

# Franklin County Legal Journal

Vol. 33, No. 19

November 6, 2015

*Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201-2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.*

## PUBLIC NOTICES

### **ESTATE NOTICES**

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against any of said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the respective personal representatives thereof or their attorneys named below.

#### **First Publication**

Estate of John W. Baker, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Michael J. Baker  
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

11/6, 11/13, 11/20/2015

Estate of Jane M. Beck, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:  
Tony A. Beck  
11244 Forge Hill Road  
P.O. Box 83  
Roxbury, PA 17251  
Rose M. Allison  
1530 Palm Springs Drive  
Chambersburg, PA 17202  
Attorney:  
LeRoy S. Maxwell, Jr.  
Maxwell Sipe Law Offices, LLC  
237 East Main Street, 2nd Floor  
Waynesboro, PA 17268

11/6, 11/13, 11/20/2015

Estate of Dorothy M. C. Fahnstock, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Gloria J. Robinson  
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

11/6, 11/13, 11/20/2015

Estate of Andrew S. Fitz, a/k/a Andrew Stover Fitz, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:  
Carol J. Eberly  
3287 Leitersburg Pike  
Waynesboro, PA 17268  
Elizabeth A. McCleaf  
10358 Amsterdam Road  
Waynesboro, PA 17268  
Attorney:  
Stephen E. Patterson  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

11/6, 11/13, 11/20/2015

Estate of Twila E. Hatcher, a/k/a Twila Evelyn Hatcher, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Renee Lynn Poper  
14716 Molly Pitcher Highway  
Greencastle, PA 17225  
Attorney:  
Stephen E. Patterson  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

11/6, 11/13, 11/20/2015

Estate of Denzil L. Pritchard, a/k/a Denzil Lynnwood Pritchard, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Marilyn Hayes Pritchard  
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

11/6, 11/13, 11/20/2015

Estate of Geraldine R. Schaeffer, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
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

11/6, 11/13, 11/20/2015

## PUBLIC NOTICES

Estate of Virgie E. Spence, a/k/a Virgie E. Spence McLean, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Edward H. Spence, Sr.  
1575 Mounty Carmel Road  
Orrtanna, PA 17353  
Attorney:  
David K. James, III  
234 Baltimore Street  
Gettysburg, PA 17325

11/6, 11/13, 11/20/2015

Estate of Charles E. Staley, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Barry E. Staley  
c/o Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Lawrence R. Rife, IV  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

11/6, 11/13, 11/20/2015

### **Second Publication**

Estate of Stephen L. Attinger, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
George E. Attinger  
4053 Brechbill Loop Road  
Chambersburg, PA 17202  
Attorney:  
Law Office of Keith O. Brenneman, P.C.  
44 West Main Street  
Mechanicsburg, PA 17202

10/30, 11/6, 11/13/2015

Estate of Raymond E. Carbaugh, late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:  
Dorinda Zimmer  
c/o Kenneth J. McDermott, Jr.  
Shumaker Williams, P.C.  
P.O. Box 88  
Harrisburg, PA 17108  
Attorney:  
Kenneth J. McDermott, Jr.  
Shumaker Williams, P.C.  
P.O. Box 88  
Harrisburg, PA 17108

10/30, 11/6, 11/13/2015

Estate of Glen M. Davis, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Ardyce L. Ketterling  
813 Highland Drive  
Chambersburg, PA 17202  
Attorney:  
Mark T. Orndorf  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

10/30, 11/6, 11/13/2015

Estate of Pearl Janet Kiel, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
John Kiel  
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

10/30, 11/6, 11/13/2015

Estate of Jacqueline J. Mann, late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Barbara J. Pensinger  
William E. Mann  
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

10/30, 11/6, 11/13/2015

Estate of Linford S. Pensinger, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Shirley S. Pensinger  
222 Pensinger Road  
Greencastle, PA 17225  
Attorney:  
Wertime & Guyer LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

10/30, 11/6, 11/13/2015

Estate of Mary D. Rineard, late of Borough of Shippensburg, Franklin County, Pennsylvania.

