

# Franklin County Legal Journal

Vol. 33, No. 8

August 21, 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 Joseph A. Campagno, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Caitlin Campagno  
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

8/21, 8/28, 9/4/2015

Estate of Erma R. Chamberlain, late of Ayr Township, Fulton County, Pennsylvania.

Personal Representatives:  
Mont Chamberlain  
Tina Gress  
Dinah Chamberlain  
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

8/21, 8/28, 9/4/2015

Estate of Gladys L. Cramer, a/k/a Gladys Louise Cramer, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
Stephen E. Cramer  
Gwenda L. Rotz  
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

8/21, 8/28, 9/4/2015

Township, Franklin County, Pennsylvania.

Personal Representative:  
Sheri Ann Cunningham  
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

8/21, 8/28, 9/4/2015

Estate of Anna Josephine Eckenrode, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:  
Anna M. West  
c/o Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257  
Attorney:  
Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

8/21, 8/28, 9/4/2015

Estate of Julia Ann Hill, a/k/a Julia E. Hill, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Thomas E. Hill  
c/o Donald L. Kornfield  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268  
Attorney:  
Donald L. Kornfield  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

8/21, 8/28, 9/4/2015

Estate of Julia A. Kindall, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Sherri L. Lydic  
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

8/21, 8/28, 9/4/2015

## PUBLIC NOTICES

Estate of Jessie A. Livingston, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Gerald C. Livingston  
c/o Kulla, Barkdoll & Stewart, P.C.  
9 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Clinton T. Barkdoll  
Kulla, Barkdoll & Stewart, P.C.  
9 East Main Street  
Waynesboro, PA 17268

8/21, 8/28, 9/4/2015

Estate of Albert L. Mumper, late of Hamilton Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Crystal J. Yoder  
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

8/21, 8/28, 9/4/2015

Estate of Megan S. Smiley, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Robert D. Smiley, III  
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

8/21, 8/28, 9/4/2015

Estate of Ralph L. Smith, late of St. Thomas Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Vicki Lemmon  
1103 Apple Way  
St. Thomas, PA 17252

8/21, 8/28, 9/4/2015

Estate of Norma J. Throckmorton, late of Peters  
Township, Franklin County, Pennsylvania.

Personal Representatives:  
Ronald R. Throckmorton  
7929 Path Valley Road  
Fannettsburg, PA 17221  
Jodi L. Throckmorton  
12469 Orchard Circle  
Mercersburg, PA 17236  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
120 North Main Street  
Mercersburg, PA 17236

8/21, 8/28, 9/4/2015

Estate of Martha J. Waters, a/k/a Martha Jane Waters,  
late of Borough of Greencastle, Franklin County,  
Pennsylvania.

Personal Representative:  
Carolyn W. Bingaman  
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

8/21, 8/28, 9/4/2015

Estate of Martin J. Waybright, late of Quincy Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Darwin J. Waybright  
Wilford C. Waybright  
c/o Jeffrey S. Evans  
2025 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jeffrey S. Evans  
2025 East Main Street  
Waynesboro, PA 17268

8/21, 8/28, 9/4/2015

### **Second Publication**

Estate of Mark T. Amsley, late of Hamilton Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Marvin G. Amsley  
Douglas N. Amsley  
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

8/14, 8/21, 8/28/2015

Estate of Eileen V. Crawford, late of Peters Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Stephanie L. Crawford  
6274 Findley Road  
Mercersburg, PA 17236  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
120 North Main Street  
Mercersburg, PA 17236

8/14, 8/21, 8/28/2015

Estate of Leroy P. Hockenberry, a/k/a Leroy P.  
Hockenberry, Sr., late of Borough of Chambersburg,  
Franklin County, Pennsylvania.

