 7/8/2016

### **Third Publication**

Estate of Kathryn M. Lohman, a/k/a Kathryn Mae  
Lohman, late of Washington Township, Franklin County,  
Pennsylvania.

Personal Representative:  
Karen Sue Ford  
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

6/17, 6/24, 7/1/2016

## **PUBLIC NOTICES**

Estate of Jason A. Rhone, a/k/a Jason Andrew Rhone, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Yvonne D. Rhone  
c/o Bradley L. Griffie  
Griffie & Associates  
100 Lincoln Way East, Suite D  
Chambersburg, PA 17201  
Attorney:  
Bradley L. Griffie  
Griffie & Associates  
100 Lincoln Way East, Suite D  
Chambersburg, PA 17201

6/17, 6/24, 7/1/2016

Estate of C. Theresa Rohrbaugh, a/k/a Cecelia T. Rohrbaugh, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:  
Ronald A. Rohrbaugh  
Sue Ann Kauffman  
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

6/17, 6/24, 7/1/2016

Estate of Robert D. Shatzer, a/k/a Robert Dean Shatzer, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:  
William R. Schuchman Sr.  
555 Tall Cedar Lane  
Greencastle, PA 17225  
Olive M. Schuchman  
555 Tall Cedar Lane  
Greencastle, PA 17225  
Attorney:  
Wertime & Guyer LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

6/17, 6/24, 7/1/2016

Estate of Arlene L. Shearer, a/k/a Arlene Shearer, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Norma J. Umbrell  
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

6/17, 6/24, 7/1/2016

### **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on June 14, 2016, with respect to a proposed non-profit corporation Faith Christian Church of Fayetteville, which has been incorporated under the nonprofit Corporation Law of 1988. A brief summary of the purposes for which said corporation is organized is: to provide worship service.

7/1/2016

### **FICTITIOUS NAME NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 11 2016 for Martin's White Vest Welding located at 3113 Sundown Drive Chambersburg PA 17202. The name and address of each individual interested in the business is Kenneth P Martin 3113 Sundown Drive Chambersburg PA 17202. This was filed in accordance with 54 PaC.S. 311.

7/1/2016

### **FICTITIOUS NAME NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 4 2016 for Ron's Stump Grinding Services located at 8250 Ward Drive Mercersburg PA 17236. The name and address of each individual interested in the business is Ronald Tyler Blair 8250 Ward Drive Mercersburg PA 17236. This was filed in accordance with 54 PaC.S. 311.

7/1/2016

### **FICTITIOUS NAME NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 20 2016 for snyder electric services located at 19 Grist Mill Dr Mont Alto PA 17237. The name and address of each individual interested in the business is Michael Snyder 19 Grist Mill Dr Mont Alto PA 17237. This was filed in accordance with 54 PaC.S. 311.

7/1/2016

### **NAME CHANGE NOTICE**

Notice is hereby given that on April 19, 2016, the petition of Conner Ambeault a/k/a Connor Ambeault was filed in the assigned Courtroom of Franklin County, Pennsylvania, requesting a decree to change his legal name from Conner Ambeault to Connor Ambeault. The Court has fixed July 11th, 2016 in the assigned Courtroom at 9:30 A.M., Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, PA, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause if any they have, why the prayer of the said Petition should not be granted. Judge: Todd Sponseller 157 Lincoln Way East Chambersburg, PA 17201.

7/1/2016

# PUBLIC NOTICES

## **NAME CHANGE NOTICE**

Notice is hereby given that on the 3rd day of June 2016, a petition for change of name was filed in the Franklin County Court of Common Pleas, requesting a decree to change the name of Damien X'Zavier Manahan to Damien X'Zavier Burkett. The court has fixed the 11th day of July, 2016 at 10:00 a.m. at the Franklin County Courthouse as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

7/1/2016

## **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: July 7, 2016.

**CALIMER:** First and Final Account, statement of proposed distributions and notice to creditors of William D. Calimer, Executor of the Estate of Ethel Calimer, late of Quincy Township, Franklin County, Pennsylvania, deceased.