Personal Representatives:  
Karen Ann Rineard  
Barbara A. Hoover  
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

10/30, 11/6, 11/13/2015

Estate of Michael John Shockey, a/k/a Michael J. Shockey, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Joanna L. Stine  
c/o Jeffrey S. Evans  
2025 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jeffrey S. Evans  
2025 East Main Street  
Waynesboro, PA 17268

10/30, 11/6, 11/13/2015

## PUBLIC NOTICES

Estate of Larry E. Thomas, Sr., late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:

Larry E. Thomas, Jr.  
c/o R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

Attorney:

Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

10/30, 11/6, 11/13/2015

Estate of Evelyn M. Warner, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Daniel G. Warner  
11312 Woodring Lane  
Mercersburg, PA 17236

Attorney:

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

10/30, 11/6, 11/13/2015

### **Third Publication**

Estate of Ada E. Bucy, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Charles R. Alleman  
2705 White Avenue  
Baltimore, MD 21214

Attorney:

William S. Dick  
Dick, Stein, Schemel, Wine & Frey, LLP  
13 West Main Street, Suite 210  
Waynesboro, PA 17268

10/23, 10/30, 11/6/2015

Estate of Dorothy E. Daniels, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

F&M Trust Company  
20 South Main Street  
P.O. Box 6010  
Chambersburg, PA 17201-6010

Attorney:

Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

10/23, 10/30, 11/6/2015

Estate of Mary G. Fish, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

David G. Fish  
1295 Brechbill Road  
Chambersburg, PA 17201  
Jean F. Diehl  
524 Montgomery Avenue  
Chambersburg, PA 17201

Attorney:

Robert C. Schollaert  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

10/23, 10/30, 11/6/2015

Estate of Dorothy J. Fries, late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representatives:

Larry L. Nair  
10913 Deerwood Drive  
Mercersburg, PA 17236  
Linda L. Zeger  
40 Church Street  
Mercersburg, PA 17236

Attorney:

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

10/23, 10/30, 11/6/2015

Estate of Margaretta L. Heckman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Jerry L. Heckman  
28 Lakeview Drive  
New Hampton, NH 03256

10/23, 10/30, 11/6/2015

Estate of Grace M. Mowery, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Harold Nunemaker  
c/o Manifold & Bankenstein  
48 South Duke Street  
York, PA 17401-1454

Attorney:

Bruce C. Bankenstein  
Manifold & Bankenstein  
48 South Duke Street  
York, PA 17401-1454

10/23, 10/30, 11/6/2015

Estate of Patricia A. Reighard, a/k/a Patricia Ann Reighard, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Pamela A. Clark  
c/o R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

Attorney:

Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

10/23, 10/30, 11/6/2015

Estate of Gina W. Roman, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Charles M. Roman  
6875 St. Annes Drive  
Fayetteville, PA 17222

Attorney:

Glen and Glen, LLC  
237 East Queen Street  
Chambersburg, PA 17021-2205

10/23, 10/30, 11/6/2015

## PUBLIC NOTICES

Estate of Alta J. Schaefer, a/k/a Alta Jean Schaefer, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Wanda J. Barnhart  
1117 Levi Lane  
Chambersburg, PA 17201  
Attorney:  
Jerrold A. Sulcove  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

10/23, 10/30, 11/6/2015

Estate of Doris E. Stahl, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:  
Anthony E. Stahl  
3015 Crottlestown Road  
Chambersburg, PA 17202  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

10/23, 10/30, 11/6/2015

### **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on 10/26/2015 for MFPS Equipment Leasing, Inc. Said corporation has been incorporated under the provisions of the PA Business Corporation Law of 1988, as amended.

11/6/2015

### **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 16th day of October, 2015, for the purpose of obtaining a certificate of incorporation. The name of the proposed corporation organized under the provisions of the Business Corporation Law of 1988 is **OASIS FLOAT COMPANY, INC.**, 637 Devon Drive, Chambersburg, PA 17201.

Attorney:  
William C. Cramer  
14 North Main Street, Suite 414  
Chambersburg, PA 17201

11/6/2015

### **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 August 25 2015 for Kurt's Painting and Handyman Service located at 38 Clayton Ave Waynesboro PA 17268. The name and address of each individual interested in the business is Kurt Daniel Lunny 38 Clayton Ave Waynesboro PA 17268. This was filed in accordance with 54 Pa.C.S. 311.

