

# Franklin County Legal Journal

Vol. 32, No. 42

April 17, 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 Annice V. Backer, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert D. Backer  
P.O. Box 217  
Rouzerville, PA 17250  
Attorney:  
Deborah K. Hoff  
154 South Potomac Street  
Waynesboro, PA 17268

4/17, 4/24, 5/1/2015

Estate of Helen C. Campbell, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Amy J. Varner  
c/o Richard L. Webber, Jr.  
126 East King Street  
Shippensburg, PA 17257  
Attorney:  
Richard L. Webber, Jr.  
126 East King Street  
Shippensburg, PA 17257

4/17, 4/24, 5/1/2015

Estate of Darla K. Fessler, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
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

4/17, 4/24, 5/1/2015

Estate of Floyd R. Garland, late of Lurgan Township, Franklin County, Pennsylvania.

Personal Representatives:  
Carey C. Garland  
2 Burgundy Circle  
Boiling Springs, PA 17007  
Margaret Garland Barney  
712 North Olive Street  
Media, PA 19063  
Attorney:  
The Law Office of Benjamin Yoffee, P.C.  
15 East Main Street  
P.O. Box 605  
New Bloomfield, PA 17068

4/17, 4/24, 5/1/2015

Estate of Kenneth R. Hess, a/k/a Kenneth R.G. Hess, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Richard R. Hess  
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

4/17, 4/24, 5/1/2015

Estate of Robert D. McCutcheon, a/k/a Robert Daniel McCutcheon, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert D. McCutcheon, II  
6634 Plantation Road  
Frederick, MD 21701  
Attorney:  
Wertime & Guyer LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

4/17, 4/24, 5/1/2015

Estate of Stella L. Oden, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
David F. Oden, Jr.  
14570 Fort Loudon Road  
Mercersburg, PA 17236  
Attorney:  
Wertime & Guyer LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

4/17, 4/24, 5/1/2015

## PUBLIC NOTICES

Estate of Mabel M. Rotz, late of Hamilton Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Dennis L. Rotz  
158 Cameo Drive  
Fayetteville, PA 17222  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

4/17, 4/24, 5/1/2015

### **Second Publication**

Estate of Patricia E. Gibbons, a/k/a Patricia Elaine  
Gibbons, late of Fannett Township, Franklin County,  
Pennsylvania.

Personal Representatives:  
Thomas E. Gibbons  
18804 Main Street  
Dry Run, PA 17220  
Kimberly D. Chilcote  
18303 Dry Run West  
Spring Run, PA 17262  
Attorney:  
Joseph A. Macaluso  
P.O. Box 83  
Orrstown, PA 17244

4/10, 4/17, 4/24/2015

Estate of Mary T. Misa, late of Borough of Chambersburg,  
Franklin County, Pennsylvania.

Personal Representative:  
Patricia A. Goglin  
295 Opal Drive  
Chambersburg, PA 17202  
Attorney:  
George E. Wenger, Jr.  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

4/10, 4/17, 4/24/2015

Estate of Gambel P. Wilson, late of Fannett Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Mary June Campbell  
Doris Jane Campbell  
William B. Rowles, Jr.  
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

4/10, 4/17, 4/24/2015

### **Third Publication**

Estate of Rickland James Baldwin, a/k/a Rickland J.  
Baldwin, late of Quincy Township, Franklin County,  
Pennsylvania.

Personal Representative:  
Steven Dowell  
c/o Denise M. Antonelli  
Gawthrop Greenwood, P.C.  
17 East Gay Street, Suite 100  
P.O. Box 562  
West Chester, PA 19381-0562  
Attorney:  
Denise M. Antonelli  
Gawthrop Greenwood, P.C.  
17 East Gay Street, Suite 100  
P.O. Box 562  
West Chester, PA 19381-0562

4/3, 4/10, 4/17/2015

Estate of Patricia J. Diehl, late of Franklin County,  
Pennsylvania.

Personal Representative:  
Tammy Bricker  
268 Twin Bridge Road  
Chambersburg, PA 17202  
Attorney:  
David W. Rahauser  
157 East Washington Street  
Chambersburg, PA 17201

4/3, 4/10, 4/17/2015

Estate of Lewis B. Drawbaugh, Jr., late of Franklin  
County, Pennsylvania.

