

Franklin County Legal Journal

Vol. 32, No. 36

March 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 Ruth C. Baer, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Regina G. Harris
c/o Keller, Keller and Beck, LLC
343-B South Potomac Street
Waynesboro, PA 17268

Attorney:

J. Edward Beck
Keller, Keller and Beck, LLC
343-B South Potomac Street
Waynesboro, PA 17268

3/6, 3/13, 3/20/2015

Estate of Mary Jane Baughman, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Charles Richard Baumbaugh
13287 Worleytown Road
Greencastle, PA 17225

Attorney:

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

3/6, 3/13, 3/20/2015

Estate of Frank S. Chamberlin, late of Franklin County, Pennsylvania.

Personal Representative:

Dortha L. Chamberlin
2085 Wayne Road, Apt 106
Chambersburg, PA 17202

Attorney:

David W. Rahauser
157 East Washington Street
Chambersburg, PA 17201

3/6, 3/13, 3/20/2015

Estate of Mary R. French, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Robert C. Schollaert
262 Ramsey Avenue
Chambersburg, PA 17201

Attorney:

Jerrold A. Sulcove
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

3/6, 3/13, 3/20/2015

Estate of Merle Gordon, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Sharon Miller
3107 Sundown Drive
Chambersburg, PA 17201
Neill Mellott, Jr.

3507 Mountain Road
Mercersburg, PA 17236

Attorney:

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

3/6, 3/13, 3/20/2015

Estate of Joseph D. Hubley, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

John M. Hubley
795 Grandon Way
Mechanicsburg, PA 17050

Attorney:

David H. Stone
Stone LaFaver & Shekletski
P.O. Box E
New Cumberland, PA 17070

3/6, 3/13, 3/20/2015

Estate of Donald F. Izer, Sr., late of Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representatives:

Donald Izer, Jr.
Debra K. Whittington
Donna M. Moser
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

3/6, 3/13, 3/20/2015

PUBLIC NOTICES

Estate of Elizabeth Jane Kimmel, a/k/a Elizabeth J. Kimmel, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Jon T. Pearson
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

3/6, 3/13, 3/20/2015

Estate of Dorothy W. Loy, a/k/a Dorothy Wink Loy, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Gary R. Wink
80 Neptune Drive
Joppa, MD 21085
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

3/6, 3/13, 3/20/2015

Estate of Patricia A. Martin, a/k/a Patricia Ann Martin, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:
Jody Allan Martin
Scott Eric Martin
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

3/6, 3/13, 3/20/2015

Estate of Ralph M. Verdier, Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Ena S. Verdier
3953 West Weaver Road
Greencastle, PA 17225
Attorney:
Wertime & Guyer LLP
35 North Carlisle Street, Suite A
Greencastle, PA 17225

3/6, 3/13, 3/20/2015

Estate of Dale C. Wagner, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Terry A. Wagner
400 Hickory Lane
Chambersburg, PA 17202
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

3/6, 3/13, 3/20/2015

Estate of Peter S. Yaros, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Donna K. Yaros
408 Martina Drive
Chambersburg, PA 17201
Attorney:
Richard L. Bushman
16767 Path Valley Road
P.O. Box 51
Spring Run, PA 17262

3/6, 3/13, 3/20/2015

Second Publication

Estate of Joan L. Badum, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Joan E. Leavy
c/o Clinton T. Barkdoll
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

2/27, 3/6, 3/13/2015

Estate of Robert J. Bowman, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Linda K. Goshorn
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

2/27, 3/6, 3/13/2015

Estate of Dorothy R. Braun, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
William T. Braun
13217 Lazy Glen Lane
Herdon, VA 20171
Attorney:
Courtney J. Graham
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/27, 3/6, 3/13/2015

Estate of Fred E. Bumbaugh, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Mary E. Bumbaugh
c/o Clinton T. Barkdoll
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

2/27, 3/6, 3/13/2015

PUBLIC NOTICES

Estate of Richard E. Christman, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

R. Thomas Murphy
237 East Queen Street
Chambersburg, PA 17201

Attorney:

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

2/27, 3/6, 3/13/2015

Estate of Margaret C. Gordon, a/k/a Margaret Gordon, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Russell D. Gordon
Phyllis J. Gordon
Mary Lou Gordon Ebersole
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