Personal Representative:  
Patricia M. Adams  
535 Rife Street  
Chambersburg, PA 17201  
Attorney:  
Robert C. Schollaert  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

8/14, 8/21, 8/28/2015

## PUBLIC NOTICES

Estate of George Benjamin Miller, a/k/a Benjamin Miller, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Betty Miller

10628 Amsterdam Road

Waynesboro, PA 17268

Attorney:

Raymond J. Peppelman, Jr.

McNichol, Bryne & Matlawski, P.C.

1223 North Providence Road

Media, PA 19063

8/14, 8/21, 8/28/2015

Estate of Robert E. Millhouse, Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Cathy J. Helman

6591 Mountain Drive

Chambersburg, PA 17202

Attorney:

Patrick J. Redding

Redding Law Office

19 North Main Street

Chambersburg, PA 17201

8/14, 8/21, 8/28/2015

Estate of Betty L. Minnich, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Maria D. Wagner

4138 Lemar Road

Mercersburg, PA 17236

Attorney:

Wertime & Guyer LLP

35 North Carlisle Street, Suite A

Greencastle, PA 17225

8/14, 8/21, 8/28/2015

Estate of Matilda J. Oberholzer, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Robert L. Oberholzer

8624 Pa Harry Drive

Chambersburg, PA 17202

Attorney:

Wertime & Guyer LLP

35 North Carlisle Street, Suite A

Greencastle, PA 17225

8/14, 8/21, 8/28/2015

Estate of David W. Robinson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

John D. Robinson

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

8/14, 8/21, 8/28/2015

Estate of Alica A. Teipel, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Joan A. Greenig

4116 Edenville Road

Chambersburg, PA 17202

Attorney:

Tracy J. Ross

Keller, Keller and Beck, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

8/14, 8/21, 8/28/2015

### **Third Publication**

Estate of Kenneth M. Brantner, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Deborah A. Brantner

5064 Burkholder Road

Chambersburg, PA 17202

Attorney:

J. Edward Beck, Jr.

Keller, Keller and Beck, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

8/7, 8/14, 8/21/2015

Estate of Alice V. Funk aka Alice Virginia Funk, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

David E. Funk

Timothy A. Funk

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

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy, Esquire

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

8/7, 8/14, 8/21/2015

Estate of Donald W. Hall, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Jason Donald Hall

2835 Warm Spring Road

Chambersburg, PA 17201

Attorney:

Daniel J. Ratchford, Esquire

304 Union Street

Holidaysburg, PA 16648

8/7, 8/14, 8/21/2015

Estate of A. Byers Hess a/k/a Alvin Byers Hess, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

H. Edalene Hess

639 Mason Dixon Road

Greencastle, PA 17225

Attorney:

Wertime & Guyer LLP

35 North Carlisle Street, Suite A

Greencastle, PA 17225

8/7, 8/14, 8/21/2015

## **PUBLIC NOTICES**

Estate of Alice F. Hunsecker, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Clair E. Hunsecker  
c/o Ann L. Martin, Attorney  
Gibbel, Kraybill & Hess LLP  
10 South Broad Street  
Lititz, PA 17543

Attorney:

Ann L. Martin, Attorney  
Gibbel, Kraybill & Hess LLP  
10 South Broad Street  
Lititz, PA 17543

8/7, 8/14, 8/21/2015

Estate of Franklin J. Jennings a/k/a Franklin James Jennings, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Patricia Black  
c/o R. Thomas Murphy & Associates, P.C.  
237 East Queen Street  
Chambersburg, PA 17201

Attorney:

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

8/7, 8/14, 8/21/2015

Estate of Charles Kennedy, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Frances K. Fitz-Kennedy  
c/o Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

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

8/7, 8/14, 8/21/2015

Estate of Marian L. Smith, late of Warren Township, Franklin County, Pennsylvania.