11/6/2015

## PUBLIC NOTICES

### **SHERIFF SALE NOVEMBER 13, 2015**

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania, at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on DECEMBER 21, 2015 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

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### **SALE # 1, 2015-1311 M&T BANK ATTY: KML LAW GROUP V. CAROLINE R. LENSBOWER**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 2333 Sollenberger Road, Chambersburg, PA, Franklin County Deed Book Volume 1152, Page 146, Tax Parcel # 11-0E09-082.-000000

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### **SALE # 2, 2015-358 LSF8 MASTER PARTICIPATION TRUST ATTY: PHELAN HALLINAN DIAMOND & JONES V. DONALD L. KISER, II AND LISA M. KISER**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 127 Tritle Avenue, Waynesboro, PA, Franklin County Deed Book Volume 2735, Page 591, Tax Parcel # 25-5A47-.022.-000000

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### **SALE # 3, 2015-2035 LOANDEPOT.COM, LLC ATTY: PHELAN HALLINAN DIAMOND & JONES V. JACOB F. SOCKS, IV AND PAMELA J. SOCKS**

All the following described real estate lying and being in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 52 North Broad Street, Waynesboro, PA, Deed Instrument # 201313584, Tax Parcel # 24-5D02.-042-000000

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### **SALE # 4, 2015-1643 WELLS FARGO BANK, N.A. ATTY: PHELAN HALLINAN DIAMOND & JONES V. DARYL HOLDSWORTH AND KIMBERLY HOLDSWORTH**

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, with an address of 622 Clay Hill Road, Chambersburg, PA, Deed Instrument # 2008-18577, Tax Parcel # 01-0A08.-031A-000000

### **SALE # 5, 2015-198 U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S3 ATTY: PHELAN HALLINAN DIAMOND & JONES V. GUY R. HARTMAN AND MELISSA V. ELSAESSER A/K/A MELISSA V. HARTMAN**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 10268 Knob Road, Mercersburg, PA, Franklin County Deed Book Volume 1560, Page 172, Tax Parcel # 17-0J28.-085.-000000

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### **SALE # 6, 2015-1708 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, Deed Instrument # 200918155, Tax Parcel # 06-1E33.-017B-000000

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### **SALE # 7, 2015-2455 PNC BANK, NATIONAL ASSOCIATION, S/B/M NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK ATTY: KML LAW GROUP V. DUSTIN ULRICH, AS ADMINISTRATOR OF THE ESTATE OF LYNN B. ULRICH, DECEASED**

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 2461 Warm Spring Road, Chambersburg, PA, Tax Parcel # 11-0E19.-093.-000000, Franklin County Deed Book Volume 3283, Page 119

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### **SALE # 8, 2015-2097 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-20CB) ATTY: KML LAW GROUP V. PATRICIA VARNER A/K/A PATRICIA A. VARNER**

All that real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 346 East Catherine Street, Chambersburg, PA, Tax Parcel # 03-1E10-104, Franklin County Deed Book Volume 1290, Page 463

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### **SALE # 9, 2015-2054 QUICKEN LOANS INC. ATTY: KML LAW GROUP V. MELISSA B. ENSMINGER AS EXECUTRIX OF THE ESTATE OF JON L. KLECKNER DECEASED**

All the following described real estate lying and being situate Washington Township, Franklin County, Pennsylvania, with an address of 11397 Buhman Drive West, Waynesboro, PA, Tax Parcel # 23-0Q07-444A-000000, Deed Instrument # 201319696

## PUBLIC NOTICES

### **SALE # 10, 2015-2229**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION ATTY: SHAPIRO & DENARDO V. SUANN E. BURK AND BRENTEN E. LEHMAN**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 902 Roxbury Road, Shippensburg, PA, Franklin County Deed Book Volume 1648, Page 576

### **SALE # 11, 2013-2336**

**WELLS FARGO BANK, N.A., S/B/M WELLS FARGO HOME MORTGAGE, INC.  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. VIRGINA CAIN AND JOHN CAIN**