2/27, 3/6, 3/13/2015

Estate of Nathan K. Mao, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Emily W. Mao, Esquire
1825 Kalorama Square NW
Washington, DC 20008

2/27, 3/6, 3/13/2015

Estate of Jonathan G. Muller, a/k/a Jonathan Gary Muller, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Marina R. Muller
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

2/27, 3/6, 3/13/2015

Third Publication

Estate of Betty Lou Baer, a/k/a Betty Baer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Farmers and Merchants Trust Company of Chambersburg
20 South Main Street, P.O. Box 6010
Chambersburg, PA 17201

Attorney:

George E. Wenger, Jr.
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

2/20, 2/27, 3/6/2015

Estate of Sandra A. Bishop, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Kelly Sue Christman
230 St. Thomas-Edenville Road
St. Thomas, PA 17252

Jana LeeFisher

366 Greenfield Court
Chambersburg, PA 17202

Attorney:

Eileen C. Finucane
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

2/20, 2/27, 3/6/2015

Estate of William B. Bliss, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Laura L. Bliss
209 Shively Road
Chambersburg, PA 17202

Attorney:

Jan G. Sulcove
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

2/20, 2/27, 3/6/2015

Estate of Pauline A. Feldman, a/k/a Pauline A. Stinson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Delores A. Hummer
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

2/20, 2/27, 3/6/2015

Estate of Mark R. Greenlee, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Dorothy M. Greenlee
133 Fairview Avenue
Waynesboro, PA 17268

Attorney:

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

2/20, 2/27, 3/6/2015

Estate of Gladys B. Haugh, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

James A. Haugh
c/o Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

Attorney:

Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

2/20, 2/27, 3/6/2015

PUBLIC NOTICES

Estate of Paul E. Hoch, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

A. Joyce Summers
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

2/20, 2/27, 3/6/2015

Estate of Mary E. Knepper, late of Borough of
Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Marlene L. Lebo
838 Fisher Road
Mechanicsburg, PA 17055
Joanne Morrette
665 Greenfield Drive
Chambersburg, PA 17202

Doreen Rice
3410 Church Road
Chambersburg, PA 17202
Darrel R. Knepper
12 Fir Street
Mont Alto, PA 17237

Attorney:

Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/20, 2/27, 3/6/2015

Estate of Myers D. Rockwell, late of Borough of
Greencastle, Franklin County, Pennsylvania.

Personal Representatives:

Douglas L. Rockwell
764 Ryan Lane
Greencastle, PA 17225
Dirk A. Rockwell
3621 Brook Street
Greencastle, PA 17225

Attorney:

Stephen E. Patterson
Salzmann Hughes, P.C.
239-B East Main Street
Waynesboro, PA 17268

2/20, 2/27, 3/6/2015

Estate of Ellis L. Sharrah, late of Borough of Waynesboro,
Franklin County, Pennsylvania.

Personal Representatives:

Vickie E. Simmons
Cristy L. Sharrah
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

2/20, 2/27, 3/6/2015

Estate of Martha A. Spielman, late of Montgomery
Township, Franklin County, Pennsylvania.

Personal Representative:

Elizabeth K. Cline
11472 Hunter Road
Mercersburg, PA 17236

Attorney:

Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

2/20, 2/27, 3/6/2015

Estate of Toni Marie Toro, late of Borough of
Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Theodore H. Toro
253 Ringgold Street
Waynesboro, PA 17268

2/20, 2/27, 3/6/2015

Estate of Donald Walker, late of Metal Township,
Franklin County, Pennsylvania.

Personal Representatives:

Nancy Hockenberry
12294 Path Valley Road
Fannettsburg, PA 17221

Attorney:

Eileen C. Finucane
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

2/20, 2/27, 3/6/2015

PUBLIC NOTICES

ACTION TO QUIET TITLE NOTICE

IN THE COURT OF COMMON PLEAS OF
FRANKLIN COUNTY PENNSYLVANIA

CIVIL ACTION- No: 2014-4087

TO: VIRGINIA R BLACK, DEFENDANT

You have been sued in court. An Action to Quiet Title has been instituted against you by the plaintiff, Abijah Immanuel, to resolve or extinguish any remaining claims of title, right, possession, mortgage or lien interest you may have with respect to the premises located at 468 E Catherine St, Chambersburg, Franklin 17201.