Personal Representative:

Brian L. Smith  
6562 Little Cove Road  
Mercersburg, PA 17236

Attorney:

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

8/7, 8/14, 8/21/2015

Estate of Nancy K. Stevens, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Ronald E. Stevens  
c/o David J. Puzak, Esquire  
101 South Third Street  
Youngwood, PA 15697

Attorney:

David J. Puzak, Esquire  
Puzak Law Offices  
101 South Third Street  
Youngwood, PA 15697

8/7, 8/14, 8/21/2015

### **FICTITIOUS NAME NOTICE**

Notice is hereby given that on or about June 28, 2015 an application for registration of Fictitious Name was filed with the state Department of the Commonwealth of Pennsylvania pursuant to the Fictitious Name Act, for the purpose of registering a Pennsylvania fictitious name. The fictitious name is IMARGERY and is registered to MARGERY BENSON 2 W. Third Street Waynesboro, PA 17268.

CLINTON T. BARKDOLL, Attorney  
KULLA, BARKDOLL, & STEWART, P.C.  
9 East Main Street  
Waynesboro, PA 17268

8/21/2015

### **NAME CHANGE NOTICE**

IN THE COURT OF COMMON PLEAS OF  
FRANKLIN COUNTY, PENNSYLVANIA

CIVIL LAW NO. 2015-2532

Notice is hereby given that on 7/14/15 the petition of Matthew Walker Elgin, a minor was filed in the above named Court, praying for a Decree to change his name to Matthew Kennedy Walker. The Court has fixed 9/23/15 at 9:00 AM in Courtroom 4 of the Franklin County Courthouse, Chambersburg, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

8/21/2015

### **NAME CHANGE NOTICE**

Notice is hereby given that Robert Benjamm Haggins, a/k/a Robert Benjamin Jordan, II, of Chambersburg, Franklin County, Pennsylvania, has petitioned the Court of Common Pleas of the 39th Judicial District of Pennsylvania to legally change his name from Robert Benjamin Haggins to Robert Benjamin Jordan, III. A hearing on the matter shall be held on September 3, 2015 at 1:30 p.m. in the assigned Courtroom at the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

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

8/21/2015

## PUBLIC NOTICES

### **NOTICE OF ADMINISTRATIVE SUSPENSION**

Notice is hereby given that **Theodore Andrew Skaarup** of **Franklin County** has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated July 15, 2015, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 14, 2015 for Compliance Group 3.

8/21/2015

### **ORPHANS COURT NOTICE**

IN THE COURT OF COMMON PLEAS OF THE  
39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY,  
PENNSYLVANIA – ORPHANS COURT DIVISION

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons Why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for CONFIRMATION: September 3, 2015.

**BAUGHMAN:** First and Final Account, statement of proposed distributions and notice to creditors of Beverly Brookens and Vicki Wagaman, Co-Executors of the Estate of George J. Baughman, Jr., late of Guilford Township, Franklin County, Pennsylvania, deceased.

**HARBAUGH CEMETERY:** Account, statement of proposed distributions and notice to creditors of Carrol C. Sturm, Treasurer of Harbaugh Cemetery Association, Inc., Rouzerville, Franklin County, Pennsylvania.

**McEWEN:** First and Final Account, statement of proposed distributions and notice to creditors of James D. Scott, Executor Under the Will of Sarah Lee McEwen, late of Guilford Township, Franklin County, Pennsylvania, deceased.

**MELLOTT:** First and Final Account, statement of proposed distributions and notice to creditors of Elizabeth S. Brown, Executrix of the Estate of H. Kenneth Mellott, late of Guilford Township, Franklin County, Pennsylvania, deceased.

