

Franklin County Legal Journal

Vol. 32, No. 1

July 4, 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 Dennis Allen, late of Green Township, Franklin County, Pennsylvania.

Personal Representative:

Darlene K. Helman
c/o Walker, Connor and Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

Attorney:

David F. Spang
Walker, Connor and Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

7/4, 7/11, 7/18/2014

Estate of Irene F. Benett, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Richard L. Bennett
Ronald L. Bennett
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

7/4, 7/11, 7/18/2014

Estate of Irmgard Irene K. Crow, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Joyce E. Holtry
2315 Hafer Road
Fayetteville, PA 17222

Attorney:

Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

7/4, 7/11, 7/18/2014

Estate of Charles E. Detrich, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Susan D. Strubhar
12408 Dickey's Road
Mercersburg, PA 17236

Attorney:

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

7/4, 7/11, 7/18/2014

Estate of Ellen Jutakaethe Hamilton, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Elizabeth Hamilton
153 Falcon Lane
Bellefonte, PA 16823

Attorney:

Robert C. Rayman
1315 West College Avenue, Suite 300
State College, PA 16801

7/4, 7/11, 7/18/2014

Estate of Mary Rhea Hoke, late of Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:

Carole A. Keech
Nancy R. Sites
c/o Charles E. Shields, III
6 Clouser Road
Mechanicsburg, PA 17055

Attorney:

Charles E. Shields, III
6 Clouser Road
Mechanicsburg, PA 17055

7/4, 7/11, 7/18/2014

Estate of Glen W. McGee, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Beatrice Bryan
17305 Timmons Road
Spring Run, PA 17262

Attorney:

Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

7/4, 7/11, 7/18/2014

Estate of Aili L. Raikkonen, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Terttu I. Gretchen
3053 Sundown Drive
Chambersburg, PA 17202

Attorney:

Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

7/4, 7/11, 7/18/2014

PUBLIC NOTICES

Estate of Eugenia Lucille Rogers, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Nancy McGlothlin
174 Jenny Lind Drive
Harpers Ferry, WV 25425
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
120 North Main Street
Mercersburg, PA 17236

7/4, 7/11, 7/18/2014

Estate of Ruth E. Schild, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Richard Lee Bonebrake
9701 Anthony Highway
Waynesboro, PA 17268
Terry R. Bonebrake
6398 Barkdoll Lane
Waynesboro, PA 17268
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

7/4, 7/11, 7/18/2014

Estate of Anne S. von Schwerdtner, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Fred S. Bull
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

7/4, 7/11, 7/18/2014

Second Publication

Trust of Julia V. Chicklo, late of Guilford Township, Franklin County, Pennsylvania.

Trustee:
Farmers and Merchants Trust Company
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

6/27, 7/4, 7/11/2014

Estate of Olive F. Cordell, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:
Stacy L. Snyder
122 Longview Road
McConnellsburg, PA 17233
Dawn R. Bukett
5510 Royer Road
Greencastle, PA 17225
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
120 North Main Street
Mercersburg, PA 17236

6/27, 7/4, 7/11/2014

Estate of Grace E. Ewan, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Rosalyn K. Ewan
1338 South Fifth Street
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

6/27, 7/4, 7/11/2014

Estate of Helen M. Flaquer, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Robert W. Nelson, Jr.
11835 Orlando Circle
Waynesboro, PA 17268

6/27, 7/4, 7/11/2014

Estate of Cecilia M. Ramirez Geraldo, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Yessica Ramirez
59 Redwood Street
Chambersburg, PA 17201
Attorney:
Kari E. Mellinger
R.J. Marzella & Associates
3513 North Front Street
Harrisburg, PA 17110

6/27, 7/4, 7/11/2014

Estate and also the Trust of Ruth N. Haldeman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Clement L. Haldeman
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

6/27, 7/4, 7/11/2014

Estate of Emma J. Hock, a/k/a Emma Jane Hock, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Kevin Hock
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

6/27, 7/4, 7/11/2014

PUBLIC NOTICES

Estate of Richard A. Myers, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representatives:

Richard D. Myers
Laura Conrad
c/o Janice M. Hawbaker
Kaminski, Hawbaker & Salawage, P.C.
221 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Janice M. Hawbaker
Kaminski, Hawbaker & Salawage, P.C.
221 Lincoln Way East
Chambersburg, PA 17201

6/27, 7/4, 7/11/2014

Estate of Tomas Alberto Ramirez, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Yessica Ramirez
59 Redwood Street
Chambersburg, PA 17201

Attorney:

Kari E. Mellinger
R.J. Marzella & Associates
3513 North Front Street
Harrisburg, PA 17110

6/27, 7/4, 7/11/2014

Estate of Loyd J. Rockwell, late of Peters Township,
Franklin County, Pennsylvania.