NOTICE

You are hereby notified that if you wish to defend against the claims set forth, you must take action within (20) days from the publication of this notice, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

NAME: LAWYERS REFERENCE SERVICE
FRANKLIN COUNTY BAR ASSOCIATION
ADDRESS: 100 Lincoln Way East, Suite E,
Chambersburg, PA 17201 ~
Phone: 717-267-2032

3/6/2015

MORTGAGE FORECLOSURE NOTICE

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

IN THE COURT OF COMMON PLEAS OF
FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW No. 2014-3832

WELLS FARGO BANK, N.A., Plaintiff

vs.

RODNEY L. MAYHUGH, SR, in his capacity as Administrator and Heir of the Estate of EARL A. MAYHUGH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL A. MAYHUGH, DECEASED, Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL A. MAYHUGH, DECEASED

You are hereby notified that on October 17, 2014, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of FRANKLIN County Pennsylvania, docketed to No. 2014-3832. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1532 EAST STROHM DRIVE, CHAMBERSBURG, PA 17202-9479 whereupon your property would be sold by the Sheriff of FRANKLIN County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street.
P.O. Box 186
Harrisburg, PA 17108
Telephone (800) 692-7375

3/6/2015

PUBLIC NOTICES

SHERIFF'S SALE NOTICE

COURT OF COMMON PLEAS FRANKLIN COUNTY
CIVIL ACTION LAW Number 2014-1131

Flagstar Bank, Fsb

v.

Lindsey L. Harnish, Known Surviving Heir of Trudy J. Harnish, Deceased Mortgagor and Real Owner, Lara L. Harnish, Known Surviving Heir of Trudy J. Harnish, Deceased Mortgagor and Real Owner, Shane A. Gilbert, Known Surviving Heir of Trudy J. Harnish, Deceased Mortgagor and Real Owner, Travis L. Thomas, Known Surviving Heir of Trudy J. Harnish, Deceased Mortgagor and Real Owner, Brett C. Harnish, Known Surviving Heir of Trudy J. Harnish, Deceased Mortgagor and Real Owner, Trudy J. Harnish, and Unknown Surviving Heirs of Trudy J. Harnish, Deceased Mortgagor and Real Owner

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Surviving Heirs of Trudy J. Harnish, Deceased Mortgagor and Real Owner

Your house (real estate) at **3015 Anthony Highway, Chambersburg, Pennsylvania 17201** is scheduled to be sold at Sheriff's Sale on **May 8, 2015 at 10:00 a.m.** in the Jury Assembly Room on the 3rd Floor of the Franklin County Court House, 157 Lincoln Way East, Chambersburg, Pennsylvania to enforce the court judgment of \$67,498.85 obtained by Flagstar Bank, Fsb against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Flagstar Bank, Fsb the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the

Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186
Harrisburg, Pennsylvania 17108
(800) 692-7375

McCabe, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400, Phila., PA 19109,
215-790-1010

3/6/2015

PUBLIC NOTICES

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

SALE # 1 CANCELLED

SALE # 2, 2014-2829R PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE CO. ATTY: KML LAW GROUP, PC V. KELLI A. CROSS

All that certain lot or piece of ground situate in St. Thomas Township, Franklin County, Pennsylvania, having an address of 5593 Cedar Street, Williamson, PA. Franklin County Deed Book Volume 3217, Page 87. Parcel# 20-0M27D-050

SALE # 3, 2014-2076R GREEN TREE SERVICING, LLC ATTY: STERN & EISENBERG, PC V. JOHN D. FEATHERS, JR., MELODY R. FEATHERS, AND JEFF GROVE

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having an address of 5420 Jack Road, St. Thomas, PA. Franklin County Plat Book Volume 288F, Page 481 parts 1 and 2. Parcel# 20-M-18-200

SALE # 4, 2104-2997R JPMORGAN CHASE BANK, NATIONAL ASSOCIATION ATTY: KML LAW GROUP, PC V. STEVEN C. MOWEN AND KRISTINA R. MOWEN