**MELLOTT:** First and Final Account, statement of proposed distributions and notice to creditors of Elizabeth S. Brown, Executrix of the Estate of T. June Mellott, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

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

8/21, 8/28/2015

### **SHERIFF'S SALE SEPTEMBER 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 OCTOBER 21, 2015 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

**SALE # 1, 2014-2800**  
**JPMORGAN CHASE BANK, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. PAUL J. SANDERS, JR**

All the following described real estate, lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 2201 West Buchanan Trail, Greencastle, PA, Franklin County Deed Book Volume 2621, Page 393, Tax Parcel # 01-0A17-.008.-000000

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**SALE # 2  
CANCELLED**

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**SALE # 3, 2014-3815**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. KARL D. FIELDING A/K/A KARL FIELDING**

All that lot of ground lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 3638 Jenny Lane, Chambersburg, PA, Franklin County Deed Book Volume 2033, Page 429, Tax Parcel # 11-0E09-.099.-000000

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**SALE # 4, 2015-703**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND AND JONES**  
**V. SHANE E. BIRELY**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 11762 Pen Mar Road, Waynesboro, PA, Deed Instrument # 201225645, Tax Parcel # 23-0Q19B-071.-000000

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## **PUBLIC NOTICES**

**SALE # 5, 2015-602**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. MARK ROGER RODRIGUEZ**

All that certain parcel or tract of land situate in the Township of Antrim, Franklin County, Pennsylvania, with an address of 542 Scarlet Circle, Greencastle, PA, Deed Instrument # 2008-011739, Tax Parcel # 01-0A12R-024.-000000

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**SALE # 6, 2014-2093**  
**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 2004-7**  
**ATTY: ZUCKER, GOLDBERG & ACKERMAN**  
**V. JEFFREY V. WHITE AND NANCY S. WHITE**

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 8167 Stone Bridge Road, Greencastle, PA, Franklin County Deed Book Volume 2888, Page 450, Tax Parcel # 01-0A06-148-000000

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**SALE # 7, 2015-1084**  
**US BANK NATIONAL ASSOCIATION, AS TRUSTEE**  
**FOR STRUCTURED ASSET SECURITIES**  
**CORPORATION MARGAGE LOAN TRUST 2007-**  
**RFI**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. GARY E. AMSLEY, SR A/K/A GARY AMSLEY**

All that real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 11452 Heather Lane, Mercersburg, PA, Franklin County Deed Book Volume 2655, Page 55, Tax Parcel # 17-0J16.-084.-000000

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**SALE # 8, 2014-3699**  
**FIRST HORIZON HOME LOANS AS DIVISION OF**  
**FIRST TENNESSEE BANK ASSOCIATION**  
**ATTY: SHAPIRO & DENARDO**  
**V. DOUGLAS J. ROCK AND KAREN J. ROCK**

All the following described real estate, lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 8051 Sunflower Circle, St. Thomas, PA, Plan Book Volume 288J, Page 354, Tax Parcel # 20-0M18.-229.-000000

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**SALE # 9, 2013-4998**  
**OCWEN LOAN SERVICING, LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. LAURELL PFISTER**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 116 Brindle Hill Court, Chambersburg, PA, Franklin County Deed Book Volume 3236, Page 540, Tax Parcel # 10-0D05.-344.-000000

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**SALE # 10, 2014-2385**  
**BANK OF AMERICA, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. ROBERT C. MARSHALL AND HEATHER D.**  
**HOUSER**

All the following three (3) tracts of land lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1098 Garver Lane, Scotland, PA, Plan Book Volume 288B, Page 643, Tax Parcel # 09-0C13H-040.-000000

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**SALE # 11, 2015-388**  
**SUSQUEHANNA BANK, SUCCESSOR IN**  
**INTEREST TO TOWER BANK, A DIVISION OF**  
**GRAYSTONE TOWER BANK**  
**ATTY: KORNFELD AND BENCHOFF**  
**V. E. JOEL WAGAMAN**

All the following described real estate, lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 309 North Potomac Street, Waynesboro, PA, Franklin County Deed Book Volume 3470, Page 185, UPI 25-5B49.-081A-000000

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**SALE # 12, 2015-1261**  
**LSF8 MASTER PARTICIPATION TRUST**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. BEVERLY A. ROBERTSON A/K/A BEVERLY A.**  
**BAUGHMAN AND RICHARD W. BAUGHMAN**