Personal Representative:

Jody M. Smith
14 Oregon Street
Mercersburg, PA 17236

Attorney:

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

6/27, 7/4, 7/11/2014

Estate of Louise M. Walsh, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Mary J. Krepp
c/o E. Garrett Gummer, III
1260 Bustleton Pike
Feasterville, PA 19053

Attorney:

E. Garrett Gummer, III
1260 Bustleton Pike
Feasterville, PA 19053

6/27, 7/4, 7/11/2014

Third Publication

Estate of Caroline A. Bricker, late of Metal Township,
Franklin County, Pennsylvania.

Personal Representative:

Jeffrey L. Bricker
10886 Back Road
Fannettsburg, PA 17221

Attorney:

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

6/20, 6/27, 7/4/2014

Estate of Lucretia C. Hornbaker, late of Hamilton
Township, Franklin County, Pennsylvania.

Personal Representatives:

Shelby J. Hornbaker
481 Centerville Road
Newville, PA 17241
Susan H. Fritz
2348 Country Road
Chambersburg, PA 17202

Attorney:

Melanie Walz Scaringi
Scaringi & Scaringi, P.C.
2000 Linglestown Road, Suite 106
Harrisburg, PA 17110

6/20, 6/27, 7/4/2014

Estate of Russell H. Johnson, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Peggy E. Karap
Timothy H. Johnson
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

6/20, 6/27, 7/4/2014

Estate of Edward J. Klotz, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Laura L. Klotz
165 Hamilton Road
Chambersburg, PA 17201

Attorney:

John J. Szajna
785 North Franklin Street
Chambersburg, PA 17201

6/20, 6/27, 7/4/2014

Estate of Francis LaCon, late of Quincy Township,
Franklin County, Pennsylvania.

Personal Representative:

Michael LaCon
c/o Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

6/20, 6/27, 7/4/2014

Estate of Sue E. Miller, late of St. Thomas Township,
Franklin County, Pennsylvania.

Personal Representatives:

William R. Miller
122 Skyhigh
St. Thomas, PA 17252
Ruth E. Miller
122 Skyhigh
St. Thomas, PA 17252

Attorney:

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

6/20, 6/27, 7/4/2014

PUBLIC NOTICES

Estate of Doris Jean Rock, a/k/a Doris J. Rock, late of
Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:

Robert S. Rock
c/o Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

6/20, 6/27, 7/4/2014

PUBLIC NOTICES

SHERIFF'S SALE

July 11, 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 AUGUST 8, 2014 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

**SALE # 1
2013-3882**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MCCABE WEISBERG & CONWAY
V.
ANGELA M. ELLIOTT AND GREGG L. ELLIOTT**

All the following described two tracts of real estate, situate in Washington Township, Franklin County, Pennsylvania, having a street address of 5826 Buchanan Trail East, Waynesboro, Pa. Franklin County Deed Book Volume 1513, page 646. Tax I.D.# 10239070386

**SALE # 2
CANCELLED**

**SALE # 3
2014-20
JPMORGAN CHASE BANK NATIONAL
ASSOCIATION
ATTY: SHAPIRO & DENARDO
V.
BRANDON D. SHEAFFER**

All that certain lot or piece of ground, locally known as 239 Wayne Avenue, situate in Waynesboro Borough, Franklin County, Pennsylvania. Deed Instrument # 201002988 Parcel # 25-5B49-073

**SALE # 4
2013-3565
JPMORGAN CHASE BANK NATIONAL
ASSOCIATION
ATTY: PHELAN HALLINAN
V.
TRAVIS S. SCHAEFFER AND JENNIFER T.
SCHAEFFER**

All the following described real estate, together with improvements thereon, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 8127 Buchanan Trail West, Mercersburg, Pa. Franklin County Deed Book 3497, page 135. Tax Parcel 17-0J08-.056-.000000

**SALE # 5
2014-169**

**CITIMORTGAGE INC
ATTY: MILSTEAD & ASSOCIATES
V.
TONY E. LEWIS AND BUDDY A. HARRIS**

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 82 Grand View Crossing, Chambersburg, Pa. Franklin County Deed Book Volume 3510, page 352. Tax Parcel Number 11-0313-424