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having an address of 722 South Church Street, Waynesboro, PA Franklin County Deed Book Volume 225, Page 254 Parcel# 26-5-C47-006A

SALE # 5, 2014-3488R ORRSTOWN BANK ATTY: JSDC LAW OFFICES V. MEGAN R. ROSENBERY AND TRAVIS D. SHUMAN

All that certain tract or parcel of land located in the Borough of Chambersburg, Franklin County, Pennsylvania, having an address of 761 Bassett Drive, Chambersburg, PA. Franklin County Deed Book Volume 3339, Page 001 Parcel# 02-1C01-.038-.000000

SALE # 6, 2014-3414R JPMORGAN CHASE BANK, NATIONAL ASSOCIATION ATTY: KML LAW GROUP, PC V. KELLY SUE GLASS A/K/A KELLY SUE YOUNGBLOOD

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, having an address of 602 Hollywell Avenue, Chambersburg, PA. Franklin County Plan Book Volume 287A, Page 112 Parcel# 04-1D24-036

SALE # 7, 2014-2347R US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUIT ASSET TRUST 2006-4, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-4 ATTY: PHELAN HALLINAN, LLP V. DAVID E. HANN AND KAREN L. HANN

All the following described real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania, having an address of 5319 Roxbury Road, Shippensburg, PA. Franklin County Deed Book Volume 1401, Page 204 Parcel# 13-0G18-.052-.000000

SALE # 8, 2014-3067R CITIBANK, N.A. AS TRUSTEE FOR WAMU ASSET- BACKED CERTIFICATES, WAMU SERIES 2007- HE3 ATTY: KML LAW GROUP, PC V. LEROY G. COOL JR. AND LESLIE K. COOL

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

SALE # 9, 2014-3538R LSF8 MASTER PARTICIPATION TRUST ATTY: PHELAN HALLINAN, LLP V. EDWARD L. RENFREW A/K/A EDWARD RENFREW AND BONNIE K. RENFREW

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having an address of 442 Pennsylvania, Avenue, Chambersburg, PA. Franklin County Deed Book Volume 1322, Page 373 Parcel# 02-1C21-.034-.000000

PUBLIC NOTICES

**SALE # 10, 2014-2099R
ONE WEST BANK N.A.**

**ATTY: McCABE, WEISBERG, & CONWAY, PC
V. RENEE S. ARMSTRONG A/K/A RENEE
S. McBRIDE KNOWN SURVIVING HEIRS
OF ISABELLE I. ARMSTONG, DECEASED
MORTGAGOR AND REAL OWNER AND
UNKNOWN SURVIVING HEIRS OF ISABELLE I.
ARMSTRONG, DECEASED MORTGAGOR AND
REAL OWNER**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having an address of 850 Cleveland Avenue, Chambersburg, PA. Franklin County Deed Book Volume 299, Page 215 Parcel# 06-1E33-014-000000

**SALE # 11, 2012-3724R
WELLS FARGO BANK, N.A.**

**ATTY: ZUCKER GOLDBERG & ACKERMAN, LLC
V. CAROLYN B. YURCABA AND JOEL YURCABA**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having an address of 611 Forest Road, Chambersburg, PA. Plat Book Volume 288G, Page 130 Parcel# 11-0E15-061-000000

**SALE # 12
CANCELLED**

**SALE # 13, 2014-1351R
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, LLP
V. PAUL E. WHITE**

All that certain lot or piece of ground situate in Southampton Township, Franklin County, Pennsylvania, having an address of 121 Central Way, Shippensburg, PA. Franklin County Deed Book Volume 3305, Page 340 Parcel# 21-0N10B-210-.000000

**SALE # 14, 2014-2316R
WELLS FARGO BANK, N.A.
ATTY: PHELAN HALLINAN, LLP
V. JAMES A. CARDEN, JR**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having an address of 2090 Warm Spring Road, Chambersburg, PA. Franklin County Deed Book Volume 679, Page 1189 Parcel# 11-0E19-.027-.000000