**SMITH/HUSEMAN:** First and Final Account, statement of proposed distributions and notice to creditors of Charles T. Huseman, Executor of the Estate of Rosette J. Smith, a/k/a Rosette J. Huseman, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

**LAUDENSLAGER:** First and Final Account, statement of proposed distributions and notice to creditors of Betty J. Roles, Personal Representative of the Estate of Dorothy L. Laudenslager, late of Antrim Township, Franklin County, Pennsylvania, deceased.

**MOWERY:** First and Final Account, statement of proposed distributions and notice to creditors of Harold Nunemaker, Administrator of the Estate of Grace M. Mowery, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

**PARKLAWNS CEMETERY:** First and Partial Account of Ameriserv Trust and Financial Services Company, formerly USBancorp Trust Company, and SunTrust Bank, Co-Trustees of Parklawns, Inc. Cemetery Permanent Lot Care Trust, Franklin County, Pennsylvania.

**WERTZ TRUST:** First and Final Account, statement of proposed distributions and notice to creditors of Wilmington Trust, N.A., Trustee of the W. Clay Wertz Trust Under Will Dated May 28, 1947, Franklin County, Pennsylvania.

**WACKENHUTH:** First and Final Account, statement of proposed distributions and notice to creditors of Ann V. Hinish and Beverly D'Attlio, Co-Executors of the Estate of Madeline A. Wackenhuth, late of Quincy Township, Franklin County, Pennsylvania, deceased.

**WOLICKI:** First and Final Account, statement of proposed distributions and notice to creditors of Family Heritage Trust Company Inc., Executor of the Estate of Judy L. Wolicki, late of the Borough of Waynesboro, Franklin County, Pennsylvania, deceased.

Todd A. Rock  
Clerk, Orphans' Court Division  
Franklin County, Pennsylvania

## **SHERIFF'S SALE JULY 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 promptly 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 AUGUST 8, 2016 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter. Sheriff James W. Brown

### **SALE # 1, 2016-235**

**DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR SECURITIZED ASSET  
BACKED RECEIVABLES LLC TRUST 2007-NC1,  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2007-NC1  
ATTY: UDREN LAW OFFICES  
V. AARON D. MORELAND AND CECLIA ANN  
MORELAND A/K/A CECELIA A. MORELAND**

All that certain lot of land situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 45 W. Dahlgren Street, Greencastle, PA 17225, Tax Parcel # 08-2B28-063, Franklin County Deed Book Volume 1312, Page 0307

### **SALE # 2, 2015-1212**

**NATIONSTAR MORTGAGE LLC  
ATTY: MANLEY DEAS KOCHALSKI  
V. PATRICK W. SHERMAN AND SANDRA  
SHERMAN**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 448 Kraiss Avenue, Chambersburg, PA 17201, Tax Parcel # 06-1E42-011-000000, Franklin County Deed Book Volume 287, Page 551

### **SALE # 3, 2014-2758**

**BANK OF AMERICA, SUCCESSOR BY MERGER  
TO BAC HOME LOANS SERVICING, LP  
ATTY: MILSTEAD & ASSOCIATES  
V. DAVID FORD**

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 268 East Franklin Street, Greencastle, PA 17225, Tax Parcel # 08-2B26-081.000000, Deed Bok Volume 1489, Page 399

## PUBLIC NOTICES

**SALE # 4, 2015-3150**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: KML LAW GROUP**  
**V. ALTHEA B. HILL-ANDERSON**

All the following described tract of real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 6380 Lincoln Way West, Saint Thomas, PA 17252, Tax Parcel # 20-0M14P-003.-000000, Deed Instrument # 201006113

**SALE # 5, 2015-4157**  
**M&T BANK S/B/M TO VALLEY BANK, A DIVISION**  
**OF DAUPHIN DEPOSIT BANK AND TRUST**  
**COMPANY ATTY: KML LAW GROUP**  
**V. DAVID LEE MCNEIL, AS EXECUTOR OF THE**  
**ESTATE OF DOLORES MCNEIL, DECEASED**

All the following real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 7839 Anthony Highway, Waynesboro, PA 17268, Tax Parcel # 19-0L13A-006.-000000, Franklin County Deed Book Vol 653, Page 544

**SALE # 6, 2015-4369**  
**BRANCH BANKING AND TRUST COMPANY**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. GARY D. CLARK AND KARA CLARK**