**SALE # 6
2013-4712**

**WELLS FARGO BANK NA, AS TRUSTEE, IN
TRUST FOR THE REGISTERED HOLDERS OF
MASTR ASSET BACKED SECURITIES TRUST
2007-NCW, MORTGAGE PASS-THROUGH
CERTIFICATES
ATTY: MILSTEAD & ASSOCIATES
V.
KIMBERLY A. MCBETH**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 11540 Burkett Lane, Greencastle, Pa. Franklin County Deed Book Volume 2482, page 96. Tax Parcel # 17-J19-68

**SALE # 7
2013-4861**

**PNC BANK NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES
V.
JASON DOM AKA JASON B. DOM AND DIANA J.
REESEMAN AKA DIANA SMITH AKA DIANA JEAN
SMITH AKA DIANA J. SMITH**

All that tract of real estate improved by the northern half of a two and one half story double frame dwelling known as 26 Tritle Avenue situate in the Borough of Waynesboro Pa. Franklin County Deed Book Volume 3317, page 387. Property I.D.# 25-5A54-014

**SALE # 8
2011-762**

**WELLS FARGO BANK NA
ATTY: ZUCKER GOLDBERG & ACKERMAN
V.
JENNIFER J. ALFORD**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 14891 Robinhood Circle, Greencastle Pa. Franklin County Deed Book Volume 2893, page 293. Parcel # 01-0A325-064

PUBLIC NOTICES

SALE # 9
2011-01653

**US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR SASCO MORTGAGE LOAN TRUST 2006-WF1
ATTY: ZUCKER GOLDBERG & ACKERMAN
V.
JAMES C. MARSH SR. AND BRENDA S. MARSH**

All the following described real estate lying and being situate in the Township of Greene, Franklin County and Pennsylvania, having a street address of 900 Coldspring Road, Fayetteville Pa. Franklin County Deed Book Volume 2980, page 464. Parcel # 09-0C23M-025

SALE # 10
2013-2116

**WELLS FARGO BANK NA SUCCESSOR BY
MERGER TO WELLS FARGO HOME MORTGAGE
INC ATTY: ZUCKER GOLDBERG & ACKERMAN
V.
DAVID E. NIKOLAUS, JR.**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1039 South Fifth Street, Chambersburg, Pa. Deed Instrument # 201010683 Parcel # 06-1E42-018-000000

SALE # 11
2011-1136

**WELLS FARGO BANK NA
ATTY: ZUCKER GOLDBERG & ACKERMAN
V.
PEDRO GARNETT ANDERSON**

All the following described real estate lying and being situate on the North side of Commerce Street in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 41 Commerce Street, Chambersburg, Pa. Franklin County Deed Book Volume 3150, page 363 Parcel # 02-1C34-018

SALE # 12
2013-02432

**WELLS FARGO FINANCIAL Pennsylvania, INC
ATTY: ZUCKER GOLDBERG & ACKERMAN
V.
CELIA JANE STEELE**

All the following described real estate, 7935 Tarman Spring Road, lying and being situate in Quincy Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1363, page 070. Parcel # 19-0L13G-013

SALE # 13
2013-1148

**BANK OF AMERICA NA AS SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP ATTY: PHELAN HALLINAN
V.
JOSEPH A. CARATTOZZOLA AND APRIL L.
CARATTOZZOLA**

All the following described real estate, together with improvements thereon erected, lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 97 Salem Road, Chambersburg Pa. Franklin County Deed Book Volume 2817, page 534. Tax Parcel # 09-0C12-.107.-000000

SALE # 14
2013-2111

**SUNTRUST MORTGAGE INC
ATTY: PHELAN HALLINAN
V.
EARL S. HICKMAN JR. AND AMANDA J. FRANCIS**

All the following described tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 14430 Walnut Loop, Greencastle, Pa. Instrument # 200926424 Tax Parcel # 01-0A27Q-027A-000000

SALE # 15
2014-278

**WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN
V.
ADAM G. ZIMMERMAN AND LORETTA J.
ZIMMERMAN**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 143 President Avenue, Shippensburg, Pa Instrument # 200918983 Tax Parcel # 21-0N16.-070.-000000