Personal Representative:  
Dan Stoner Drawbaugh  
2120 Vermont Road  
Vail, CO 81657  
Attorney:  
David W. Rahauser  
157 East Washington Street  
Chambersburg, PA 17201

4/3, 4/10, 4/17/2015

Estate of Maurene B. Dunning, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Kristin Maureen Sellers  
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

4/3, 4/10, 4/17/2015

Estate of Tracy H. Hetrick, late of Peters Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Thomas B. Steiger, Jr.  
120 North Main Street  
Mercersburg, PA 17236  
Attorney:  
Thomas B. Steiger, Jr.  
Steiger & Steiger  
120 North Main Street  
Mercersburg, PA 17236

4/3, 4/10, 4/17/2015

## **PUBLIC NOTICES**

Estate of Marie E. McLaughlin, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Joe E. McLaughlin  
226 Heritage Road  
Chambersburg, PA 17202  
Jeffrey E. McLaughlin  
11428 Gum Point Road  
Berlin, MD 21811

4/3, 4/10, 4/17/2015

Estate of Raul Medina, a/k/a Raul P. Medina, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representatives:

Evert Medina  
120 Robeson Street  
Reading, PA 19601  
Walter E. Medina  
P.O. Box 312  
State Line, PA 17263  
Attorney:  
Wertime & Guyer LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

4/3, 4/10, 4/17/2015

Estate of Kathleen H. Miller, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Christopher F. Miller  
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

4/3, 4/10, 4/17/2015

Estate of Marvin Miller, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

James E. Miller  
723 7th Avenue  
Bethlehem, PA 18018  
Gary L. Miller  
1880 Baltimore Pike  
Gettysburg, PA 17325  
Attorney:  
Maxwell Sipe Law Offices, LLC  
LeRoy S. Maxwell, Jr.  
237 East Main Street, 2nd Floor  
Waynesboro, PA 17268

4/3, 4/10, 4/17/2015

Estate of Susan K. Nolan, a/k/a Susan Kathleen Nolan, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

James E. Hauber  
c/o Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Mary Beth Shank  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

4/3, 4/10, 4/17/2015

## **CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on March 9, 2015 with the Department of State of the Commonwealth of Pennsylvania for Christian Keyes Foundation. The corporation has been incorporated for the purpose of engaging in all lawful business for which non-profit corporations may be incorporated under the provisions of the Non-Profit Corporation Law of 1988, as amended.

Attorney:

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

4/17/2015

## **DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the sole shareholder and director of Charles E. Brake Co., Inc., a Pennsylvania corporation, with an address at 6450 Lincoln Highway, St. Thomas, Pennsylvania 17252, has approved a resolution that the corporation voluntarily dissolve, and that the corporation is winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Attorney:

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

4/17/2015

## PUBLIC NOTICES

### **SHERIFF'S SALE MAY 8, 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 JUNE 15, 2015 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

---

#### **SALE # 1A, 2014-2542 ORRSTOWN BANK ATTY: DILWORTH PAXSON, LLP V. CHRISTOPHER J. WASHABAUGH**

All that certain lot or piece of land situate in Greene Township, Chambersburg, Franklin County, and Pennsylvania, with an address of lot 2, Farm Credit Business Center, Chambersburg, PA Plot Plan Book Volume 288G, page 2796 Tax ID # 09-0C08.-209.-000000

---

#### **SALE # 1B, 2014-2542 ORRSTOWN BANK ATTY: DILWORTH PAXSON, LLP V. CHRISTOPHER J. WASHABAUGH**

All that certain lot or piece of land situate in Greene Township, Chambersburg, Franklin County, Pennsylvania, having an address of Lot No. 1 of a subdivision on W. King Street, Chambersburg, PA Plot Plan Book Volume 288G page 864 Tax ID # 05-1B55.-003A-000000

---

#### **SALE # 2, 2014-2544 ORRSTOWN BANK ATTY: DILWORTH PAXSON, LLP V. CHRISTOPHER J. WASHABAUGH**

All the following 2 tracts of real estate lying and being situate in the borough of Chambersburg, Franklin County, Pennsylvania with an address of 518 Elm Street, Chambersburg, PA Record Book 3179, page 108 Tax ID # 03-1E11.-117-000000 & 03-1E11.-148.-000000

---

#### **SALE # 3, 2014-2543 ORRSTOWN BANK ATTY: DILWORTH PAXSON, LLP V. CHRISTOPHER J. WASHABAUGH AND WILLIAM H. WASHABAUGH**

All the following described real estate, lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 282 Johnstons Lane, Mercersburg, PA, Franklin County Deed Book Volume 3134, page 295 Tax ID # 14-3A00.-014.-00000