All that certain lot or parcel of land situate in Washington Township, Franklin County, Pennsylvania, with an address of 12080 Hess Avenue, a/k/a 0 Ski Way, a/k/a 0 Hess Avenue, Waynesboro, PA 17268, Tax Parcel # 23-0Q13.-026.-000000, 23-0Q13.-016.-000000, 23-0Q13.-031A.-000000, Deed Instrument # 2008-022351

**SALE # 7, 2015-3290**  
**THE MAYOR AND TOWN COUNCIL OF THE**  
**BOROUGH OF CHAMBERSBURG**  
**ATTY: SALZMANN HUGHES**  
**V. JUDITH ANNE BOUCHER**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 704 Cumberland Avenue, Chambersburg, PA 17201, Tax Parcel #06-1E50.-116.-000000, Franklin County Deed Book Volume 2368, Page 264

**SALE # 8, 2015-2918**  
**THE BANK OF NEW YORK MELLON FKA THE**  
**BANK OF NEW YORK, AS TRUSTEE FOR THE**  
**CERTICATEHOLDERS OF THE CWABS, INC.,**  
**ASSET-BACKED CERTIFICATES, SERIES 2007-9**  
**C/O SPECIALIZED LOAN SERVICING, LLC**  
**ATTY: PARKER MCCAY**  
**V. ANTHONY L. BRUNNER AND JESSICA A.**  
**BARRY**

All that certain parcel of land situate in Township of St. Thomas, Franklin County, Pennsylvania, with an address of 7362 Lincoln Way West, Saint Thomas, PA 17252, Tax Parcel # 20-M-13R-62

**SALE # 9, 2014-2691**  
**ORRSTOWN BANK**  
**ATTY: JSDC LAW OFFICES**  
**V. CHRISTINA J. BACH**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 263 College Avenue, Chambersburg, PA 17201, Tax Parcel # 02-1C28.-009.-000000, Deed Instrument Number 201018965

**SALE # 10, 2013-1144**  
**US BANK NATIONAL ASSOCIATION, AS TRUSTEE**  
**FOR STRUCTURED ASSET SECURITIES**  
**CORPORATION MORTGAGE LOAN TRUST 2007-**  
**WF1 ATTY: MANLEY DEAS KOCHALSKI**  
**V. ABDUL KARIM JALLOH A/K/A ABDUL K.**  
**JALLOH**

All the following real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 500 Hollengreen Drive, Waynesboro, PA 17268, Tax Parcel # 24-5D-00-031, Franklin County Deed Book Volume 3378, Page 001

**SALE # 11, 2016-493**  
**U.S. BANK NATIONAL ASSOCIATION, AS**  
**TRUSTEE FOR THE REGISTERED HOLDERS OF**  
**GSAMP TRUST 2004-SDI, MORTGAGE PASS-**  
**THROUGH CERTIFICATES, SERIES 2004-SDI C/O**  
**OCWEN LOAN SERVICING, LLC**  
**ATTY: STERN AND EISENBERG**  
**V. RICHARD D. SAUNDERS**

All the following two tracts of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 3818 Edenville Road, Chambersburg, PA 17201, Tax Parcel # E-09-34, Franklin County Deed Book Volume 1326, Page 0528

**SALE # 12, 2015-3346**  
**FREEDOM MORTGAGE CORPORATION**  
**ATTY: STERN AND EISENBERG**  
**V. CHRISTOPHER M. BOWSER**

All that certain lot or pieced of ground situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1842 Two Turn Road, Shippensburg, PA 17257, Tax Parcel # 21-0N20.-116.-000000, Deed Instrument # 201010587

**SALE # 13**  
**CANCELLED**

## PUBLIC NOTICES

### **SALE # 14, 2015-897**

**U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR CITIGROUP MORTGAGE LOAN  
TRUST 2007-WFHE3, ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2007-WFHE3  
ATTY: MILSTEAD AND ASSOCIATES  
V. SUSAN JALBERT AND WILLIAM A. JALBERT**

All that certain piece of land lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1424 Mallard Drive East, Chambersburg, PA 17202, Tax Parcel # 11-0E17-366, Franklin County Deed Book Volume 3435, Page 511