SALE # 16
2013-4711

**PNC MORTGAGE A DIVISION OF PNC BANK
NATIONAL ASSOCIATION
ATTY: KML LAW GROUP
V.**

**MARY ELIZABETH BAKER AND DAVID RICHARD
BAKER AKA DAVID R. BAKER JR.**

All that certain lot or piece of ground situate in Montgomery Township, City of Mercersburg, Franklin County, Pennsylvania, having a street address of 12192 Fort Loudon Road, Mercersburg, Pa. Instrument # 2008-011244 Tax Parcel # 17-0J22-076

SALE # 17
2012-1582

**BANK OF AMERICA NA SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP
ATTY: PHELAN HALLINAN
V.
JENNIFER L. REED AKA JENNIFER L. LININGER
AND NICHOLAS S. REED AKA NICHOLAS S.
SHUMATE**

All that certain parcel of land situate in the Township of Guilford, Franklin County, and State of Pennsylvania, having a street address of 200 Lincoln Drive, Fayetteville, Pa. Franklin County Deed Book Volume 2557, page 457. Tax Parcel # 10-0D10F-078

PUBLIC NOTICES

SALE # 18

2012-5072

**JPMORGAN CHASE BANK NATIONAL
ASSOCIATION**

ATTY: PHELAN HALLINAN

V.

**LOREN R. WAGAMAN AKA LOREN RAY
WAGAMAN AND AMY RENEA WAGAMAN**

All the following described real estate, known and numbered as 1860 Dawn Lane, lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1860 Dawn Lane, Chambersburg, Pa. Franklin County Deed Book Volume 3284, page 504. Tax Parcel 09-0C19A-010.-000000

SALE # 19

2013-03257

ONE WEST BANK FSB

ATTY: MCCABE WEISBERG & CONWAY, PC

V.

**JOANNE M. GULLETT, KNOWN SURVIVING
HEIR OF NANCY M. GULLETT, DECEASED
MORTGAGOR AND REAL OWNER, JEFFREY
GULLETT, KNOWN SURVIVING HEIR OF NANCY
M. GULLETT, DECEASED MORTGAGOR AND
REAL OWNER, ANDREW TIMOTHY GULLETT,
KNOWN SURVIVING HEIR OF NANCY M.
GULLETT, DECEASED MORTGAGOR AND REAL
OWNER, MELISSA JANE LOCKLIN, KNOWN
SURVIVING HEIR OF NANCY M.
GULLETT, DECEASED MORTGAGOR AND REAL
OWNER AND UNKNOWN SURVIVING HEIRS OF
NANCY M. GULLETT DECEASED MORTGAGOR
AND REAL OWNER**

All that certain lot or parcel of real estate lying and being situated in Peters Township, Franklin County, Pennsylvania, having a street address of 9701 Harrytown Road, Lemasters, Pennsylvania. Franklin County Deed Book Volume 1023, page 347. Tax I.D.# 18-0K22B-007

SALE # 20

2012-3040

**DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE FOR THE CERTICATEHOLDERS
OF MERRILL LYNCH MORTGAGE INVESTORS
TRUST, MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-MLN1**

ATTY: MILSTEAD & ASSOCIATES

V.

MAUREEN S. REID AND LARRY D. REID

All that real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, having a street address of 115 Orchard Circle, Greencastle, Pa. Instrument # 201204395 Tax Parcel # 8-2B-38-22

SALE # 21

2013-5089

**FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG**

ATTY: JAMES SMITH DIETTERICK AND

CONNELLY

V.

HEBERTO ORTIZ

All the following described real estate lying and being in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1 North Main Street, Chambersburg, Pa. Franklin County Deed Book Volume 3076, page 475. Parcel 05-1C57-011

SALE # 22

2014-276

GREEN TREE SERVICING LLC

ATTY: KML LAW GROUP

V.

DEBORAH C. ODEN AND DAVID F. ODEN

All the following real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 711 West Main Street, Waynesboro, Pa. Franklin County Deed Book Volume 1449, page 128. Tax Parcel # 25-5A54-022

SALE # 23

2014-421

SUSQUEHANNA BANK

ATTY: KORNFIELD & BENCHOFF

V.

HOWARD F. AFFELDT AND DIXIE A. AFFELDT

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 6119 Hager Road, Greencastle, Pa. Franklin County Deed Book Volume 2560, page 004. Tax Parcel # 18-K-27-092

SALE # 24

2013-4707

LNC CORPORATION

ATTY: MILSTEAD & ASSOCIATES

V.