All that certain property situated in the borough of Chambersburg, Franklin County, Pennsylvania, with an address of 233 East Catherine Street, Chambersburg, PA, Deed Instrument # 201216102, Tax Parcel # 04-1E09.-108-000000

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**SALE # 13, 2012-1285**  
**THE BANK OF NEW YORK MELLON FKA THE**  
**BANK OF NEW YORK AS TRUSTEE FOR THE**  
**CERTIFICATEHOLDERS OF CWABS, INC., ASSET-**  
**BACKED CERTIFICATES, SERIES 2004-15, OR ITS**  
**SUCCESSORS OR ASSIGNEE**  
**ATTY: McCABE WEISBERG & CONWAY**  
**V. JAMES M. FOWLER**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 13917 Pennersville Road, Waynesboro, PA, Franklin County Deed Book Volume 2628, Page 267, Tax ID # 23-0Q20-044-000000

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## PUBLIC NOTICES

**SALE # 14, 2014-3948**  
**BENEFICIAL CONSUMER DISCOUNT COMPANY**  
**D/B/A BENEFICIAL MORTGAGE COMPANY OF**  
**PENNSYLVANIA**  
**ATTY: STERN & EISENBERG**  
**V. STEVEN L. ROBINSON AND MELISSA MARSIK**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 2990 Saint Thomas Williamson Road, Chambersburg, PA, Franklin County Deed Book Volume 2502, Page 516, Tax Parcel # 20-M-22-068

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**SALE # 15, 2014-2768**  
**FARMERS AND MERCHANTS TRUST COMPANY**  
**OF CHAMBERSBURG**  
**ATTY: JSDC LAW OFFICES**  
**V. HEATHER M. HOUSER A/K/A HEATHER M.**  
**CORDELL, GINGER R. BRINKER AND ROBERT**  
**D. CORDELL, IN THEIR CAPACITY AS CO-**  
**EXECUTORS OF THE ESTATE OF ROBERT C.**  
**CORDELL AND THE UNITED STATE OF AMERICA**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 934 South Fifth Street, Chambersburg, PA, Franklin County Deed Book Volume 675, Page 409, Tax Map 06-1E42, Parcel 031

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**SALE # 16, 2014-3832**  
**WELLS FARGO BANK, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND AND JONES**  
**V. RODNEY L MAYHUGH, SR, IN HIS CAPACITY**  
**AS ADMINISTRATOR AND HEIR OF THE ESTATE**  
**OF EARL A MAYHUGH AND UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS, AND ALL PERSONS,**  
**FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM OR UNDER EARL A.**  
**MAYHUGH, DECEASED**

All that real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 1532 East Strohm Drive, Chambersburg, PA, Franklin County Deed Book Volume 1385, Page 448, Tax Parcel # 11-0E15D-041H

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**SALE # 17, 2014-2820**  
**BANK OF AMERICA, NA SUCCESSOR BY**  
**MERGER TO BAC HOME LOANS SERVICING, LP**  
**ATTY: ZUCKER GOLDBERG & ACKERMAN**  
**V. CORINNA A. RESSLER A/K/A CORINNA**  
**RESSLER**

All the following described real estate, situate in Quincy Township, Franklin County, Pennsylvania, with an address of 8834 Bakner Road, Waynesboro, PA, Franklin County Deed Book Volume 3510, Page 112, Tax Parcel # 19-0L13Q-047.-000000

**SALE # 18, 2015-814**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. TERESA KEGG AND MARK A. KEGG**

All the following described lot of ground, lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1604 – 1606 Philadelphia Avenue, Chambersburg, PA, Franklin County Deed Book Volume 2063, Page 365, Tax Parcel # 09-0C17B-017.-000000

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**SALE # 19**  
**CANCELLED**

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**SALE # 20, 2015-944**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. REGINALD D. JACKSON**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 76 5th Avenue, Fayetteville, PA, Franklin County Deed Book Volume 3080, Page 354, Tax Parcel # 09-0C23N-060.-000000