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### **SALE # 15, 2014-4193**

**PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO NATIONAL CITY  
MORTGAGE, A DIVISION OF NATIONAL CITY  
BANK  
ATTY: KML LAW GROUP  
V. STEPHANIE J. KOPLITZ HARTY**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 18 Jamestown Road, Shippensburg, PA 17257, Tax Parcel # 21-0N06-.173-.000000, Deed Instrument # 2008-0173353

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### **SALE # 16, 2015-4539**

**U.S. BANK NATIONAL ASSOCIATION AS  
INDENTURE TRUSTEE FOR CIM TRUST 2015-2AG  
MORTGAGE-BACKED NOTES, SERIES 2015-2AG  
ATTY: SHAPIRO AND DENARDO  
V. WILLIAM S. KROMER, EXECUTOR OF THE  
ESTATE OF JOSEPHINE A. EUTZY A/K/A  
JOSEPHINE ANN EUTZY, DECEASED**

All those (4) tracts of land lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 4448 Parnell Drive, Mercersburg, PA 17236, Tax Parcel # 18-0K18-.015A-000000 and 18-0K18-.065-.000000, Franklin County Deed Book Volume 1002, Page 345

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### **SALE # 17, 2013-4930**

**MAGNOLIA PORTFOLIO, LLC  
ATTY: JSDC LAW OFFICES  
V. UNIVERSAL SECURE LIFT, INC., UNIVERSAL  
DEVELOPERS AND GARY L. OSLER**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 536 Hollywell Avenue, Chambersburg, PA 17201, Tax Parcel # 04-1D24-.046-.000000, Franklin County Deed Book Volume 1251, Page 258

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### **SALE # 18, 2013-1540**

**WELLS FARGO BANK, N.A., AS TRUSTEE ON  
BEHALF OF LAKE COUNTRY MORTGAGE TRUST  
2005-HE1, BY GREEN TREE SERVICING LLC, ITS  
SERVICING AGENT  
ATTY: KML LAW GROUP  
V. JOHN H. WOODRING JR. AND JOHN H.  
WOODRING SR.**

All the following described real estate lying and being situate in the Waynesboro, Franklin County, Pennsylvania, with an address of 116 Hamilton Avenue, Waynesboro, PA 17268, Tax Parcel # 26-5C-7-35, Franklin County Deed Book Volume 1489, Page 79

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### **SALE # 19, 2014-4015**

**U.S. BANK NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE FOR SPRINGLEAF  
MORTGAGE LOAN TRUST 2012-3  
ATTY: SHAPIRO AND DENARDO  
V. DAVID J. GOODREAU AND PAMELA S.  
GOODREAU**

All the following real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 12954 Loop Road, Fayetteville, PA 17222, UPI # 19-0L05-.083-.000000, Franklin County Deed Book Volume 1466, Page 057

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### **SALE # 20, 2016-561**

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
ATTY: SHAPIRO AND DENARDO  
V. SHERRY L. BISHOP AND ARTHUR D. BISHOP**

All that certain tract or parcel of real estate lying and being situated in St. Thomas Township, Franklin County, Pennsylvania, with an address of 122 Pioneer Drive, Saint Thomas, PA 17252, UPI # 20-0M17D-003-.000000, Franklin County Deed Book Volume 3611, Page 26

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### **SALE # 21, 2016-390**

**PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. ANDREA RICE A/K/A ANDREA A. RICE AND  
PAUL RICE A/K/A PAUL L. RICE**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 846 Clayhill Road, Chambersburg, PA 17202, Tax Parcel # 01-0A08.-177-.000000, Franklin County Deed Book Volume 3240, Page 447

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## PUBLIC NOTICES

### **SALE # 22, 2015-3909**

**THE BANK OF NEW YORK MELLON, F/K/A  
THE BANK OF NEW YORK AS SUCCESSOR TO  
JPMORGAN CHASE BANK, N.A. AS TRUSTEE  
FOR ASSET BACKED FUNDING CORPORATION,  
ASSET-BACKED CERTIFICATES, SERIES 2005-  
HE1**

**ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. DENNIS N. HARNE, JR**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 4629 Salem Church Road, Waynesboro, PA 17268, UPI # 23-0Q10.-019B-000000, Franklin County Deed Book Volume 1937, Page 162