**ROBERT STATLER AND NANCY STATLER AKA
NANCY CARBAUGH**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1053 Papermill Road, Chambersburg Pa. Franklin County Deed Book Volume 895, page 606. Tax Parcel # 11-E16-61B

SALE # 25

CANCELLED

SALE # 26

2013-2592

**JPMORGAN CHASE BANK NATIONAL
ASSOCIATION**

ATTY: SHAPIRO & DENARDO

V.

GARY A. GEORGE AND KELLY J. GEORGE

All the following described real estate, locally known as 12237 Williamsport Pike, located in Antrim Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3452, page 357. Parcel # 01-0A22

SALE # 27

2014-2

NATIONSTAR MORTGAGE LLC

ATTY: PHELAN HALLINAN

V.

MICHAEL A. COSTA JR. AND KAREN S. COSTA

All that certain parcel of land situate in the Township of Greene, Franklin County and State of Pennsylvania, having a street address of 229 West Main Street, Fayetteville, Pa. Franklin County Deed Book Volume 2680, page 163. Tax Parcel # 09-0C26B-015.-000000

PUBLIC NOTICES

SALE # 28
2014-363

**BANK OF AMERICA NA AS SUCCESSORS BY
MERGER TO BAC HOME LOANS SERVICING LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP ATTY: PHELAN HALLINAN**

V.

**ANDREW COSTLOW AKA ANDREW R. COSTLOW
AND VALERIE PETRUNAK AKA VALERIE A.
PETRUNAK**

All the following described real estate, situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 425 West 7th Street, Waynesboro, Pa. Instrument #2008-000972 Tax Parcel: 26-5C30-019.-000000

SALE # 29
2013-2236

**NATIONSTAR MORTGAGE LLC
ATTY: PHELAN HALLINAN**

V.

RONNIE G. HIGH JR. AKA RONALD G. HIGH JR.

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1411 Hamilton Hills Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2379, page 506. Tax Parcel # 11-0E13C-010.-000000

SALE # 30
2013-1393

**NATIONSTAR MORTGAGE LLC
ATTY: KML LAW GROUP**

V.

CAROLYN WRIGHT

All the following described real estate, together with the improvements thereon erected, lying and being situate in Greene and Guilford Townships, Franklin County, Pennsylvania, having a street address of 48 Woodstock Road, Fayetteville, Pa. Franklin County Deed Book Volume 2557, page 14. Tax Parcel # 9-C-23N-103

SALE # 31
2012-3914

**BAYVIEW LOAN SERVICING LLC
ATTY: PHELAN HALLINAN**

V.

JAMES T. PATTON AKA JAMES PATTON

All the following described real estate lying and being situated in Antrim Township, Franklin County, Pennsylvania, having a street address of 1132 Olive Drive, Greencastle, Pa. Franklin County Deed Book Volume 3149, page 016. Tax Parcel # 01-0A22.-145.-000000

SALE # 32
2012-859

**BANK OF NEW YORK
ATTY: STERN & EISENBERG**

V.

TIMOTHY E. SWARTZ AND BONNIE L. SWARTZ

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 7 West Main Street, Fayetteville, Pa. Franklin County Deed Book Volume 3512, page 204. Tax Parcel # 09-C-26C-024

SALE # 33
CANCELLED

SALE # 34
2012-3361

**JPMORGAN CHASE BANK NATIONAL
ASSOCIATION S/B/M/T CHASE HOME FINANCE
LLC S/B/M/T CHASE MANHATTAN MORTGAGE
CORPORATION**

**ATTY: PHELAN HALLINAN
V.**

DONDI MAY DEIBERT

All the following described real estate improved by a dwelling house known as 11476 Orchard Road in Washington Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2628, page 137. Tax Parcel # 23-0Q07J-017.000000

SALE # 35
2012-1428

**BAYVIEW LOAN SERVICING LLC
ATTY: PHELAN HALLINAN**

V.

**RANDE L. WALTERS AND STEPHANIE L.
WALTERS**

All the following described real estate, locally known as 861 Long Lane lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3642, page 190. Tax Parcel # 06-IE43.-043.-000000

SALE # 36
2013-213

**PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFIELD & BENCHOFF**

V.