#### **SALE # 4, 2013-4575 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION ATTY: PHELAN HALLINAN DIAMOND & JONES V. ROBERT L. MONTGOMERY A/K/A ROBERT L. MONTGOMERY JR. AND SHERRY A. MONTOMERY**

All the following described real estate lying and being situated in Antrim Township, Franklin County, Pennsylvania with an address of 13081 Whispering Spring Drive, Greencastle, PA Franklin County Deed Book 3565, page 236 Tax ID # 01-0A26.-323.-000000

---

#### **SALE # 5, 2014-3901 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS RUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-V#8 ATTY: PHELAN HALLINAN DIAMOND & JONES V. WILLIAM HIGGINS A/K/A WILLIAM S. HIGGINS AND ROSALIE HIGGINS A/K/A ROSALIE DARLENE HIGGINS**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 961 Hykes Street a/k/a 961 Hykes Road, Greencastle, PA Franklin County Deed Book 1058, page 527 Tax ID # 01-0A27-088-000000

---

#### **SALE # 6, 2013-3179 CITIMORTGAGE INC. ATTY: PHELAN HALLINAN DIAMOND & JONES V. SHANE A. MYERS AND HEATHER Y. MYERS**

All that certain lot or piece of ground situate in the Chambersburg Borough, Franklin County, Pennsylvania, with an address of 420 Elrock Drive, Chambersburg, PA Plan Book Volume 288C, page 852 Tax ID # 04-1G00S-023A-000000

---

#### **SALE # 7, 2014-4015 SPRINGLEAF FINANCE CORPORATION, IN TRUST FOR US BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR SPRINGLEAF MORTGAGE LOAN TRUST 2012-3, MORTGAGE BACKED NOTES SERIES, 2013-3 ATTY: SHAPIRO & DENARDO, LLC V. DAVID J. GOODREAU AND PAMELA S. GOODREAU**

All the following 3 tracts of real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with an address of 12954 Loop Road, Fayetteville, PA, Franklin County Deed Book 1466, page 057 Tax ID # 19-0L05.-083.-000000

---

#### **SALE # 8, 2014-2345 MAGNOLIA PORTFOLIO, LLC, SUCCESSOR BY ITS ASSIGNMENT FROM ORRSTOWN BANK ATTY: GINGO PALUMBO LAW GROUP, LLC V. M&F MANAGEMENT, LLC**

All that certain tract of land being situate in the Township of Washington, Franklin County, Pennsylvania, with an address of 5030 Buchanan Trail East, Waynesboro, PA, Franklin County Deed Book Volume 288C, page 394 Tax Parcel # 23-Q-6J-53

## PUBLIC NOTICES

**SALE # 9  
CANCELLED**

---

**SALE # 10, 2008-1211  
DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE OF THE RESIDENTIAL ASSET  
SECURITIZATION TRUST 2006-A14CB,  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-N UNDER THE POOLING AND  
SERVICING AGREEMENT DATED OCTOBER 1,  
2006  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. ROBERT W. KEELER**

All that certain tract of real estate lying or being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 261-263 Lincoln Way East, Chambersburg, PA, Franklin County Deed Book Volume 3276, page 529 Tax Parcel # 03-1C58-.011

---

**SALE # 11, 2014-1817  
OCWEN LOAN SERVICING, LLC  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. MICHELLE R. DAVIS**

All that certain lot or piece of ground situate in ST. Thomas Township, Franklin County, Pennsylvania, with an address of 837 Hade Road, Chambersburg, PA, Franklin County Deed Book 2599, page 387 Tax Parcel # 20-0M18-.072-.000000

---

**SALE # 12, 2014-4062  
PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO NATIONAL CITY  
MORTGAGE, A DIVISION OF NATIONAL CITY  
BANK ATTY: KML LAW GROUP, PC  
V. MARLENA ROGERS AND JONATHAN D.  
ROGERS JR.**

All that certain tract of land lying and being situate in the Township of Fannett, Franklin County, Pennsylvania, with an address of 21756 Amberson Road a/k/a 21756 Timber Lane a/k/a 21751 Timber Lane, Spring Run a/k/a Amberson, PA, Record Book 1335, page 442 Tax Parcel # 07-0B16-032-000000