All that certain lot or piece of ground situate in Mercersburg Borough, City of Mercersburg, Franklin County, Pennsylvania, with an address of 56 Linden Avenue, Mercersburg, PA, Tax Parcel # 14-3A44-.026-.000000, Franklin County Deed Book Volume 2633, Page 410

### **SALE # 12, 2015-1067**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. JAMES E. MILLER, III**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 4334 Lincoln Way East, Fayetteville, PA, Tax Parcel # 10-0D10G-003A-000000, Deed Instrument # 200921281

### **SALE # 13, 2015-1720**

**WELLS FARGO BANK, NA  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. JOHN J. DENNY AND DONNA M. FOWLER**

All that certain lot or piece of ground situate in Guilford Township, Franklin County, Pennsylvania, with an address of 3979 Anthony Highway, Fayetteville, PA, Tax Parcel # 10-0D23-.067-.000000

### **SALE # 14, 2015-1831**

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

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 1822 Highland Terrace, Waynesboro, PA, Tax Parcel # 23-0Q12Q-147-.000000, Deed Instrument # 200902585

### **SALE # 15, 2014-2916**

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK ATTY: KML LAW GROUP  
V. JEANA M. BROOKS AND JOHN T. BROOKS**

All those certain lots or parcels of real estate lying and being situated in Mercersburg, Franklin County, Pennsylvania, with an address of 205 Johnstons Lane, Mercersburg, PA, Tax Parcel # 14-3A11-38, Franklin County Deed Book Instrument # 2008-017945

### **SALE # 16, 2015-1924**

**CITIFINANCIAL SERVICES LLC, A DELAWARE LIMITED LIABILITY COMPANY  
ATTY: MILSTEAD & ASSOCIATES  
V. ROBERT L. DOWNIN, JR AND MELISSA I. DOWNIN A/K/A MELISSA DOWNIN**

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 10425 Hades Church Road, Greencastle, PA, Tax Parcel # 01-0A19-.029-.000000, Franklin County Deed Book Volume 851, Page 349

### **SALE # 17, 2015-1455**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ATTY: MILSTEAD & ASSOCIATES  
V. GEORGE A. WISOR AND JO ANN WISER**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 657 Forest Road, Chambersburg, PA, Tax Parcel # 11-E-1581, Franklin County Deed Book Volume 3484, Page 432

### **SALE # 18, 2015-1096**

**PHH MORTGAGE CORPORATION  
ATTY: SHAPIRO & DENARDO  
V. MICHAEL T. MOHNEY AND KAREN A. MOHNEY**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 385 East Queen Street, Chambersburg, PA, Tax Parcel # 03-1E02-015, Franklin County Deed Book Volume 3224, Page 272

### **SALE # 19, 2015-1943**

**SUNFLOWER BANK, N.A.  
ATTY: GRELEN & BIRSIC  
V. GAIL M. MAYS**

All that following described real estate, situate in Quincy Township, Franklin County, Pennsylvania, with an address of 9146 Gap Road, Quincy, PA, Tax Parcel # 19-0L19-008-000000, Franklin County Deed Book Volume 1263, Page 411

## PUBLIC NOTICES

**SALE # 20, 2014-2057**  
**BANK OF AMERICA, N.A.**  
**ATTY: UDREN LAW OFFICES**  
**V. JEFFERY L. CHRISTY**

All that certain lot of land situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 7397 Corner Road, Mercersburg, PA 17236, Tax Parcel # 17-0J03-014, Deed Instrument # 200925955

**SALE # 21, 2015-1391**  
**M&T BANK**  
**ATTY: KML LAW GROUP**  
**V. SHAWN T. RANCK**

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, with an address of 26 Cambridge Lane, Chambersburg, PA, Tax Parcel # 06-1E60-.286-.000000, Deed Instrument # 201201134

**SALE # 22, 2014-3937**  
**GREEN TREE SERVICING, LLC**  
**ATTY: MCCABE, WEISBERG & CONWAY**  
**V. MICHAEL J. KOPECEK, JR.**

All the following described real estate lying and being situated in Green Township, Franklin County, Pennsylvania, with an address of 4883 Wright Road, Fayetteville, PA, Tax Parcel # 09-0C23M-025B-000000, Franklin County Deed Book Volume 1321, Page 0579