MASSIMILIANO AND NINFA LAMATTINA

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1380 Third Avenue, Chambersburg, Pa. Franklin County Deed Book Vol 2122, page 297. Tax Parcel # 09-C-13-102

SALE # 37
2008-1211

**DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE OF THE RESIDENTIAL ASSET
SECURITIZATION TRUST 2006-A14CB,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-N UNDER THE POOLING AND
SERVICING AGREEMENT DATED OCTOBER 1,
2006**

**ATTY: PHELAN HALLINAN
V.**

ROBERT W. KEELER

All that certain tract of real estate together with the buildings thereon erected, numbered and known as 261-263 Lincoln Way East, situate in the Borough of Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3276, page 529. Tax Parcel 03-1C58.-011

PUBLIC NOTICES

SALE # 38
2014-102

**PNC BANK NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO NATIONAL CITY
MORTGAGE A DIVISION OF NATIONAL CITY
BANK**

**ATTY: KML LAW GROUP PC
V.**

**JASON L. HENRY AND LINDSEY D. HENRY FKA
LINDSEY D. SHANNON**

All that certain lot or piece of ground situate in the Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1996 Ashley Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3456, page 324. Tax Parcel # 02-1C00-123A

SALE # 39
2013-3623

WELLS FARGO BANK NA

**ATTY: ZUCKER GOLDBERG & ACKERMAN LLC
V.**

**YVONNE M. BOYERS EXECUTRIX OF THE
ESTATE OF JAMIE M. BOYERS**

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3565 Maplewood Court, Fayetteville, Pa. Instrument # 2008-000434. Parcel # 09-0C23C-090-000000

SALE # 40
2013-4102

NATIONSTAR MORTGAGE LLC

**ATTY: KML LAW GROUP
V.**

VELDINE BARBOUR

All that following real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 3312 Edenville Road, Hamilton Township, Pa aka 3312 Edenville Road, Chambersburg, Pa. Franklin County Deed Book Volume 1639, page 544. Tax Parcel # 11-0E10-224

SALE # 41
2011-5051

**WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN**

V.

ADOLPHE J. ANDOU

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 10262 Lindale Avenue, Greencastle, PA. Instrument # 201005574 Tax Parcel # 01-0A11-397-000000

SALE # 42
2012-3551

JPMORGAN CHASE BANK NA

ATTY: PHELAN HALLINAN

V.

DAVID S. MILLER AND SHEILA K. MILLER

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 6349 Hager Road, Greencastle Pa. Franklin County Deed Book 3542, page 308. Tax Parcel # 18-0K7-.056-000000

SALE # 43
2014-420

**PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFIELD & BENCHOFF**

V.

TAMMY J. SHERMAN

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, , having a street address of 10365 Upper Strasburg Road, Upper Strasburg, PA. Franklin County Deed Book Volume 3269, page 402. Tax Parcel #12-F-12-052A.

SALE # 44
2013-2237

WELLS FARGO BANK, N.A.

ATTY: PHELAN HALLINAN

V.

WILLIAM A. GRZEMBSKI

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3842 Farmstead Drive, Fayetteville, Pa. Franklin County Deed Book Volume 2333, page 459. Tax Parcel # 10-0D23-.180-.000000

SALE # 45
2013-4172

WELLS FARGO BANK NA

ATTY: MCCABE WEISBERG & CONWAY

V.

**CHELSEA A. KOPE, SERAFIM K. TSPORTS AND
ROBERT M. KOPE**

All the following real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1248 Fox Den Road, Chambersburg, Pa. Instrument # 2008-006798 Tax I.D.# 10-0D04-166

SALE # 46
2013-4703

**US BANK NATIONAL ASSOCIATION TRUSTEE
FOR THE Pennsylvania, HOUSING FINANCE
AGENCY**

ATTY: MARTHA E. VON ROSENSTIEL

V.

**JOHN C. DULEBOGN AND UNKNOWN HEIRS
SUCCESSIONS ASSIGNS AND ALL APERSONS
FIRMS OR ASSOCIATIONS CLAIMING RIGHT
TITLE OR INTEREST FROM OR UNDER AUDREY
W. DULEBOHN DECEASED**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 4045 Shatzer Street, Chambersburg, Pa. Instrument # 201124460 Tax Parcel # 20-0M19-.083-000000

PUBLIC NOTICES

SALE # 47

2010-3232

PNC BANK NATIONAL ASSOCIATION

ATTY: UDREN LAW OFFICES

V.

