

Franklin County Legal Journal

Vol. 33, No. 52

June 24, 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 Elizabeth P. Hammond, a/k/a Elizabeth J. Hammond, a/k/a Elizabeth Jane Hammond, late of County 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

Second 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

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

PUBLIC NOTICES

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

Third Publication

Estate of Florence Harriett Burkholder, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Angelia Lightner

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

6/10, 6/17, 6/24/2016

Estate of Molly G. Cronk, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

R. Sharon Schiavoni

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

6/10, 6/17, 6/24/2016

Estate of James Brooks Langmead, late of Franklin County, Pennsylvania.

Personal Representative:

Patricia A. Franklin

42 Perry Falls Place

Nottingham, MD 21236

Attorney:

Ann Marie Rotz

P.O. Box 4628

Hagerstown, MD 21742

6/10, 6/17, 6/24/2016

Estate of Mildred I. Shatzer, a/k/a Mildred (Peggy) I. Shatzer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Judy Wolfe Cook

Tina Cook Gipe

Natalie Cook Carmack

c/o 1564 Brechbill Road

Chambersburg, PA 17202

Attorney:

Richard K. Hoskinson

Hoskinson & Wenger

147 East Washington Street

Chambersburg, PA 17201

6/10, 6/17, 6/24/2016

Estate of Barbara Reamy Strite, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

James A. Strite, Jr.

1455 Ragged Edge Road

Chambersburg, PA 17202

Attorney:

Henry O. Heiser, III

104 Baltimore Street

Gettysburg, PA 17325

6/10, 6/17, 6/24/2016

PUBLIC NOTICES

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that effective May 31, 2016, Menno-Haven, Inc. of 2011 Scotland Avenue, Chambersburg, Pennsylvania, registered the name of "Brookview - A Menno Haven Community" by filing a Fictitious Name Registration under the Fictitious Names Act, 54 Pa.C.S. with the Pennsylvania Department of State in Harrisburg, Pennsylvania, for the conduct of business at its place of business situated at 2075 Scotland Avenue, Chambersburg, Pennsylvania.

Attorney:

Latsha Davis & McKenna, P.C.
1700 Bent Creek Boulevard, Suite 140
Mechanicsburg, PA 17050

6/24/2016

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that effective May 31, 2016, Menno-Haven, Inc. of 2011 Scotland Avenue, Chambersburg, Pennsylvania, registered the name of "Chamberspoint - A Menno Haven Community" by filing a Fictitious Name Registration under the Fictitious Names Act, 54 Pa.C.S. with the Pennsylvania Department of State in Harrisburg, Pennsylvania, for the conduct of business at its place of business situated at 2075 Scotland Avenue, Chambersburg, Pennsylvania.

Attorney:

Latsha Davis & McKenna, P.C.
1700 Bent Creek Boulevard, Suite 140
Mechanicsburg, PA 17050

6/24/2016

NAME CHANGE NOTICE

IN THE COURT OF COMMON PLEAS OF THE
39TH JUDICIAL DISTRICT OF PENNSYLVANIA -
FRANKLIN COUNTY BRANCH No. 2016-2116

Re: Change Name of Hayden Aubrey Crider, Born
March 24, 2010

Notice is hereby given that Tabitha Rae Baer, parent of Hayden Aubrey Crider, born March 24, 2010, a minor, of Greencastle, Franklin County, Pennsylvania, has petitioned the Court to legally change the name of Hayden Aubrey Crider to Hayden Aubrey Baer. A hearing on the matter will be held on July 25, 2016 at 2:30 p.m. in Courtroom No. 3 of the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

Anne M. Shepard, Esquire
Law Office of Anne M. Shepard, LLC
116 West Main Street
Waynesboro, Pa. 17268

6/24/2016

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'Attilio, 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

6/24, 7/1/2016

PUBLIC NOTICES

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

**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
CERTIFICATEHOLDERS 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

PUBLIC NOTICES

**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 1326, 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**

**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

**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

**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

**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

PUBLIC NOTICES

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

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

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

SALE # 21, 2016-330
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

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

PUBLIC NOTICES

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

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 # 23-0Q12-.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 CIT 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

PUBLIC NOTICES

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

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

PUBLIC NOTICES

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,
SUCCESSORY 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

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

PUBLIC NOTICES

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