**SALE # 23, 2015-2293**  
**NORTHWEST FEDERAL CREDIT UNION**  
**ATTY: PURCELL KRUG & HALLER**  
**V. TERESA J. TUCKER AND JEFFREY N. TUCKER**

All those certain two tracts of land lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 325 West 9th Street, Waynesboro, PA, Tax Parcel # 26-5C38-037A-000000, Franklin County Deed Book Volume 1645, Page 449

**SALE # 24, 2015-2132**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**SUCCESSOR BY MERGER TO NATIONAL CITY**  
**MORTGAGE, A DIVISION OF NATIONAL CITY**  
**BANK ATTY: KML LAW GROUP**  
**V. TAMMIE L. COOPER**

All that certain lot or piece of ground situate in Green Township, Franklin County, Pennsylvania, with an address of 3684 Mountain Shadow Drive, Fayetteville, PA, Tax Parcel # 9-C23C-44, Franklin County Deed Book Volume 3332, Page 497

**SALE # 25, 2015-757**  
**PATRIOT FEDERAL CREDIT UNION**  
**ATTY: KORNFIELD AND BENCHOFF**  
**V. DENNIS L. ZEEK AND SUE A. ZEEK**

All the following described real estate lying and being situate in Green Township, Franklin County, Pennsylvania, with an address of 191 Hampton Drive, Chambersburg, PA, UPI 09-0C27E-005B-000000, Franklin County Deed Book Volume 2242, Page 465

**SALE # 26, 2015-1437**  
**M&T BANK S/B/M WITH: MAUFACTURERS AND**  
**TRADERS TRUST COMPANY**  
**ATTY: KML LAW GROUP**  
**V. ROBERT K. PEPPEL AND PAMELA J. PEPPEL**  
**A/K/A PAMELA J. GUNDER**

All the following described real estate, situate in Washington Township, Franklin County, Pennsylvania, with an address of 10198 Calimer Drive, Waynesboro, PA, Tax Parcel # 23-0Q08.-120.-000000, Franklin County Deed Book Volume 983, Page 405

**SALE # 27, 2015-1227**  
**CHARLES W. HASH, JR**  
**ATTY: MARTSON LAW OFFICE**  
**V. MARANATHA CORP., MARANATHA MINISTRY,**  
**INC.**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 527 Lincoln Way East, Chambersburg, PA. Tax Parcel # 03-1E03.-037.-000000, Deed Instrument # 201505762

**SALE # 28, 2015-2257**  
**FIRST COMMUNITY BANK OF MERCERSBURG,**  
**FORMERLY KNOWN AS THE FIRST NATIONAL**  
**BANK OF MERCERSBURG**  
**ATTY: KORNFIELD AND BENCHOFF**  
**V. LARRY E. THOMAS, SR., BY HIS AGENT AND**  
**POWER OF ATTORNEY, LARRY E. THOMAS, JR.**

All the following described real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 10 West Fairview Avenue, Mercersburg, PA, UPI 14-3A51.-022.-000000, Deed Instrument # 2008-009576

**SALE # 29, 2013-4707**  
**LNV CORPORATION**  
**ATTY: MILSTEAD & ASSOCIATES**  
**V. ROBERT STATLER AND NANCY STATLER**  
**A/K/A NANCY CARBAUGH**

All the following describe real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address 1053 Papermill Road, Chambersburg, PA, Tax Parcell # 11-0e16-061B, Franklin County Deed Book Volume895, Page 606

**SALE # 30, 2014-805**  
**FARMERS AND MERCHANTS TRUST COMPANY**  
**OF CHAMBERSBURG**  
**ATTY: JSDC LAW OFFICES**  
**V. BLACKACRE PROPERTIES, LLC**

All the following described two parcels of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 811 Progress Road, Chambersburg, PA, Tax Parcel #s 04-1D40.-023.-000000 & 04-1D32.-008.-000000, Franklin County Deed Book Volume 2045, Page 365

## PUBLIC NOTICES

**SALE # 31, 2015-2034**  
**BANK OF AMERICA, N.A., S/B/M BAC HOME**  
**LOANS SERVICING, LP F/K/A COUNTRYWIDE**  
**HOME LOANS SERVICING, LP**  
**ATTY: KML LAW GROUP**  
**V. JOSEPH L. DEGRANGE AND CAROL R.**  
**DEGRANGE**