**UNITED STATES OF AMERICA U.S. ATTORNEY
FOR THE MIDDLE DISTRICT OF PA ROBERT
HUGH WIESMAN AKA ROBERT H. WIESMAN
F/D/B/A HAT ZONE CUSTOM EMBROIDERY
F/D/B/A KAPZ MARIA WIESMAN AKA MARIA G.
WIESMAN**

All the following described real estate lying and being situate in the Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1436 Hollywell Avenue Chambersburg, Pa. Franklin County Deed Book Volume 2674, page 294. Property I.D. # 04-1G00S-2B-7

SALE # 48

2013-2020

ONE WEST BANK FSB

ATTY: MCCABE WEISBERG & CONWAY

V.

**DEBBIE KIRCHOFF KNOWN SURVIVING HEIR
OF BETTY A. BUTTS DECEASED MORTGAGOR
AND REAL OWNER UNKNOWN SURVIVING HEIRS
OF BETTY A. BUTTS, DECEASED MORTGAGOR
AND REAL OWNER AND JUDY WALKERM
KNOWN SURVIVING HERI OF BETTY A. BUTTS,
DECEASED MORTGAGOR AND REAL OWNER**

All the following described real estate lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania, having a street address of 11 Aspen Drive, MontAlto Pa. Instrument # 199325460 Tax Parcel # 16-4A00.-008A-00000

SALE # 49

2010-3096

NATIONSTAR MORTGAGE LLC

ATTY: PHELAN HALLINAN

V.

**BRYAN R. GOCHENAUER AND SUE A.
GOCHENAUER**

All that certain tract of real estate lying and being situate in the Township of Letterkenny, Franklin County, Pennsylvania, having a street address of 11426 Skyline Drive, Orrstown Pa. Instrument # 2008-000157 Tax Parcel # 12-0F04.-025A-000000

SALE # 50

2012-3484

FEDERAL NATIONAL MORTGAGE ASSOCIATION

ATTY: PHELAN HALLINAN

V.

ERIC J. BACHMAN

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 302 West Queen Street, Chambersburg, Pa. Franklin County Deed Book 2566, page 390. Tax Parcel # 05-1B64.-108-000000

SALE # 51

2011-05195

**BANK OF AMERICA NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME
LOANS SERVICING LP**

ATTY: PHELAN HALLINAN

V.

**DEBRA ANN WHARTON PEARCE AKA DEBRA A.
PEARCE AND WASSINE E. HARRAK HAJRI AKA
YASSINE EL HARRAK HAJRI**

All that certain tract or parcel of real estate lying and being situated in the Borough of Mercersburg, Franklin County, Pennsylvania, having a street address of 226 Linden Avenue, Mercersburg, Pa. Franklin County Deed Book Volume 3084, page 194. Tax Parcel # 14-3A52.-025A-000000

SALE # 52

2013-1526

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

ATTY: LEON P. HALLER

V.

COLLEEN C. MILLER

All that certain tract of land situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 12615 Carol Avenue, Greencastle Pa. Franklin County Deed Book 2326, page 256. Tax Map # 01-0A21 Parcel 257A

SALE # 53

2013-2686

**US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., BEAR STEARNS
ARM TRUST, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2004-9**

V.

**CHRISTINA L. TEDRICK AND CHRISTOPHER M.
TEDRICK**

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, having a street address of 29 Starlight Drive, Greencastle Pa. Franklin County Deed Book 2004, page 289. Tax Parcel # 08-2B03.-057.-000000

SALE # 54

CANCELLED

SALE # 55

2014-630

WELLS FARGO BANK NA

ATTY: PHELAN HALLINAN

V.

STEPHEN W. JONES AND KELLY N. JONES

All that certain tract or parcel of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 111 Lincoln Road, Chambersburg, Pa. Instrument # 201206271 Tax Parcel # 04-1G01.-074.000000

PUBLIC NOTICES

SALE # 56

2009-2182

**JPMC SPECIALTY MORTGAGE LLC
ATTY: ZUCKER GOLDBERG & ACKERMAN
V.**

GLENN H. ZIMMERMAN

All that certain described lot of ground with improvements thereon erected, situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 11340 Punch Bowl Road, Mercersburg, Pa. Franklin County Deed Book Volume 3114, page 549. Parcel # 17-0-J16-108

SALE # 57

2013-4958

**PNC BANK NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO NATIONAL CITY
MORTGAGE A DIVISION OF NATIONAL CITY
BANK**

ATTY: KML LAW GROUP

V.