---

**SALE # 13  
CANCELLED**

---

**SALE # 14, 2014-424  
ONEWEST BANK, FSB**

**ATTY: McCABE WEISBERG & CONWAY  
V. PATRICK KIRKBRIDE BEATTY, KNOWN  
SURVIVING HEIR OF JEANNE T. BEATTY,  
DECEASED MORTGAGOR AND REAL OWNER,  
MICHELE LAMONT SMITH A/K/A MICHELE L.  
MARASA A/K/A MICHELE VIBBERT, KNOWN  
SURVIVING HEIR OF JEANNE T. BEATTY,  
DECEASED MORTGAGOR AD REAL OWNER,  
BRUCE ROGER BEATTY, KNOWN SURVIVING  
HEIR OF JEANNE T. BEATTY, DECEASED  
MORTGAGOR AND REAL OWNER, SHANNAON  
MARA BEATTY, KNOWN SURVIVING HEIR OF  
JEANNE T. BEATTY, DECEASED MORTGAGOR  
AND REAL OWNER, UNKNOWN SURVIVING  
HEIRS OF JEANNE T. BEATTY, DECEASED  
MORTGAGOR AND REAL OWNER AND JEANNE  
A. BEATTY, KNOWN SURVIVING HEIR OF  
JEANNE T. BEATTY, DECEASED MORTGAGOR  
AND REAL OWNER**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 54 Saint Thomas-Edenville Road, Saint Thomas, PA, Franklin County Deed Book Volume 1149, page 496 Tax ID # 20-0M14N-004

---

**SALE # 15, 2014-3480  
ORRSTOWN BANK  
ATTY: JSDC LAW OFFICES  
V. JOI BARKDOLL-PFLUGH**

All the real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 1632 Farm Lane, Greencastle, PA, Plat Book Volume 288C, page 252 Tax Parcel # 01-0A21.222-.000000

---

**SALE # 16, 2014-4297  
FIFTH THIRD MORTGAGE COMPANY  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. ROBERT L. HAGY, JR AND KIMBERLEY J.  
HAGY**

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 785 Antrim Lane, Greencastle, PA, Franklin County Deed Book Volume 3418, page 562 Tax ID # 01-0A08.-162-.000000

---

**SALE # 17, 2014-3487  
CLEARFIELD BANK & TRUST COMPANY  
ATTY: MILLER KISTLER & CAMPBELL  
V. ARRIAL N. IRVIN**

All those 2 tracts or parcels of real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 6949 Lincoln Way West, Saint Thomas, PA, Instrument # 201314678 Tax Parcel # 20-0M14N-011

---

## PUBLIC NOTICES

**SALE # 18, 2014-3348**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY,**  
**AS TRUSTEE, IN TRUST FOR THE REGISTERED**  
**HOLDERS OF MORGAN STANLEY ABS CAPITAL**  
**I INC. TRUST 2005-NC2, MORTGAGE PASS-**  
**THROUGH CERTIFICATES, SERIES 2005-NC2**  
**ATTY: MILSTEAD & ASSOCIATES, LLC**  
**V. WILLIAM L. O'DONELL, JR. A/K/A WILLIAM**  
**O'DONNELL AND DIANA K. O'DONNELL**

All the following described real estate lying and being situate in Fannett Township, Franklin County, Pennsylvania, with an address of 18733 Dry Run West Road, Dry Run, PA, Franklin County Deed Book Volume 2141, page 447 Tax Parcel # 07-B-23-097

**SALE # 19, 2014-4002**  
**PHH MORTGAGE CORPORATION**  
**ATTY: SHAPIRO & DENARDO, LLC**  
**V. ANTHONY M. MURPHY**

All that tract of real estate lying or being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 272 2nd Street West, Waynesboro, PA, Franklin County Deed Book Volume 288D, page 705 Tax Parcel # 26-5C07-057-272

**SALE # 20, 2014-3800**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. TERENCE T. STAFFORD**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 2998 Constellation Drive, Chambersburg, PA, Franklin County Deed Book Volume 2881, page 102 Tax Parcel # 09-0C19-423-.00000

**SALE # 21, 2011-2490**  
**NATIONSTAR MORTGAGE LLC**  
**ATTY: UDREN LAW OFFICE, PC**  
**V. GARY L. MAYHUGH**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 1418 Lightersburg Road a/k/a 1418 Leitersburg Road, Waynesboro, PA, Franklin County Deed Book Volume 1351, page 458 Tax ID # 01-0A28-084

**SALE # 22, 2014-4542**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION ATTY: KML LAW GROUP, PC**  
**V. SPENCER G. ROACH A/K/A SPENCER ROACH**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 52 East Main Street, Waynesboro, PA, Franklin County Deed Book Instrument # 201223346 Tax Parcel # 24-5D09-015

**SALE # 23, 2014-3455**  
**ORRSTOWN BANK**  
**ATTY: MARTSON LAW OFFICES**  
**V. TIMOTHY J. PIPER AND BRANDY T. PIPER**