SALE # 15, 2014-3415R

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR THE REGISTERED HOLDERS OF GSAMP
TRUST 2004-SD1, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2004-SD1, BY ITS
SERVICER OCWEN LOAN SERVICING, LLC
ATTY: STERN & EISENBERG, PC
V. RICHARD D. SAUNDERS**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having an address of 3818 Edenville Road, Chambersburg, PA. Franklin County Deed Book Volume 1326, Page 528 Parcel#11-0E09-034-.000000

**SALE # 16, 2014-2828R
BAYVIEW LOAN SERVICING LLC
ATTY: PHELAN HALLINAN, LLP
V. CARL H. FLORY**

All that certain lot or piece of ground situate in Peters Township, Franklin County, Pennsylvania, having an address of 5012 Lemar Road, Lemasters, PA. Franklin County Deed Book Volume 3033, Page 363 Parcel# 18-0K18-.056-.000000

**SALE # 17, 2014-3831R
HOMEBRIDGE FINANCIAL SERVICES, INC.
ATTY: PHELAN HALLINAN, LLP
V. SCOTT R. KLINGER AND PATTY A. KLINGER**

All that certain tract of land situate in Green Township, Franklin County, Pennsylvania, having an address of 1165 Levi Lane, Chambersburg, PA. Record Book Volume 1032, Page 162 Parcel# 9-0C12-.264C-000000

**SALE # 18, 2013-4548R
CHRISTIANA TRUST, A DIVISION OF
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE FOR NORMANDY MORTGAGE LOAN
TRUS, SERIES 2013-8
ATTY: PHELAN HALLINAN, LLP
V. DEBRA A. JOHNSON A/K/A DEBRA ANN
JOHNSON AND JOSEPH C. JOHNSON A/K/A
JOSEPH CLAIR JOHNSON AND MATTHEW
DUNLEAVY**

All that certain parcel of land situate in Fannett Township, Franklin County, Pennsylvania, having an address of 20376 Amberson Road, Sprin Run, PA. Instrument Number 201306097 Parcel# 07-0B21-.030-.000000

**SALE # 19, 2013-651R
OCWEN LOAN SERVICING, LLC
ATTY: PHELAN HALLINAN, LLP
V. SCOTT KINSEY AND BARBARA KINSEY**

All the following land situated in Township of Antrim, Franklin County, Pennsylvania, having an address of 1378 Milnor Road, Greencastle, PA. Franklin County Deed Book Volume 2914, Page 540 Parcel# 01-0A26-.074-.000000

PUBLIC NOTICES

SALE # 20, 2014-515R
NATIONALSTAR MORTGAGE LLC
ATTY: McCABE WEISBERG & CONWAY
V. JULIE A. TOMS AND LARRY E. TOMS JR.

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having an address of 12060 Hess Avenue, Waynesboro, PA. Franklin County Deed Book Volume 3406, Page 411 Parcel# 23-0Q13-195-.000000

SALE # 21, 2014-3435R
JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION ATTY: KML LAW GROUP, PC
V. WILLIAM S. BAKER AND CAROL E. WESSELLS

All that real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having an address of 11350 Kathryn Lane, Mercersburg, PA. Franklin County Deed Book Volume 1763, Page 527 Parcel# 17-0J16-075

SALE # 22, 2014-3988R
FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG
ATTY: JSDC LAW OFFICE
V. GAIL L. FRITZ AND TIMOTHY S. FRITZ

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having an address of 201 Sunset Boulevard East, Chambersburg, PA. Plan Book Volume 288C, Page 653 Parcel# 09-0C09-.186-.000000

SALE # 23, 2014-2728R
HSBC BANK USA, NATIONAL ASSOCIATION AS
TRUSTEE FOR ACE SECURITIES CORP., HOME
EQUITY LOAN TRUST, SERIES 2005-HE7, ASSET
BACKED PASS-THROUGH CERTIFICATES
ATTY: MILSTEAD & ASSOCIATES, LLC
V. JAMES STEWART A/K/A JAMES STEWART JR.
AND TARA STEWART AND THE UNITES STATES
OF AMERICA

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having an address of 6086 Charlestown Road, Mercersburg, PA. Franklin County Deed Book Volume 2372, Page 417 Parcel# 17-J-2-78