### **SALE # 23, 2016-182**

**WELLS FARGO BANK, N.A., S/B/M TO WELLS  
FARGO HOME MORTGAGE, INC.**

**ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. THOMAS J. WARD, III**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 804 Cleveland Avenue, Chambersburg, PA 17201, Tax Parcel # 06-1E33.-017B-000000, Deed Instrument # 200918155

**SALE # 24  
CANCELLED**

### **SALE # 25, 2016-588**

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION**

**ATTY: KML LAW GROUP  
V. SPENCER G. ROACH**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 52 East Main Street, Waynesboro, PA 17268, Tax Parcel # 24-5D09.-015-000000, Deed Instrument # 201223346

### **SALE # 26, 2016-590**

**CARRINGTON MORTGAGE SERVICES, LLC  
ATTY: MARTHA E VON ROSENSTIEL**

**V. MICHAEL J. POWELL AND CARLA POWELL**

All the following described real estate lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania, with an address of 9 Willow Street, Mont Alto, PA 17237, Tax Parcel # 16-4A54.-031.-000000, Franklin County Deed Book Volume 3558, Page 504

### **SALE # 27, 2016-860**

**FARMERS AND MERCHANTS TRUST COMPANY  
OF CHAMBERSBURG  
ATTY: JSDC LAW OFFICES**

**V. ERIC E. EISENBAUMER N/K/A ERIC E. VON  
DAR AND CATHLEEN VON DAR**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 1232 Lincoln Way East, Chambersburg, PA 17202, Tax Parcel # 10-0D04G-070.-000000, Deed Instrument # 201500882

### **SALE # 28, 2014-496**

**U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE, SUCCESSOR-IN-INTEREST TO  
WACHOVIA BANK, N.A. AS TRUSTEE FOR PARK  
PLACE SECURITIES, INC. ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2004-WWF1**

**ATTY: MANLEY DEAS KOCHALSKI  
V. DANIEL DENNIK A/K/A DANIEL K. DENNIK  
AND GLENDA CLAGGETT A/K/A GLENDA L.  
CLAGGETT**

All that certain real estate in Hamilton Township, Franklin County, Pennsylvania, with an address of 276 Sollenberger Road, Chambersburg, PA 17202, Tax Parcel # 11-E-13L-15, Franklin County Deed Book Volume 3009, Page 088

### **SALE # 29, 2016-233**

**OCWEN LOAN SERVICING, LLC**

**ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. TRACY L. BRAITHWAITE**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1330 Mallard Drive West, Chambersburg, PA 17202, Tax Parcel # 11-0E17.213.-000000, Deed Instrument # 201400610

### **SALE # 30, 2013-4575**

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION**

**ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. ROBERT L. MONTGOMERY A/K/A ROBERT  
L. MONTGOMERY, JR. AND SHERRY A.  
MONTGOMERY**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 13081 Whispering Spring Drive, Greencastle, PA 17225, Tax Parcel # 01-0A26.-323.-000000, Franklin County Deed Book Volume 3565, Page 236

**SALE # 31  
CANCELLED**

### **SALE # 32, 2015-4674**

**DOLLAR BANK, FEDERAL SAVINGS BANK  
ATTY: GRENEB BIRSIC**

**V. ALAN G. SNIDER AND JUSTINE L. HARTMAN**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 436 Franklin Square Drive, Chambersburg, PA 17201, Tax Parcel # 09-0C12-340-000000, Franklin County Deed Book Volume 1241, Page 218

## PUBLIC NOTICES

**SALE # 33, 2016-87**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY,**  
**AS INDENTURE TRUSTEE FOR AMERICAN HOME**  
**MORTGAGE INVESTMENT TRUST 2006-3 C/O**  
**OCWEN LOAN SERVICING, LLC**  
**ATTY: STERN AND EISENBERG**  
**V. DIANA M. SAMPLES A/K/A DIANA SAMPLES**

All that certain tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 1223 East Pebblebrook Drive, Greencastle, PA 17225, Tax Parcel # 01-0A17K-001.000000, Franklin County Deed Book Volume 3275, Page 311