All that certain tract of land, lying and being in Greene Township, Franklin County, Pennsylvania, with an address of 2944 White Church Road, Chambersburg, PA, Franklin County Deed Book Volume 288F, page 448 Tax Parcel # 09-0C19-275A

**SALE # 24, 2014-4485**  
**M&T BANK S/B/M WITH: MANUFACTURERS AND**  
**TRADERS TRUST COMPANY**  
**ATTY: KML LAW GROUP, PC**  
**V. ROSANNA MOLLETT AS ADMINISTRATRIX OF**  
**THE ESTATE OF VIESTER DEMPS DECEASED**

All that certain piece or parcel of real estate located and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 9 West Catherine Street, Chambersburg, PA, Franklin County Deed Book Volume 755, page 745 Tax Parcel # 04-1E09-054

**SALE # 25, 2013-3701**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: McCABE WEISBERG & CONWAY**  
**V. CHRISTOPHER M. DUPLISEA AND HEATHER**  
**R. DUPLISEA**

All that real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 223 South Broad Street, Waynesboro, PA, Tax ID # 24-5D25.004-.000000, Attorney did not provide Franklin County Deed Book Volume and page

**SALE # 26**  
**CANCELLED**

**SALE # 27, 2014-2581**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,**  
**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE OR INTEREST FROM OR**  
**UNDER SUSAN D. PETTIT, DECEASED**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1033 Ashton Drive, Shippensburg, PA, Franklin County Deed Book Volume 288A, page 343 Tax Parcel # 21-N-10C-17D

## PUBLIC NOTICES

**SALE # 28, 2014-4479**  
**FIRST COMMUNITY BANK OF MERCERSBURG**  
**FORMERLY KNOWN AS THE FIRST NATIONAL**  
**BANK OF MERCERSBURG**  
**ATTY: KORNFELD AND BENCHOFF**  
**V. JAMES R. MONTOY AND KRISTINE K. MONTOY**

All the following described real estate, lying and being situate in Peters Township, Franklin County, Pennsylvania, with an address of 12345 Lincoln Way West, Fort Loudon, PA, Parcel # 1, Franklin County Deed Book Volume 1274, page 371; Parcel # 2 Instrument # 2008-009828, UPI 18-OK08-082.-000000

**SALE # 29, 2014-3052**  
**GREEN TREE SERVICING, LLC**  
**ATTY: PHELAN HALLINAN DIAMONE & JONES**  
**V. VERNON D. GEISINGER AND VICKIE K.**  
**GEISINGER**

All the following described real estate, lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1067 Coldspring Road, Fayetteville, PA, Franklin County Deed Book Volume 2904, page 28 Tax Parcel # 09-0C23.-175-000000

**SALE # 30, 2013-4294**  
**CITIMORTGAGE, INC.**  
**ATTY: POWERS KIRN & ASSOCIATES, LLC**  
**V. GREGORY EDWIN MOORE**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 2073 Frank Road, Chambersburg, PA, Deed Instrument # 2008019381 Tax Parcel # 11-0E15D-013-F

**SALE # 31, 2014-3738**  
**LSF8 MASTER PARTICIPATION TRUST**  
**ATTY: RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**V. JOEY E. HANN AND PATRICIA J. HANN**

All that certain real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having an address of 1709 Sollenberger Road, Chambersburg, PA, Franklin County Deed Book Volume # 1202, page 334 Tax Parcel # 11-0E13.-133.-000000

**SALE # 32, 2014-4267**  
**LSF8 MASTER PARTICIPATION TRUST**  
**ATTY: RICHARD M. SQUIRE & ASSOCIATES, LLC**  
**V. DAVID W. BIDDINGER AND MARSHA S.**  
**BIDDINGER**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 591 Anthony Highway, Fayetteville, PA, Franklin County Deed Book Volume # 1381, page 388 Tax Parcel # 9-C27-50

**SALE # 33, 2014-2897**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. UNKNOWN HEIRS, SUCCESSORS, ASIGNS,**  
**AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**  
**CLAIMING RIGHT, TITLE OR INTEREST FROM OR**  
**UNDER SHEILA MAY GRAHAM, DECEASED**

All that certain tract of land situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 257 West Queen Street, Chambersburg, PA, Franklin County Deed Book Volume # 3147, page 110 Tax Parcel # 05-1B64.-085.-000000