All the following real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 13884 Buchanan Trail West, Mercersburg, PA, Tax Parcel # 18-0K16Q-019A, Franklin County Deed Book Volume 2236, Page 516

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**SALE # 32, 2014-1186**  
**LSF9 MASTER PARTICIPATION TRUST**  
**ATTY: KML LAW GROUP**  
**V. DOUGLAS A. ESTES AND AMY J. ESTES**

All that parcel of land in Washington Township, Franklin County, Pennsylvania, with an address of 12452 Jackson Avenue, Waynesboro, PA, Tax Parcel # 23-0Q12G-204E, Deed Instrument # 2008024505

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**SALE # 33, 2015-2185**  
**U.S. BANK NATIONAL ASSOCIATION,**  
**AS TRUSTEE FOR STRUCTURED ASSET**  
**INVESTMENT LOAN TRUST, MORTGAGE PASS-**  
**THROUGH CERTIFICATES, SERIES 2005-9**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. SCARLET E. PEARRE-BROOKS AND ROBERT**  
**A. BROOKS A/K/A ROBERT ALLEN BROOKS AND**  
**JOHN P. NEBLETT, ESQUIRE (TRUSTEE)**

All that real estate or lot of ground lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 257 Ringgold Street, Waynesboro, PA, Tax Parcel # 24-5C24-103-000000, Franklin County Deed Book Volume 2838, Page 110

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**SALE # 34, 2015-1465**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: SHAPIRO & DENARDO**  
**V. STEVEN R. SHUBERT**

All the following described tract of real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 323 Ronald Drive, Greencastle, PA, Deed Instrument # 201302214

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**SALE # 35, 2015-482**  
**REVERSE MORTGAGE SOLUTIONS, INC.**  
**ATTY: UDREN LAW OFFICES**  
**V. JANE LOUISE MARTIN**

All that certain lot of land situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 17 Penn Street, Waynesboro, PA, Tax Parcel # 25-5B27-048-000000

**SALE # 36, 2014-2408**  
**PNC BANK, NATIONAL ASSOCIATION,**  
**SUCCESSOR IN INTEREST TO NATIONAL CITY**  
**REAL ESTATE SERVICES, LLC, SUCCESSOR**  
**BY MERGER TO NATIONAL CITY MORTGAGE,**  
**INC., FORMERLY KNOWN AS NATIONAL**  
**CITY MORTGAGE CO., DOING BUSINESS AS**  
**ACCUBANC MORTGAGE**  
**ATTY: KML LAW GROUP**  
**V. ANNETTE C. SCHNEIDER AND MARK H.**  
**SCHNEIDER**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 10117 Wayne Highway, Waynesboro, PA, Tax Parcel # 19-L-17-20D, Franklin County Deed Book Volume 2316, Page 581

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**SALE # 37, 2014-1403**  
**BANK OF AMERICA, N.A. SUCCESSOR BY**  
**MERGER TO BAC HOME LOANS SERVICING, L.P.**  
**F/K/A COUNTRYWIDE HOME LOANS SERVICING,**  
**L.P.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. SAMANTHA WADE A/K/A SAMANTHA I. WADE**  
**AND KEVIN WADE A/K/A KEVIN R. WADE**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 8152 Mentzer Gap Road, Waynesboro, PA, Tax Parcel # 19-0L18F-007A-000000, Franklin County Deed Book Volume 3502, Page 378

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**SALE # 38, 2015-2361**  
**VISIO FINANCIAL SERVICES, INC.**  
**ATTY: KML LAW GROUP**  
**V. VERROL D. BOONE A/K/A VERROL BOONE**  
**AND TINA M. BOONE A/K/A TINA BOONE**

All the following real estate lying and being situate in the borough of Chambersburg, Franklin County, Pennsylvania, with an address of 263 East King Street, Chambersburg, PA, Tax Parcel # 02-1C50-.073.-000000, Deed Instrument # 200927851