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**SALE # 21**  
**CANCELLED**

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**SALE # 22, 2015-644**  
**NATIONSTAR MORTGAGE LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. CHERYL L. MCGREGOR AND SAMUEL E.**  
**MCGREGOR**

All the following described real estate, lying and being situate in the borough of Waynesboro, Franklin County, Pennsylvania, with an address of 309 South Potomac Street, Waynesboro, PA, Franklin County Deed Book Volume 3608, Page 148, Tax Parcel # 26-5C23.-006.-000000

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**SALE # 23, 2014-4465**  
**WELLS FARGO BANK, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. GREGORY M. REAMS**

All that certain lot or piece of ground situate in Guilford Township, Franklin County, Pennsylvania, with an address of 6410 Burning Tree Lane, Fayetteville, PA, Franklin County Deed Book Vol 288A, Page 4, Tax Parcel # 10-0D23S-019B-000000

## PUBLIC NOTICES

**SALE # 24, 2014-3698**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. APRIL C. GEORGE AND CASEY A. BLOOM**

All the following described real estate situate in Quincy Township, Franklin County, Pennsylvania, with an address of 7797 Mentzer Gap Road, Waynesboro, PA, Franklin County Deed Book Volume 2791, Page 244, Tax Parcel # 19-0L18B-021.-000000

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**SALE # 25, 2014-4050**  
**PNC BANK, NATIONAL ASSOCIATION**  
**ATTY: UDREN LAW OFFICES**  
**V. KATHY S. MARTIN AKA KATHY SUE POE AKA**  
**KATHY S POE AND MARK WAYNE POE AKA**  
**MARK W POE**

All those certain parcels of land situated in the Township of Washington, Franklin County, Pennsylvania, with an address of 11890 Village Hts Drive, Zullinger, PA A/K/A 11890 Village Hts Drive, Waynesboro, PA, Franklin County Deed Book Volume 288G, Page 1445, Tax ID # 23 Q 5 13

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**SALE # 26, 2013-5088**  
**ONEWEST BANK, FSB**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. DENNIS N. HARNE, JR., KNOWN SURVIVING**  
**HEIR OF HELEN E. HARNE, DECEASED**  
**MORTGAGOR AND REAL OWNER, UNKNOWN**  
**SURVIVING HEIRS OF HELEN E. HARNE,**  
**DECEASED MORTGAGOR AND REAL OWNER,**  
**CRAIG HARNE, KNOWN SURVIVING HEIR OF**  
**HELEN E. HARNE, DECEASED MORTGAGOR**  
**AND REAL OWNER, ERIC T. HARNE, KNOWN**  
**SURVIVING HEIR OF HELEN E. HARNE,**  
**DECEASED MORTGAGOR AND REAL OWNER,**  
**LAURA A. HARNE A/K/A LAURA A MYERS,**  
**KNOWN SURVIVING HEIR OF HELEN E. HARNE,**  
**DECEASED MORTGAGOR AND REAL OWNER**  
**AND SHARON L. HOLZ, KNOWN SURVIVING**  
**HEIRS OF HELEN E. HARNE, DECEASED**  
**MORTGAGOR AND REAL OWNER**

All that certain piece or parcel or tract of land situate in Waynesboro, Franklin County, Pennsylvania, with an address of 505 West Main Street, Waynesboro, PA, Franklin County Deed Book Volume 415, Page 564, Tax ID # 26-5C22.-069.-000000

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**SALE # 27, 2015-677**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. KELLI D. MURPHY**

All the following real estate, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 139 South Fourth Street, Chambersburg, PA, Franklin County Deed Book Volume 2714, Page 257, Tax Parcel # 03-1E02.-091.-000000

**SALE # 28, 2012-681**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION SUCCESSOR BY MERGER TO**  
**CHASE HOME FINANCE, LLC**  
**ATTY: SHAPIRO & DENARDO**  
**V. JANE M. LONG**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 755 Bassett Drive, Chambersburg, PA, Franklin County Deed Book Volume 2883, Page 621, Tax Parcel # 02-1C07-0441-000000