**SALE # 34, 2011-4001**  
**DEUTSCHE BANK TRUST COMPANY AMERICAS**  
**AS TRUSTEE**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. JUVENTINO MORALES**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 66 West Queen Street, Chambersburg, PA, Franklin County Deed Book Volume # 3202, page 76 Tax Parcel # 1C57-126

**SALE # 35, 2014-4398**  
**NATIONSTAR MORTGAGE, LLC**  
**ATTY: KML LAW GROUP**  
**V. GARY M. REISHER AND MELODY S. REISHER**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 11 Forrest Avenue, Fayetteville, PA, Franklin County Deed Book Volume # 3457, page 296 Tax Parcel # 10-0D06N-010

**SALE # 36, 2012-3550**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION, S/B/M CHASE HOME FINANCE,**  
**LLC**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. RENEE S. RIDEOUT A/K/A RENEE STAR**  
**RIDEOUT**

All that certain tract or parcel of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1273 Upland Drive, Fayetteville, PA, Franklin County Deed Book Volume # 3414, page 421 Tax Parcel # 09-0C24P-089.-000000

**SALE # 37, 2014-4041**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. HERMAN J. GEBERT JR**

All that certain lot or piece of ground situate in Peters Township, Franklin County, Pennsylvania, with an address of 14091 Dutchtown Road, Mercersburg, PA, Instrument # 201012391 Tax Parcel # 18-0K07.-010.-000000

## PUBLIC NOTICES

**SALE # 38, 2014-1317**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. CHRISTOPHER J. STEWART A/K/A CHRIS**  
**STEWART AND LNETTE STEWART A/K/A**  
**LYNETTE E. STEWART**

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, with an address of 708 Hamilton Avenue, Chambersburg, PA, Franklin County Deed Book Volume # 2881, page 794 Tax Parcel # 11-0E13G-115.-000000

**SALE # 39, 2014-3525**  
**M&T BANK S/B/M MANUFACTURERS AND**  
**TRADERS TRUST COMPANY**  
**ATTY: KML LAW GROUP**  
**V. JERRY BARNHART JR**

All that certain parcel or tract of land situate in the Township of Antrim, Franklin County, Pennsylvania, with an address of 13634 Worleytown Road, Greencastle, PA, Franklin County Deed Book Volume 859, page 404 Tax Parcel # 01-0A26-029B-000000

**SALE # 40, 2014-278**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. ADAM G. ZIMMERMAN AND LORETTA J.**  
**ZIMMERMAN**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, with an address of 143 President Avenue, Shippensburg, PA, Franklin County Deed Book Volume 1089, page 427 Tax Parcel # 21-0N16.-070.-000000

**SALE # 41, 2012-3040**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY,**  
**AS TRUSEE FOR THE CERTIFICATEHOLDERS**  
**OF MERRILL LYNCH, MORTGAGE INVESTORS**  
**TRUST, MORTGAGE LOAN ASSET-BACKED**  
**CERTIFICATES, SERIES 2007-MLN1**  
**ATTY: MILSTEAD & ASSOCIATES, LLC**  
**V. MAUREEN S. REID AND LARRY D. REID**

All that real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, with an address of 115 Orchard Circle, Greencastle, PA, Franklin County Deed Book Volume 287A, page 84 Tax Parcel # 8-2B38-22

**SALE # 42**  
**2014-3264**  
**WELLS FARGO BANK, NA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. BRANDON L. DILLON**

All the following described real estate, lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 249 Krollman Drive, Fayetteville, PA, Franklin County Deed Book Volume # 288A, page 331 Tax Parcel # 10-0D10F-001.-000000

**SALE # 43, 2014-1544**  
**JPMORGAN CHASE BANK, NA**  
**ATTY: KML LAW GROUP**  
**V. CHARLES E. GORDON JR AND TERRY L.**  
**GORDON**

All that certain lot, parcel, piece of ground situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 8143 Christy Road, Mercersburg, PA, Franklin County Deed Book Volume 1827, page 515 Tax Parcel #17-0J07-031

**SALE # 44, 2011-2397**  
**WELLS FARGO BANK, NA, S/B/M WELLS FARGO**  
**HOME MORTGAGE, INC.**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. JOHN T. CARSON AND MARCIA L. CARSON**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 10247 Jacob Mack East, Waynesboro, PA, Franklin County Deed Book Volume 1194, page 122 Tax Parcel # 23-0 Q18C-060.-000000

**SALE # 45, 2010-79**  
**OCWEN LOAN SERVICING, LLC**  
**ATTY: McCABE WEISBERG & CONWAY**  
**V. CHRISTOPHER PETERS**

All that real estate, lying and being situate in Greene Township, Franklin County, Pennsylvania, with an address of 19 Dymond Avenue, Fayetteville, PA, Franklin County Deed Book Volume 430, page 605 Tax ID # 09-0C26B

