

Franklin County Legal Journal

Vol. 33, No. 17

October 23, 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 Ada E. Bucy, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Charles R. Alleman
2705 White Avenue
Baltimore, MD 21214

Attorney:

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

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

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

Personal Representative:

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

Attorney:

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

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

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

Personal Representatives:

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

Attorney:

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

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

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

Personal Representatives:

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

Attorney:

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

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

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

Personal Representative:

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

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

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

Personal Representative:

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

Attorney:

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

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

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

Personal Representative:

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

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

PUBLIC NOTICES

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

Personal Representative:
Pamela A. Clark
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

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

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

Personal Representative:
Charles M. Roman
6875 St. Annes Drive
Fayetteville, PA 17222
Attorney:
Glen and Glen, LLC
237 East Queen Street
Chambersburg, PA 17021-2205

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

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

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

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

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

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

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

Second Publication

Estate of Luecinda Naomi Ambridge, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Victoria B. Ambridge
134 East Queen Street
Chambersburg, PA 17201
Attorney:
Elliott B. Sulcove
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

10/16, 10/23, 10/30/2015

Estate of May G. Anthony, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Tonya M. Group
Dane M. Anthony
Debra M. Border
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/16, 10/23, 10/30/2015

Estate of Billie A. Bard, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Ginger L. Edmondson
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

10/16, 10/23, 10/30/2015

Estate of Lynn R. Byers, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Lois F. Byers
13594 Main Street
Fort Loudon, PA 17224
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
120 North Main Street
Mercersburg, PA 17236

10/16, 10/23, 10/30/2015

Estate of Robert Carmack, a/k/a Robert O. Carmack, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
R. Dennis Carmack
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/16, 10/23, 10/30/2015

Estate of Betty G. Miller, a/k/a Betty Jean Miller, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Shirley A. Henry
Gary L. Miller
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

10/16, 10/23, 10/30/2015

PUBLIC NOTICES

Estate of John C. Mohler, Sr., late of Franklin County, Pennsylvania.

Personal Representatives:

Tina M. Mohler
12826 Sandy Mt. Road
Orrstown, PA 17244
Barry E. Mohler
12826 Sandy Mt. Road
Orrstown, PA 17244

Attorney:

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

10/16, 10/23, 10/30/2015

Third Publication

Estate of Lucille Belle Beckenbaugh, a/k/a Lucille H. Beckenbaugh, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Julia K. Dagenhart
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

10/9, 10/16, 10/23/2015

Estate of Joseph H. Bollinger, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

F&M Trust Company
20 South Main Street
Chambersburg, PA 17201-6010

Attorney:

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

10/9, 10/16, 10/23/2015

Estate of Russell E. Bryan, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Larry G. Bryan
17305 Timmons Road
Spring Run, PA 17262

Attorney:

David R. Breschi
946 Lincoln Way East
Chambersburg, PA 17201

10/9, 10/16, 10/23/2015

Estate of Rodney Lee Clever, a/k/a Rodney L. Clever, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Terry A. Clever
10707 Etter Avenue
Mercersburg, PA 17236

Attorney:

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

10/9, 10/16, 10/23/2015

Estate of Bernadena R. Etter, a/k/a Bernadena L. Etter, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Donald L. Rotz
David G. Rotz
Donald L. Etter
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

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

10/9, 10/16, 10/23/2015

Estate of Cecelia E. Hill, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Robert A. Hill, Jr.
181 Highland Road
Chambersburg, PA 17202
Jim W. Hill
711 South Coldbrook Avenue
Chambersburg, PA 17201

Attorney:

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

10/9, 10/16, 10/23/2015

Estate of Ray D. Hornbaker, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Karen L. Hornbaker
13782 Blairs Valley Road
Mercersburg, PA 17236

Attorney:

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

10/9, 10/16, 10/23/2015

Estate of Darlene G. Kinley, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Donald E. Kinley
c/o R. Thomas Murphy & Associates, P.C.
2005 East Main Street
Waynesboro, PA 17268

Attorney:

Jared S. Childers
R. Thomas Murphy & Associates, P.C.
2005 East Main Street
Waynesboro, PA 17268

10/9, 10/16, 10/23/2015

Estate of Joyce A. Laudenslager, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Jeannette M. Hansford
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

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

10/9, 10/16, 10/23/2015

PUBLIC NOTICES

Estate of Donald E. Niswander, a/k/a Donald Eugene Niswander, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Gretchen Cassady
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

10/9, 10/16, 10/23/2015

Estate of Rhonda J. Sanders, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Lisa D. Wadel
P.O. Box 203
Marion, PA 17235
Chad A. Wadel
P.O. Box 203
Marion, PA 17235
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

10/9, 10/16, 10/23/2015

Estate of Betty O. Stenger, late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:
Deborah E. McMillen
7526 Mountain Laurel Road
Boonsboro, MD 21713
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
120 North Main Street
Mercersburg, PA 17236

10/9, 10/16, 10/23/2015

Estate of Josephine Geedy Stouffer, a/k/a Josephine G. Stouffer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Jeffrey E. Stouffer
501 South Washington Street
Greencastle, PA 17222
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

10/9, 10/16, 10/23/2015

Estate of Marilyn M. Towne, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Providence Place of Chambersburg Associates
1528 Sand Hill Road
Hummelstown, PA 17036
Attorney:
James C. Bohorad
Lipkin, Marshall, Bohorad & Thornburg, P.C.
1940 West Norwegian Street
P.O. Box 1280
Pottsville, PA 17901-7280

10/9, 10/16, 10/23/2015

Estate of Edward R. Wieme, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Hans Joachim Feye
225 West King Street
Waynesboro, PA 17268
Attorney:
Deborah K. Hoff
154 South Potomac Street
Waynesboro, PA 17268

10/9, 10/16, 10/23/2015

PUBLIC NOTICES

NOTICE

IN THE COURT OF COMMON PLEAS FRANKLIN COUNTY, PENNSYLVANIA

The Tax Claim Bureau for Franklin County, Pennsylvania ON October 15, 2015, PRESENTED ITS CONSOLIDATED RETURN OF THE TAX SALE OF REAL ESTATE HELD ON SEPTEMBER 21, 2015, to the Court, and same was confirmed NISI.