**JESSICA A. REED AND ALEXANDER CRISTIAN
REED**

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 335 East Avenue, State Line, PA. Instrument # 2008-024417 Tax Parcel # 01-A32L-60

SALE # 58

2013-04401

**BANK OF AMERICA NA SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING LP FKA
COUNTRYWIDE HOME LOANS SERVICING LP
ATTY: ZUCKER GOLDBERG & ACKERMAN
V.**

MELODY A. SMITH

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 743 Joy Drive, Greencastle, Pa. Instrument # 201012515 Parcel # 01-0A22-096-000000

SALE # 59

2012-4594

**FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MARTHA E. VON ROSENSTIEL
V.**

**SHAUN R. MACWILLIAMS AND GRETCHEN C.
BABENDREIER**

All that tract of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6071 Greenbriar Court, Fayetteville, Pa. Franklin County Deed Book Volume 2864, page 312. Tax Parcel # 10-D23S-12F

SALE # 60

2013-4287

**PNC BANK NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO NATIONAL CITY
BANK SUCCESSOR BY MERGER TO ACCUBANC
MORTGAGE A DIVISION OF NATIONAL CITY
BANK OF INDIANA**

ATTY: KML LAW GROUP

V.

CHRISTOPHER B. REEVES

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 12983 Martin Lane, Blue Ridge Summit Pa. Franklin County Deed Book Volume 2823, page 362. Tax Parcel # 23-0Q20C-014

SALE # 61

2010-00997

**RESIDENTIAL FUNDING REAL ESTATE
HOLDINGS LLC**

**ATTY: MEYER DARRAGH BUCKLER BEBENEK &
ECK PLLC**

V.

DAVID E. MILLER SR.

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 11880 Williamsport Pike, Greencastle, Pa. Franklin County Deed Book Volume 2174, page 263. Tax Parcel # 098

SALE # 62

2013-04873

**US BANK NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER OF US BANK
NATIONAL ASSOCIATION ND
ATTY: GRENEN & BIRSIC
V.**

DAVID W. GIPE AND AMY L. GIPE

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 81 Maribeth Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1630, page 359. Parcel # 11-D-15D-2F

SALE # 63

CANCELLED

SALE # 64

2013-2537

**US BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR ASSET BACKED SECURITIES
CORPORATION HOME EQUITY LOAN TRUST
2004-HE4, SERIES 2004-HE4
ATTY: UDREN LAW OFFICES
V.**

LINDA ALLEN

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 368 West Queen Street, Chambersburg, Pa. Franklin County Deed Book Volume 2353, page 092. Property I.D. # 05-1B63-38A

PUBLIC NOTICES

SALE # 65
2014-253

NATIONSTAR MORTGAGE LLC
ATTY: MCCABE WEISBERG & CONWAY
V.
BOBBIE E. ZIMMERMAN AND RYAN W.
ZIMMERMAN

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 128 Hykes Road East, Greencastle Pa. Instrument # 2004-026712 Tax I.D.# 01-0A32G-027-000000

SALE # 66
2014-1030

MAGNOLIA PORTFOLIO LLC
ATTY: JAMES SMITH DIETTERICK & CONNELLY
V.
WOODS PROPERTIES

All that certain tract of land known as Parcel 2-45 as shown on a Final Land Subdivision Plan prepared by Best Angle Associates, located in the Township of Greene, Franklin County and Pennsylvania, having a street address of 985 Superior Avenue, Chambersburg, Pa. Franklin County Deed Book Volume 2004, page 32. Parcel# 09-0C03S-045

SALE # 67
2013-2337

BANK OF AMERICA NA AS SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
FKA COUNTRYWIDE HOME LOANS SERVICING.
LP
ATTY: PHELAN HALLINAN
V.
DONNA R. HALL

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6002 Greenbriar Terrace Fayetteville, Pa. Instrument # 10-0D23S-012M-000000

SALE # 68
2014-455

BANK OF AMERICA NA AS SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING LP
FKA COUNTRYWIDE HOME LOANS SERVICING
LP
ATTY: PHELAN HALLINAN
V.
TODD MORGAN

All the following described real estate lying and being situate in Blue Ridge Summit in Washington Township, Franklin County, Pennsylvania, having a street address of 15135 Dutrow Avenue Blue Ridge Summit, Pa. Franklin County Deed Book Volume 3124, page 154. Tax Parcel # 23-0Q20P-021-.000000

TERMS

As soon as the property is knocked down to purchaser, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. If the 10% payment is not made as requested, the Sheriff will direct the auctioneer to resell the property. The balance due shall be paid NO LATER THAN JULY 21, 2014 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY JULY 25, 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

6/20, 6/27, 7/4/2014