**SALE # 46, 2014-2377**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: SHAPIRO & DENARDO, LLC**  
**V. ANDREW R. WOLFE**

All the following described real estate, lying and being situate in Washington Township, Franklin County, Pennsylvania, with an address of 8676 Sheffield Manor Boulevard, Waynesboro, PA, Plat Book Volume 288D, page 364 Tax Parcel # 23-Q-7K-6K

**SALE # 47, 2014-3469**  
**JPMORGAN CHASE BANK, NATIONAL**  
**ASSOCIATION**  
**ATTY: SHAPIRO & DENARDO, LLC**  
**V. AMANDA E. EADER**

All that certain tract of real estate situate in Washington Township, Franklin County, Pennsylvania, with an address of 15282 Charmian Road, Blue Ridge Summit, PA, Instrument # 201214165 Tax Parcel # 23-OQ14.044

## PUBLIC NOTICES

**Sale # 48, 2014-4689**

**BANK OF NEW YORK MELLON TRUST COMPANY,  
NATIONAL ASSOCIATION F/K/A THE BANK  
OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK,  
N.A., AS TRUSTEE FOR RESIDENTIAL ASSET  
MORTGAGE PRODUCTS, INC., MORTGAGE  
ASSET-BACKED PASS-THROUGH CERTIFICATES,  
SERIES 2006-RS4, BY ITS SERICER OCWEN  
LOAN SERVICING, LLC.  
ATTY: STERN & EISENBERG, PC  
V. MARK E. BRUNK A/K/A MARK BRUNK**

All the following described real estate, lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 5139 Church Road, Chambersburg, PA, Franklin County Deed Book Volume 3132, page 469 Tax Parcel # 10-0D21-016A-000000

**SALE # 49, 2014-4688**

**SUSQUEHANNA BANK SUCCESSOR IN  
INTEREST TO GRAYSTONE TOWER BANK  
SUCCESSOR IN INTEREST TO THE FIRST  
NATIONAL BANK OF GREENCASTLE  
ATTY: KORNFIELD & BENCHOFF  
V. ERIC Z. MARTIN**

All the following described real estate, lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, with an address of 3224 Weber Road, Chambersburg, PA, Franklin County Deed Book Volume 3573, page 526 UPI 20-0M23.-003-000000

**SALE # 50, 2013-1822**

**DEUTSCHEBANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR MORGAN STANLEY HOME  
EQUITY LOAN TRUST 2007-1, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2007-1  
ATTY: UDREN LAW OFFICES, PC  
V. BRUCE J. JACOBS A/K/A BRUCE JAY JACOBS**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 520 Woodstock Road, Chambersburg, PA, Franklin County Deed Book Volume 2608, page 42 Tax ID # 02-1C-14-003-000000

**SALE # 51, 2014-278**

**WELLS FARGO BANK, NA  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. SCOTT L. SMITH**

All that certain tract or parcel of real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania, with an address of 323 Park Street a/k/a 323 South Park Street, Mercersburg, PA, Franklin County Deed Book Volume 3464, page 442 Tax Parcel # 14-3A43.-019.-000000

**SALE # 52, 2014-2687**

**CITIMORTGAGE, INC.  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. JASON W. BARNHART AND GENNIFER M.  
BARNHAR**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, with an address of 102 Garfield Street, Waynesboro, PA, Franklin County Deed Book Volume 3034, page 350 Tax Parcel # 25-5A64-011-000000

**SALE # 53, 2014-4091**

**BAYVIEW LOAN SERVICING, LLC  
ATTY: McCABE WEISBERG & CONWAY  
V. KRISTIE FRIEND A/K/A KRISTIE YEAKLE**

All that certain piece, parcel, or tract of land situate, lying and being in Greencastle Borough, Franklin County, Pennsylvania, with an address of 586 S. Carlisle Street, Greencastle, PA, Franklin County Deed Book Volume 3395, page 569 Tax ID # 08-2B52.-040.-000000

**SALE # 54, 2012-2464**

**BANK OF AMERICA, N.A.  
ATTY: McCABE WEISBERG & CONWAY  
V. GEOFFREY E. SUTTON AND KIMBERLY B.  
SUTTON**

All that certain tract, lot or parcel of land situate in Washington Township, Franklin County, Pennsylvania, with an address of 11484 Buhrman drive, Waynesboro, PA, Franklin County Deed Book Volume 3608, page 544 Instrument # 2007-024647