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**SALE # 29, 2015-1546**  
**NATIONSTAR MORTGAGE LLC**  
**ATTY: KML LAW GROUP**  
**V. DOROTHY L. STINE AS ADMINISTRATRIX OF**  
**THE ESTATE OF ROGER L. STINE, DECEASED**

All that certain property situated in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 271 Baumgardner Drive, Greencastle, PA, Franklin County Deed Book Volume 1319, Page 97, Tax Parcel # 08-2A00.-037.-000000

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**SALE # 30, 2014-3067**  
**CITIBANK, N.A. AS TRUSTEE FOR WAMU**  
**ASSET-BACKED CERTIFICATES, WAMU SERIES**  
**2007-HE3**  
**ATTY: KML LAW GROUP**  
**V. LEROY G. COOL JR AND LESLIE K. COOL**

All that certain property situated in the Township of Quincy, Franklin County, Pennsylvania, with an address of 5083 Spruce Road, Fayetteville, PA, Franklin County Deed Book Volume 2855, Page 178, Tax Parcel # 19-0105-165

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**SALE # 31, 2015-554**  
**PNC BANK, NATIONAL ASSOCIATION**  
**ATTY: UDREN LAW OFFICES**  
**V. CLIFFORD A ATKINSON**

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, with an address of 23 W 3rd Street, Waynesboro, PA, Franklin County Deed Book Volume 2584, Page 534, Tax ID # 26-5C16.-079.-000000

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**SALE # 32, 2014-4654**  
**LSF8 MASTER PARTICIPATION TRUST**  
**ATTY: WELTMAN WEINBERG & REIS**  
**V. ROSS C. GERMAN AND KATHY E. GERMAN**

All that following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 917 Woodland Parkway, State Line, PA, Franklin County Deed Book Volume 1507, Page 645, Tax Parcel # 01-0A32R-009.-000000

## PUBLIC NOTICES

**SALE # 33, 2011-5195**  
**CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF ARLP TRUST 3**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES V. DEBRA ANN WHARTON PEARCE A/K/A DEBRA A. PEARCE AND YASSINE E. HARRAK HAJRI A/K/A 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, with an address of 226 Linden Avenue, Mercersburg, PA, Franklin County Deed Book Volume 3084, Page 194, Tax Parcel # 14-3A52-.025A-000000

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**SALE # 34, 2014-3929**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES V. SETH A. BASLER**

All that certain two(2) parcels of real estate, lying and being situated in Greene Township, Franklin County, Pennsylvania, with an address of 2683 Johnson Drive, Chambersburg, PA, Tax Parcel #'s 09-0C07-.066-.000000, 09-0C07-.066A-000000, Deed Instrument # 201117232

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**SALE # 35**  
**CANCELLED**

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**SALE # 36**  
**CANCELLED**

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**Sale # 37, 2014-2539**  
**M&T BANK**  
**ATTY: KML LAW GROUP V. JASON A. WOLFF**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 8835 Picadilly Circle, Waynesboro, PA, Franklin County Deed Book # 2012-010347, Tax Parcel # 23-0Q07K-008E

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**SALE # 38, 2014-2503**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE PRIMESTAR-H FUND I TRUST**  
**ATTY: VITTI & VITTI & ASSOCIATES V. RALPH E. YEAGER AND DEBORAH YEAGER**

All the following described real estate, lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 2663 New Franklin Road, Chambersburg, PA, Franklin County Deed Book Volume 3344, Page 383, Tax Parcel # 10-D-14-60

**SALE # 39, 2015-176**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
**ATTY: SHAPIRO & DENARDO V. JESSICA R. GREEN**

All that certain lot or piece of ground lying and being situate in Washington Township, Franklin County, PA, with an address of 5415 Polktown Road, Waynesboro, PA, Deed Instrument # 201109485