SALE # 24, 2009-1203R
NATIONALSTAR MORTGAGE LLC
ATTY: McCABE WEISBERG & CONWAY
V. BRIAN S. SCHOENLEBER

All the following described two adjacent tract of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having an address of 1329 Scotland Avenue, Chambersburg, PA. Franklin County Deed Book Volume 1435, Page 196 Parcel# 02-1C20-030 and 02-1C20-031

SALE #25
CANCELLED

SALE # 26, 2014-3331R
WELLS FARGO BANK, NA
ATTY: PHELAN HALLINAN
V. DONNA A. HAGGERTY AND RONALD E.
HAGERTY

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having an address of 9615 Masters Road, Waynesboro, PA. Franklin County Deed Book Volume 2484, Page 385 Parcel# 19-0L19-.025C-000000

SALE # 27, 2014-2860R
THE BANK OF NEW YORK MELLON, F/K/A THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWABS, INC., ASSET-
BACKED CERTIFICAES, SERIES 2007-12
ATTY: LAW OFFICES OF GREGORY JAVARDIAN
V. JOSE A. SERRANO AND BETSY SERRANO

All the following described tract of real estate lying and being situate in the Village of Lemasters, Peters Township, Franklin County, Pennsylvania, having an address of 4641 Lemar Road, Lemasters, PA. Franklin County Deed Book Volume 400, Page 81 Parcel# 18-0K18P-010

SALE # 28
CANCELLED

SALE # 29, 2014-1400R
MIDFIRST BANK
ATTY: PERCELL KRUG & HALLER
V. GERALD L. DUPRE

All that certain parcel of land situated in the Township of Washington, Franklin County, Pennsylvania, having an address of 8686 Stottlemeyer Road, Waynesboro, PA. Franklin County Deed Book Volume 1855, Page 598 Parcel# 23-0Q07-098

SALE # 30, 2014-4009R
PATRIOT FEDERAL CREDIT UNION SUCCESSOR
IN INTEREST TO COMMUNITY OF HEALTH CARE
EMPLOYEES CREDIT UNION
ATTY: KORNFIELD AND BENCHOFF
V. DARRYL E. MULL AND BRENDA L. MULL F/N/A
BRENDA L. BROWN

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having an address of 75 Meadowcreek Drive, Chambersburg, PA. Franklin County Deed Book Volume 2329, Page 109 Parcel# 11-0E15-.002A-.000000

PUBLIC NOTICES

SALE # 31, 2014-3329R
FIRST COMMUNITY BANK OF MERCERSBURG
FORMERLY KNOWN AS THE FIRST NATIONAL
BANK OF MERCERSBURG
ATTY: KORNFIELD AND BENCHOFF
V. KENDA R. REESE AND CHARLES A. REESE

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having an address of 1118 Ridgeview Drive, State Line, PA. Franklin County Deed Book Volume 3586, Page 092 Parcel# 01-0A32.-143.-000000

SALE # 32, 2012-197R
US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR MERILL LYNCH MORTGAGE INVESTORS
TRUST, MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-HE3
ATTY: McCABE WEISBERG & CONWAY
V. MARY L. RUMP AND GREG W. RUMP A/K/A
GREGORY W. RUMP

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

SALE # 33, 2014-1321R
EVERBANK
ATTY: McCABE WEISBERG & CONWAY
V. AMY A. MILLER AND FRANKIE M. MILLER, II.

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having an address of 10986 Hurley Drive, Shippensburg, PA. Franklin County Deed Book Volume 2875, Page 215 Parcel# 21N-10D-14

SALE # 34, 2014-1859R
SUN WEST MORTGAGE COMPANY, INC.
ATTY: McCABE WEISBERG & CONWAY
V. UNKNOWN SURVIVING HEIR OF DONALD A.
LIS, DECEASED MORTGAGOR AND REAL OWNER

All the following described real estate lying and being situate in the Township of St. Thomas, Franklin County, Pennsylvania, having an address of 3720 Ricklyn Drive, Chambersburg, PA. Franklin County Deed Book Volume 769, Page 133 Parcel# 2520-0M15.049

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 MARCH 23, 2015 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY MARCH 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

2/20, 2/27, 3/6/2015