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**SALE # 39, 2012-197**  
**U.S. BANK NATIONAL ASSOCIATION AS**  
**TRUSTEE FOR MERRILL LYNCH MORTGAGE**  
**INVESTORS TRUST, MORTGAGE LOAN ASSET-**  
**BACKED CERTIFICATES, SERIES 2007-HE3**  
**ATTY: MCCABE, WEISBERG, & CONWAY**  
**V. GREG W. RUMP A/K/A GREGORY W. RUMP**  
**AND MARY L. RUMP**

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 816 Lindia Drive, Chambersburg, PA, Tax I.D. # 11-DE13G-048, Franklin County Deed Book Vol 3070, Page 011



## PUBLIC NOTICES

**SALE # 40, 2009-2182**  
**JPMC SPECIALTY MORTGAGE LLC F/K/A WM**  
**SPECIALTY MORTGAGE LLC**  
**ATTY: SHAPIRO & DENARDO**  
**V. GLENN H. ZIMMERMAN**

All that certain described lot of ground situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11340 Punch Bowl Road, Mercersburg, PA, Tax Parcel # 17-0-J16-108-000000, Franklin County Deed Book Volume 3114, Page 549

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**SALE # 41**  
**2015-2073**

**BRANCH BANKING AND TRUST COMPANY**  
**SUCCESSOR IN INTEREST TO SUSQUEHANNA**  
**BANK SUCCESSOR IN INTEREST TO CITIZENS**  
**BANK OF SOUTHERN Pennsylvania, FORMERLY**  
**KNOWN AS CITIZENS NATIONAL BANK OF**  
**SOUTHERN PENNSYLVANIA**  
**ATTY: KORNFIELD & BENCHOFF**  
**V. ROBERT C. ZEGER**  
**V. UNITED STATES OF AMERICA**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 755 Strite Road, Chambersburg, PA, UPI # 01-0A08-.070-.000000, Franklin County Deed Book Volume 739, Page 903

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**SALE # 42, 2015-2259**  
**LSF9 MASTER PARTICIPATION TRUST**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. DAVID E. ROLLS AND NICCOLE M. ROLLS**

All that real estate situate in Waynesboro, Franklin County, Pennsylvania, with an address of 34 North Potomac Street, Waynesboro, PA, Tax I.D. # 25-5A64-.054-.000000, Franklin County Deed Book Volume 1884, Page 446

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**SALE # 43, 2015-2190**  
**LSF9 MASTER PARTICIPATION TRUST ATTY:**  
**MCCABE WEISBERG & CONWAY**  
**V. LORI HUNTSBERRY A/K/A LORI J.**  
**HUNTSBERRY AND MICHAEL E. WHITMIRE**

All that certain lot, piece or parcel of land situate, lying and being in Washington Township, Franklin County, Pennsylvania, with an address of 12188 Old Route 16 Street, Waynesboro, PA, Tax I.D. # 23-0Q19B-015A, Franklin County Deed Book Volume 1722, Page 450

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**SALE # 44, 2015-1547**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: KML LAW GROUP**  
**V. WILLIAM A. BOXALL**

All that tract of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 10738 Buchanan Trail East, Waynesboro, PA, Tax Parcel # 23-0Q12R-021, Franklin County Deed Book Instrument # 201023731

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**SALE # 45, 2015-1726**  
**FIFTH THIRD BANK SUCCESSOR IN INTEREST**  
**TO HOME EQUITY OF AMERICA, INC.**  
**ATTY: PURCELL KRUG & HALLER**  
**V. MARGARET E. FISHEL**

All the following described three lots of ground lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 8254 Lincoln Way East, Fayetteville, PA, Tax Map # 09-0C27M-015, Record Book Volume 1709, Page 649

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**SALE # 46, 2015-291**  
**BAWLD GUY NOTE FUND, LLC**  
**ATTY: HLADIK, ORNORATO, & FEDERMAN, LLP**  
**V. CHRISTINE M. NEWMAN**

All the following described tract of real estate lying and being situate near Blue Ridge Summit, Washington Township, Franklin County, Pennsylvania, with an address of 13823 Blue Ridge Avenue, Blue Ridge Summit, PA, Tax Parcel #s 23-0Q20P-024 & 23-0Q20P-024-L0