**SALE # 55, 2013-1973**

**BANK OF AMERICA, N.A., AS SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING, LP  
F/K/A COUNTRYWIDE HOME LOANS SERVICING,  
LP  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. JERRELL L. SMITH, JR A/K/A JERRELL L.  
SMITH AND JUSTINE SMITH**

All the following real estate lying and being situate in the borough of Chambersburg, Franklin County, Pennsylvania, with an address of 538 Kraiss Avenue, Chambersburg, PA, Franklin County Deed Book Volume 3310, page 363 Tax Parcel # 06-1E42-070

**SALE # 56, 2014-4354**

**WELLS FARGO BANK, N.A.  
ATTY: PHELAN HALLINAN DIAMOND & JONES  
V. EVER LOZANO-HERNANDEZ AND RAMON  
LUIS LOZANO-HERNANDEZ**

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, with an address of 1258 Kessler Drive, Shippensburg, PA, Franklin County Deed Book Volume 3373, page 60 Tax Parcel # 21-0N10C-007K-000000

# PUBLIC NOTICES

**SALE # 57, 2014-4544**  
**CITIZENS BANK OF PENNSYLVANIA**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. JAMES R. MELLOTT**

All the following described tract of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, with an address of 144 McDermott Street, Chambersburg, PA, Franklin County Deed Book Volume 1258, page 355 Tax Parcel # 10-0D05-024

**SALE # 58, 2012-2084**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
**ATTY: PHELAN HALLINAN DIAMOND & JONES**  
**V. CHAD R. HELMUTH**

All the following described real estate lying or being situate in Greene Township, Franklin County, Pennsylvania, with an address of 1447 State Street, Chambersburg, PA, Instrument # 200905909 Tax Parcel #09-0C13-098.-000000

**SALE # 59, 2013-4156**  
**PAULA-JAYNE GRYP AND KENNETH A. GRYP**  
**ATTY: TUCKER ARENSBERG, PC**  
**V. JENNI-LYNN DIGIORGI**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with an address of 7570 Robinson Road, Mercersburg, PA, Franklin County Deed Book Volume 2449, page 454 Tax Parcel # 17-0J06.010-000000

**SALE # 60, 2014-4004**  
**FIFTHTHIRD MORTGAGE COMPANY**  
**ATTY: McCABE WEISBERG & CONWAY**  
**V. JERRY BARNHART JR.**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 13634 Worleytown Road, Greencastle, PA, Franklin County Deed Book Volume 3200, page 335 Tax ID # 01-0A26-029B

**SALE # 61, 2014-3932**  
**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY**  
**ATTY: PURCELL KRUG & HALLER**  
**V. MELVIN E. ZEIS, SR.**

All the following 2 tracts of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, with an address of 460 Buchanan Trail West, Greencastle, PA, Franklin County Deed Book Volume 287A page 245 Tax Parcel #'s 01-0A17.-051.-000000 and 01-0A17.-050.-000000

**SALE # 62, 2014-3897**  
**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY**  
**ATTY: PURCELL KRUG & HALLER**  
**V. CORRINE E. BARGES AND TERRY L. BARGES**

All that certain real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 134 Buchanan Street, Chambersburg, PA, Franklin County Deed Book Volume 1236, page 207 Tax ID # 04-1D24.-105-000000

**SALE # 63**  
**CANCELLED**

**SALE # 64, 2014-3988**  
**FARMERS AND MERCHANTS TRUST COMPANY OF CHAMBERSBURG**  
**ATTY: JSDC LAW OFFICES**  
**V. GAIL L. FRITZ AND TIMOTHY S. FRITZ**

All those certain 2 parcels of real estate lying and being situated in Peters Township, Franklin County, Pennsylvania, with an address of 8 Findley Drive, Mercersburg, PA, Tax Parcel # 18-OK21-020A-000000, Attorney did not provide the Franklin County Deed Book Volume and page.

**SALE # 65, 2015-578**  
**MEMBERS FIRST CREDIT UNION**  
**ATTY: MARTSON LAW OFFICES**  
**V. BETTER DAYS ANIMAL LEAGUE**

All that certain tract of land situate in Southampton Township, Franklin County, Pennsylvania, with an address of 12310 Mongul Hill Road, Shippensburg, PA, Instrument # 200917773, Tax Parcel # 21-0N02.-010. EX0000

## 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 MAY 18, 2015 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY MAY 22, 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

4/17, 4/24, 5/1/2015