**SALE # 34, 2013-2766**  
**SUSQUEHANNA BANK PA, TO THE USE OF**  
**BRANCH BANKING AND TRUST COMPANY**  
**ATTY: KLEHR HARRISON HARVEY BRANZBURG**  
**V. WAM ENTERPRISES, L.P.**

All that certain parcel of land lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 1497 East Main Street, Waynesboro, PA 17268, Tax Parcel # 23-QQ12-.032.000000, Franklin County Deed Book Volume 3028, Page 170

**SALE # 35, 2016-492**  
**THE BANK OF NEW YORK MELLON, THE**  
**SUCCESSOR TO JPMORGAN CHASE BANK, AS**  
**TRUSTEE FOR CITI HOME EQUITY LOAN TRUST**  
**2002-2**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. DALE E. BAUGHMAN**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1295 Ridge Road, Fayetteville, PA 17222, Tax Parcel # 09-0C23-.201.-000000, Franklin County Deed Book Volume 1365, Page 0277

**SALE # 36, 2016-559**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. KEVIN D. KEEFER, SR. AND LINDA M.**  
**UNTERBERGER**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2173 Hafer Road, Fayetteville, PA 17222, Tax Parcel # 09-0C19-.128.-000000, Franklin County Deed Book Volume 34003, Page 121

**SALE # 37, 2016-333**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. J.T. BERGER AND JENNIFER L. BERGER**

All that certain lot or piece of ground situate in Guilford Township, Franklin County, Pennsylvania, 247 Kolpark Drive, Chambersburg, PA 17202, Tax Parcel 10-0D05F-113.-000000, Deed Instrument # 200926304

**SALE # 38, 2015-4292**  
**DITECH FINANCIAL LLC F/K/A GREEN TREE**  
**SERVICING, LLC**  
**ATTY: THE LAW OFFICES OF GREGORY**  
**JAVARDIAN**  
**V. KEITH A. FOGLE**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13254 Mentzer Gap Road, Waynesboro, PA 17268, Tax Parcel # 23-0Q13R-013B-000000, Franklin County Deed Book Volume 1436, Page 289

**SALE # 39, 2016-292**  
**MAGNOLIA CLAYTON HOLDINGS, LLC,**  
**SUCCESSOR BY ITS ASSIGNMENT FROM**  
**MAGNOLIA PORTFOLIO, LLC, SUCCESSOR BY**  
**ITS ASSIGNMENT FROM ORRSTOWN BANK**  
**ATTY: GINGO PALUMBO LAW GROUP**  
**V. D. MONTE WHITLEY A/K/A DUDLEY M.**  
**WHITLEY AND PATRICIA H. WHITLEY**

All that tract of real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 123 Clayton Avenue, Waynesboro, PA 17268, UPI # 24-5D17.-077.-000000, Franklin County Deed Book Volume 1093 Book 336

**SALE # 40, 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 17222, Tax Parcel # 09-0C23-090-000000, Franklin County Deed Book Volume 3130, Page 441

**SALE # 41, 2014-4643**  
**FIRST NATIONAL BANK OF MIFFLINTOWN**  
**ATTY: ANDREW L WINDER**  
**V. DANIEL P. SHEARER**

All that certain tract of land situate in Fannett Township, Franklin County, Pennsylvania, with an address of 22502 and 22522 Conococheague Drive, Doylesburg, PA 17219, Tax Parcel #'s 07-0B07.-055.-000000 and 07-0B07.-058.-000000, Franklin County Deed Book Volume 1337, Page 470 and Volume 3588, Page 350



## PUBLIC NOTICES

**SALE # 42, 2015-4201**  
**RESCAP LIQUIDATING TRUST**  
**ATTY: UDREN LAW OFFICES**  
**V. BRIAN CHRISTMAN, KNOWN HEIR OF**  
**BRADLEY J. CHRISTMAN A/K/A BRADLEY**  
**JOSEPH CHRISTMAN AND ESTATE OF BRADLEY**  
**J. CHRISTMAN A/K/A BRADLEY JOSEPH**  
**CHRISTMAN AND LINDA CHRISTMAN, AS**  
**PERSONAL REPRESENTATIVE OF THE ESTATE**  
**OF BRADLEY J. CHRISTMAN A/K/A BRADLEY**  
**JOSEPH CHRISTMAN AND UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS AND ALL PERSONS,**  
**FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER BRADLEY**  
**J. CHRISTMAN A/K/A BRADLEY JOSEPH**  
**CHRISTMAN**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 324 Ridge Avenue, Waynesboro, PA 17268, Tax Parcel # 26-5C14-.048.-000000, Deed Instrument # 2008-007958