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**SALE # 40, 2010-1826**  
**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF OWS REMIC TRUST 2012-, WITHOUT RECOURSE**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES V. BRAD L. SMITH, JR AND KIMBERLY A. SMITH A/K/A KIMBERLY RITTER**

All that certain lot or piece of ground, situate in Washington Township, Franklin County, Pennsylvania, with an address of 12466 Jackson Avenue, Waynesboro, PA, Deed Instrument # 2008-014305, Tax Parcel # 23-0Q12G-203F-000000

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**SALE # 41, 2015-181**  
**U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2013-4T**  
**ATTY: RICHARD M. SQUIRE & ASSOCIATES V. CANH THANH HA AND THIEN THI HA**

All the following described real estate, lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 1591 Hearthside Drive, Chambersburg, PA, Franklin County Deed Book Volume 1641, Page 175, Tax Parcel # 10-0D09-.198-000000

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**SALE # 42, 2015-427**  
**LSF8 MASTER PARTICIPATION TRUST**  
**ATTY: RICHARD M. SQUIRE & ASSOCIATES V. BETTY E. UMBERGER**

All the following described real estate lying and being situate in Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 870 Middle Street, Chambersburg, PA, Franklin County Deed Book Volume 866, Page 567, Tax Parcel # 06-1E42-057-.000000

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**SALE # 43, 2014-986**  
**JPMORGAN CHASE BANK, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES V. DAVID J. WEELDREYER AND TAMERA SUE WEELDREYER**

All the following described real estate in Washington Township, Franklin County, Pennsylvania, with an address of 13297 Grandview Drive, Waynesboro, PA, Deed Instrument # 200919623, Tax Parcel # 23-0Q18D-001-.000000

# PUBLIC NOTICES

**SALE # 44, 2015-1286**  
**JPMORGAN CHASE BANK, N.A.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. ASHLEY HONEYWELL**

All the following described real estate, lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 15 West 3rd Street, Waynesboro, PA, Deed Instrument # 201227198, Tax Parcel # 26-5C16-.083-.000000

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**SALE # 45, 2015-1570**  
**ORRSTOWN BANK**  
**ATTY: MARTSON LAW OFFICES**  
**V. CHRISTOPHER L. SOMMERVILLE AND TINA M. SOMMERVILLE**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 3855 Orrstown Road, Orrstown, PA, Franklin County Deed Book Volume 2641, Page 298, Tax Parcel # 21-0N05-073

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**SALE # 46**  
**CANCELLED**

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**SALE # 47, 2014-2091**  
**MAGNOLIA PORTFOLIO, LLC SUCCESSOR BY ITS**  
**ASSIGNMENT FROM ORRSTOWN BANK**  
**ATTY: GINGO PALUMBO LAW GROUP**  
**V. WILLIAM E. NAUGLE, AKA WILLIAM E. NAUGLE,**  
**III AND LORY B. NAUGLE AND WILLIAM NAUGLE,**  
**IV AND KYLIE NAUGLE**

All that certain tract or parcel of land lying and being situate in Southampton Township, Franklin County, Pennsylvania, being part of lot No. 14 on Plan of Lots of Briary Ridge, Franklin County Deed Book Volume 288, Page 1131, Tax Parcel #'s 21-0N11-.011F-000000, 21-0N11-.011E-000000, and 21-0N11-.011G-000000

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**SALE # 48, 2014-3722**  
**PHH MORTGAGE CORPORATION F/K/A PHH**  
**MORTGAGE SERVICES CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. TIMOTHY L. WOODLIEF AND SUSAN R. WOODLIEF**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 4653 Old Forge Road, Fayetteville, PA, Franklin County Deed Book Volume 1239, Page 249, Tax Parcel # 19-0L05P-008-.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 SEPTEMBER 21, 2015 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY SEPTEMBER 25, 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

8/21, 8/28, 9/4/2015