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**SALE # 47**  
**CANCELLED**

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**SALE # 48, 2015-1357**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. JOHN S. MILLS**

All the following described real estate, situate in Mont Alto, Franklin County, Pennsylvania, with an address of 102 Park Street Unit 5, Mont Alto, PA f/k/a 9 Constitution Avenue Unit 5, Mont Alto, PA, Tax Parcel # 16-4A45-.025-.0005, Franklin County Deed Book Volume 3324, Page 210

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**SALE # 49, 2013-3983**  
**CATALIN BONCIU AND JUDY BONCIU**  
**ATTY: SALZMANN HUGHES**  
**V. STEVEN E. MILLER AND NANCY ZENTNER**

All the following described two (2) tracts of land lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 10539 Buchanan Trail West, Mercersburg, PA, Tax Parcel # 17-0J03-.084-.000000, Franklin County Deed Book Volume 3382, Page 334

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**SALE # 50, 2015-1552**  
**CONGRESSIONAL BANK**  
**ATTY: BALLARD SPAHR**  
**V. JASON H. HERMAN, ROBIN L. HERMAN, AND**  
**THE UNITED STATES OF AMERICA**

All that certain lot or piece of ground situate in Waynesboro Borough, Franklin County, Pennsylvania, with an address of 700 South Potomac Street, Waynesboro, PA, Tax Parcel # 26-5C39-.047, Record Book Volume 3454, Page 295

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## PUBLIC NOTICES

### **SALE # 51, 2012-2795**

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION SUCCESSOR BY MERGER TO  
CHASE MANHATTEN MORTGAGE CORPORATION  
ATTY: SHAPIRO & DENARDO  
V. MICHAEL M. BENEDICT AND ANNE L.  
BENEDICT**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 20 Topaz Drive, Chambersburg, PA, Tax Parcel 11-0E15C-001G, Franklin County Deed Book Volume 1691, Page 001

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### **SALE # 52, 2014-4399**

**PHH MORTGAGE CORPORATION F/K/A CENDANT  
MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. BARRY L. THOMAS A/K/A BARRY LEE THOMAS  
AND SANDRA A. THOMAS A/K/A SANDRA ANN  
THOMAS**

All the following described real estate, situate in Washington Township, Franklin County, Pennsylvania, with an address of 15165 Charmian Road a/k/a 15165 Charmian Road, Blue Ridge Summit, PA, Tax Parcel # 23-0Q14.-038.-000000, Franklin County Deed Book Volume 1386, Page 471

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### **SALE # 53, 2015-1152**

**JO ANN BURGER  
ATTY: PURCEL KRUG & HALLER  
V. EUGENE S. ALBERT, JR.**

All those three (3) certain parcels of ground lying and being situate in Franklin County, Pennsylvania, with addresses of, Parcel 1: Red Hawk Drive, Lot 47, Waynesboro, PA, Tax Parcel # 23-0Q05.-020.-000000, Instrument # 201219561, Parcel 2: 15576 Camden Drive, Greencastle, PA, Tax Parcel # 01-0A32.-357.-000000, Instrument # 201003028, Parcel 3: 15600 Wedgewood Drive, Greencastle, PA, Tax Parcel # 01-0A32.-358.-000000, Instrument # 201003029

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### **TERMS**

As soon as the property is knocked down to purchaser, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. If the 10% payment is not made as requested, the Sheriff will direct the auctioneer to resell the property. The balance due shall be paid NO LATER NOVEMBER 23, 2015 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY NOVEMBER 27, 2015 at 1:00 pm prevailing time, in the Franklin County Court House, Jury Assembly Room, unless otherwise stated, Chambersburg, Franklin County, Pennsylvania, at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full.

### **SHERIFF SALE DATES 2015**

CUT OFF	SALE DATES
NOV 7, 2014	JAN 9, 2015
JAN 2, 2015	MAR 13 2015
MAR 6, 2015	MAY 8 2015
MAY 1, 2015	JUL 10 2015
JUL 3 2015	SEPT 11 2015
SEPT 4 2015	NOV 13 2015
NOV 6 2015	JAN 8 2016

10/23, 10/30, 11/6/2015