**SALE # 43, 2015-3585**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**SUCCESSOR BY MERGER TO NATIONAL CITY**  
**MORTGAGE, A DIVISION OF NATIONAL CITY**  
**BANK ATTY: KML LAW GROUP**  
**V. KENDRA L. DESOTELLE AND JOEL H.**  
**DESOTELLE A/K/A JOEL DESOTELLE**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 318 Rose Ann Drive, Chambersburg, PA 17201, Tax Parcel # 04-1G00S-022H-000000, Franklin County Deed Book Volume 2705, Page 104

**SALE # 44, 2016-519**  
**PATRIOT FEDERAL CREDIT UNION**  
**ATTY: KORNFIELD AND BENCHOFF**  
**V. CARLIN W. MORRIS AND SYLVIA J. MORRIS**  
**A/K/A SYLVIA JEAN MORRIS**

All the following real estate lying and being in Greene Township, Franklin County, Pennsylvania, with an address of 5670 Lincoln Way East, Fayetteville, PA 17222, Tax Parcel # 09-0C26H-080.-000000, Franklin County Deed Book Volume 2196, Page 187

**SALE # 45, 2010-1395**  
**THE JUNIATA VALLEY BANK**  
**ATTY: HOUCK & GINGRICH**  
**V. REBEKKA'S KITCHEN, LLC, BY GEORGE M.**  
**COBLE, III AND SHAWNA D. COBLE, MEMBERS,**  
**AND JOHN W GLASS, II AND RITA J. GLASS,**  
**INDIVIDUALLY**

All those certain two of real estate lying and being situated in Fannett Township, Franklin County, Pennsylvania, 15655 Amberson Road, Spring Run, PA 17262 and 16011 Amberson Road, Spring Run, PA 17262, Tax Parcel #'s 07-0B32.-060.-000000 and 07-0B33.-026A-000000, Franklin County Deed Book Volume 2689, Page 468 and Volume 745, Page 651

**SALE # 46, 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 17225, Tax Parcel # 18-0K24-083-000000, Deed Instrument # 201206778

**SALE # 47, 2016-779**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: KML LAW GROUP**  
**V. AARON D. MILEY**

All that certain piece or parcel of land situate in the Hamilton Township, Franklin County, Pennsylvania, with an address of 1691 Bowman Street, Chambersburg, PA 17201, Tax Parcel # 11-0E-10L-028, Deed Instrument # 200917188

**SALE # 48, 2015-4216**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**SUCCESSOR BY MERGER TO NATIONAL CITY**  
**MORTGAGE, A DIVISION OF NATIONAL CITY**  
**BANK**  
**ATTY: KML LAW GROUP**  
**V. DARYL S. HUNSBERGER AND HAROLD S.**  
**HUNSBERGER**

All that certain lot or piece of ground situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11503 Hunter Road, Mercersburg, PA 17236, Tax Parcel # 17-0J22-063.-000000, Deed Instrument # 201405430

**SALE # 49, 2016-143**  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**  
**(“FANNIE MAE”)**  
**ATTY: MARTHA E. VON ROSENSTIEL**  
**V. CHERYLE GISELMAN, IN HER CAPACITY**  
**OF HEIR AT LAW AS ROBERT L. WAGAMAN,**  
**DECEASED, AND CRYSTAL HAVERSTICK, IN**  
**HER CAPACITY AS HEIR AT LAW OF ROBERT**  
**L. WAGAMAN, DECEASED AND ALL UNKNOWN**  
**HEIRS, SUCCESSORS, ASSIGNS AND ALL**  
**PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING**  
**RIGHT, TITLE OR INTEREST FROM OR UNDER**  
**ROBERT L. WAGAMAN, DECEASED**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 150 Highland Drive, Chambersburg, PA 17202, Tax Parcel # 11-0E13L-032.-000000, Franklin County Deed Book Volume 3121, Page 243