Unless objections or exceptions are filed thereto by any owner, lien creditor or interested party within thirty (30) days after the date of the consolidated return, the return will be confirmed absolutely as of course.

TAX CLAIM BUREAU OF
FRANKLIN COUNTY, PENNSYLVANIA
Anita L Keller
Director

10/23/2015

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: November 5, 2015.

CULLINGS: First and Final Account, statement of proposed distributions and notice to creditors of Julie L. Cullings, Administratrix of the Estate of James D. Cullings, late of Guilford Township, Franklin County, Pennsylvania, deceased.

FAUST: First and Final Account, statement of proposed distributions and notice to creditors of Valerie F. Faust and Shane R. Faust, Administrators of the Estate of John R. Faust, late of Hamilton Township, Franklin County, Pennsylvania, deceased.

FISHER: First and Final Account, statement of proposed distributions and notice to creditors of Jeffrey L. Fisher, Executor, of the Estate of Charles R. Fisher, late of Greene Township, Franklin County, Pennsylvania, deceased.

HAMLIN: First and Final Account, statement of proposed distributions and notice to creditors of Helen M. Dempsey, Administratrix of the Estate of Robert C. Hamlin a/k/a Robert C. Hamilin, Sr., late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

JURADO: First and Final Account, statement of proposed distributions and notice to creditors of Christian R. Jurado, Executor of the Estate of Joan C. Jurado, late of Greene Township, Franklin County, Pennsylvania, deceased.

MARTIN: First and Final Account, statement of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Executor, of the Estate of Elmer W. Martin, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

McKELVEY: First and Final Account, statement of proposed distributions and notice to creditors of Victoria A. Ford, Executor, of the Estate of Helen O. McKelvey, late of the Borough of Waynesboro, Franklin County, Pennsylvania, deceased.

NAUGLE: First and Final Account, statement of proposed distributions and notice to creditors of Orrstown Bank, Executor, of the Estate of Elmer E. Naugle, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

WHITMIRE: First and Final Account, statement of proposed distributions and notice to creditors of Farmers and Merchants Trust Company, Executor, of the Estate of Betty A. Whitmire, late of Guilford Township, Franklin County, Pennsylvania, deceased.

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

10/23, 10/30/2015

PUBLIC NOTICES

**SHERIFF SALE
NOVEMBER 13, 2015**

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

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

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

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

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

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

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

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

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

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

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

**SALE # 6, 2015-1708
WELLS FARGO BANK, N.A., S/B/M TO WELLS
FARGO HOME MORTGAGE, INC.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. THOMAS J. WARD, III**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, with an address of 804 Cleveland Avenue, Chambersburg, PA, Deed Instrument # 200918155, Tax Parcel # 06-1E33.-017B-000000

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

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

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

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

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

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

PUBLIC NOTICES

SALE # 10, 2015-2229

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

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

SALE # 11, 2013-2336

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

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

SALE # 12, 2015-1067

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

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

SALE # 13, 2015-1720

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

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

SALE # 14, 2015-1831

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

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

SALE # 15, 2014-2916

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

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

SALE # 16, 2015-1924

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

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

SALE # 17, 2015-1455

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

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

SALE # 18, 2015-1096

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

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

SALE # 19, 2015-1943

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

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

PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC NOTICES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC NOTICES

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

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

SALE # 41
2015-2073

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

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

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

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

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

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

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

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

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

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

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

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

SALE # 47, 2015-1103
JPMORGAN CHASE BANK, N.A.
ATTY: PHELAN HALLINAN DIAMOND & JONES
V. PAMELA L. BURD BEARD AND SHARON M.
BURD

All the following described real estate lying and being situate in Borough of Waynesboro, Franklin County, Pennsylvania, 49 Clayton Avenue, Waynesboro, PA, Tax Parcel # 24-5D17.-068.-000000, Franklin County Deed Book Volume 2635, Page 245

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

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

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

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

PUBLIC NOTICES

**SALE # 50, 2015-1552
CONGRESSIONAL BANK
ATTY: BALLARD SPAHR**

**V. JASON H. HERMAN, ROBIN L. HERMAN, AND
THE UNITED STATES OF AMERICA**

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

SALE # 51, 2012-2795

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION SUCCESSOR BY MERGER TO
CHASE MANHATTEN MORTGAGE CORPORATION
ATTY: SHAPIRO & DENARDO**

**V. MICHAEL M. BENEDICT AND ANNE L.
BENEDICT**

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

SALE # 52, 2014-4399

**PHH MORTGAGE CORPORATION F/K/A CENDANT
MORTGAGE CORPORATION**

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

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

SALE # 53, 2015-1152

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

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

TERMS

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

SHERIFF SALE DATES 2015

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

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