# PUBLIC NOTICES

**SALE # 50, 2016-147**  
**CARRINGTON MORTGAGE SERVICES, LLC**  
**ATTY: RICHARD M. SQUIRE & ASSOCIATES**  
**V. STEVEN MICKLEY, JR. AND SAMANTHA**  
**MICKLEY**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 519 Hood Street, Chambersburg, PA 17201, Tax Parcel # 05-1C33-.008.-000000, Franklin County Deed Book Volume 74, Page 53

**SALE # 51, 2015-1887**  
**SPECIALIZED LOAN SERVICING LLC**  
**ATTY: HLADIK, ONORATO & FEDERMAN**  
**V. CURTIS L. POPER AND PAMELA S. POPER**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 2127 Shinham Road, Greencastle, PA 17225, Tax Parcel # 01-0A07.082-000000, Franklin County Deed Book Volume 1268, Page 90

**SALE # 52, 2016-513**  
**FIDELITY BANK**  
**ATTY: HLADIK, ONORATO & FEDERMAN**  
**V. TONY A. BECK AND ALLISON M. ROSE,**  
**EXECUTORS OF THE ESTATE OF JANE MAXINE**  
**BECK**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 7809 Stump Run Road, Fayetteville, PA 17222, Tax Parcel # 09-0C27-100A-000000, Deed Instrument # 2008-002387

**SALE # 53, 2014-4380**  
**PHH MORTGAGE CORPORATION, F/K/A ERA**  
**MORTGAGE**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. MARI J. HUMMER A/K/A MARI JO HUMMER AND**  
**CHRISTOPHER L. HUMMER**

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 258 North Broad Street, Waynesboro, PA 17268, Tax Parcel # 24-5B58-.013.-000000, Franklin County Deed Book Volume 2276, Page 262

**SALE # 54, 2016-698**  
**PHH MORTGAGE CORPORATION F/K/A CENDANT**  
**MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. SCOTT SHEARER AND STACEY SHEARER**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1670 Sherry Drive, Chambersburg, PA 17201, Tax Parcel # 11-0E09-.143.-000000, Franklin County Deed Book Volume 1979, Page 501

**SALE # 55, 2015-3600**  
**WELLS FARGO BANK, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. ROBERT C. BREEN**

All that certain lot or tract of land situate in Lurgan Township, Franklin County, Pennsylvania, with an address of 10280 Newburg Road, Orrstown, PA 17244, Tax Parcel # 13-0G14-.081.-000000, Franklin County Deed Book Volume 3459, Page 232

**SALE # 56, 2016-441**  
**THE BANK OF NEW YORK MELLON F/K/A**  
**THE BANK OF NEW YORK AS SUCCESSOR**  
**TRUSTEE FOR JPMORGAN CHASE BANK,**  
**N.A., AS TRUSTEE FOR THE BENEFIT OF THE**  
**CERTIFICATE HOLDERS OF EQUITY ONE ABS,**  
**INC. MORTGAGE PASS-THROUGH CERTIFICATES**  
**SERIES 2002-3**  
**ATTY: UDREN LAW OFFICES**  
**V. AMBER K. WALKER, KNOWN HEIR OF**  
**CLINTON A. WALKER AND MONICA E. WALKER,**  
**INDIVIDUALLY AND AS A KNOWN HEIR OF**  
**CLINTON A. WALKER AND UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS AND ALL PERSONS,**  
**FIRMS OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER CLINTON**  
**A. WALKER**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 158 Baldwin Boulevard, Shippensburg, PA 17257, Tax Parcel # 21-0N17-.264.-000000, Franklin County Deed Book Volume 1640, Page 049

## TERMS

Upon completion of the auction, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. The balance due shall be paid NO LATER THAN JULY 18, 2016 AT 4:00 PM prevailing time. If the 10% payment is not made the day of the sale or the balance due is not made, all money previously paid will be forfeited and the property will be resold on FRIDAY JULY 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. Deeds will be recorded in the name of the successful bidder.

## 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 1 2016
JUL 1 2016	SEPT 9 2016
SEPT 2 2016	NOV 18 2016

6/17, 6/24, 7/1/2016