# Franklin County Legal Journal

Vol. 31, No. 52

June 27, 2014

Estate of Cecila M. Ramirez Geraldo, late of Borough of

## **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

Trust of Julia V. Chicklo, late of Guilford Township, Franklin County, Pennsylvania.

Trustee: Farmers and Merchants Trust Company c/o Sharpe & Sharpe, LLP 257 Lincoln Way East Chambersburg, PA 17201 Attorney: J. McDowell Sharpe Sharpe & Sharpe, LLP 257 Lincoln Way East Chambersburg, PA 17201

#### 6/27, 7/4, 7/11/2014

Estate of Olive F. Cordell, late of Montgomery Township, Franklin County, Pennsylvania. Personal Representatives: Stacy L. Snyder 122 Longview Road McConnellsburg, PA 17233 Dawn R. Bukett 5510 Royer Road Greencastle, PA 17225 Attorney: Thomas B. Steiger, Jr. Steiger & Steiger 120 North Main Street Mercersburg, PA 17236 6/27, 7/4, 7/11/2014

Estate of Grace E. Ewan, late of Borough of Chambersburg, Franklin County, Pennsylvania. Personal Representative: Rosalyn K. Ewan 1338 South Fifth Street Chambersburg, PA 17201 Attorney: Timothy S. Sponseller Sponseller/Graham, LLC 223 Lincoln Way East Chambersburg, PA 17201 6/27, 7/4, 7/11/2014

Estate of Helen M. Flaquer, late of Washington Township, Franklin County, Pennsylvania. Personal Representative: Robert W. Nelson, Jr. 11835 Orlando Circle Waynesboro, PA 17268

Chambersburg, Franklin County, Pennsylvania. Personal Representative: Yessica Ramirez 59 Redwood Street Chambersburg, PA 17201 Attorney: Kari E. Mellinger R.J. Marzella & Associates 3513 North Front Street Harrisburg, PA 17110 6/27, 7/4, 7/11/2014 Estate and also the Trust of Ruth N. Haldeman, late of Borough of Chambersburg, Franklin County, Pennsylvania. Personal Representative: Clement L. Haldeman 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 6/27, 7/4, 7/11/2014

Estate of Emma J. Hock, a/k/a Emma Jane Hock, late of Southampton Township, Franklin County, Pennsylvania. Personal Representative: Kevin Hock c/o Thomas P. Gleason 49 West Orange Street, Suite 3 Shippensburg, PA 17257 Attorney: Thomas P. Gleason 49 West Orange Street, Suite 3 Shippensburg, PA 17257

6/27, 7/4, 7/11/2014

Estate of Richard A. Myers, late of Guilford Township, Franklin County, Pennsylvania. Personal Representatives: Richard D. Myers Laura Conrad c/o Janice M. Hawbaker Kaminski, Hawbaker & Salawage, P.C. 221 Lincoln Way East Chambersburg, PA 17201 Attorney: Janice M. Hawbaker Kaminski, Hawbaker & Salawage, P.C. 221 Lincoln Way East Chambersburg, PA 17201

6/27, 7/4, 7/11/2014

6/27, 7/4, 7/11/2014

Estate of Tomas Alberto Ramirez, late of Borough of	Estate of Russell H. Johnson, late of Borough of
Chambersburg, Franklin County, Pennsylvania.	Chambersburg, Franklin County, Pennsylvania.
Personal Representative:	Personal Representatives:
Yessica Ramirez	Peggy E. Karap
59 Redwood Street	Timothy H. Johnson
Chambersburg, PA 17201	c/o R. Thomas Murphy & Associates, P.C.
Attorney:	2005 East Main Street
Kari E. Mellinger	Waynesboro, PA 17268
R.J. Marzella & Associates	Attorney:
3513 North Front Street	Jared S. Childers
Harrisburg, PA 1710	R. Thomas Murphy & Associates, P.C.
6/27, 7/4, 7/11/2014	2005 East Main Street
Estate of Loyd J. Rockwell, late of Peters Township, Franklin	Waynesboro, PA 17268
County, Pennsylvania.	6/20, 6/27, 7/4/2014
Personal Representative:	Estate of Edward J. Klotz, late of Borough of Chambersburg,
Jody M. Smith	Franklin County, Pennsylvania.
14 Oregon Street	Personal Representative:
Mercersburg, PA 17236	Laura L. Klotz
Attorney:	165 Hamilton Road
Thomas B. Steiger, Jr.	Chambersburg, PA 17201
Steiger & Steiger	Attorney:
120 North Main Street	John J. Szajna
Mercersburg, PA 17236	785 North Franklin Street
6/27, 7/4, 7/11/2014	Chambersburg, PA 17201
Estate of Louise M. Walsh, late of Guilford Township,	6/20, 6/27, 7/4/2014
Franklin County, Pennsylvania.	Estate of Francis LaCon, late of Quincy Township, Franklin
Personal Representative:	County, Pennsylvania.
Mary J. Krepp	Personal Representative:
c/o E. Garrett Gummer, III	Michael LaCon
1260 Bustleton Pike	c/o Jeffrey S. Evans
Feastervile, PA 19053	2025 East Main Street
Attorney:	Waynesboro, PA 17268
E. Garrett Gummer, III	Attorney:
1260 Bustleton Pike	Jeffrey S. Evans
Feastervile, PA 19053	2025 East Main Street
6/27, 7/4, 7/11/2014	Waynesboro, PA 17268
Second Publication	6/20, 6/27, 7/4/2014
Estate of Caroline A. Bricker, late of Metal Township, Franklin County, Pennsylvania. Personal Representative: Jeffrey L. Bricker 10886 Back Road Fannettsburg, PA 17221 Attorney: Thomas B. Steiger, Jr. Steiger & Steiger 120 North Main Street Mercersburg, PA 17236 6/20, 6/27, 7/4/2014	Estate of Sue E. Miller, late of St. Thomas Township, Franklin County, Pennsylvania. Personal Representatives: William R. Miller 122 Skyhigh St. Thomas, PA 17252 Ruth E. Miller 122 Skyhigh St. Thomas, PA 17252 Attorney: Thomas B. Steiger, Jr. Steiger & Steiger 120 North Main Street
Estate of Lucretia C. Hornbaker, late of Hamilton Township,	Mercersburg, PA 17236
Franklin County, Pennsylvania.	6/20, 6/27, 7/4/2014
Personal Representatives:	Estate of Doris Jean Rock, a/k/a Doris J. Rock, late of
Shelby J. Hornbaker	Borough of Mont Alto, Franklin County, Pennsylvania.
481 Centerville Road	Personal Representative:
Newville, PA 17241	Robert S. Rock
Susan H. Fritz	c/o Jeffrey S. Evans
2348 Country Road	2025 East Main Street
Chambersburg, PA 17202	Waynesboro, PA 17268
Attorney:	Attorney:
Melanie Walz Scaringi	Jeffrey S. Evans
Scaringi & Scaringi, P.C.	2025 East Main Street
2000 Linglestown Road, Suite 106	Waynesboro, PA 17268
Harrisburg, PA 1710	6/20, 6/27, 7/4/2014
Harrisburg, PA 17110 6/20, 6/27, 7/4/2014	6/20, 6/27, 7/4/2014

Third Publication Estate of Delores A. Lapole, a/k/a Delores Ann Lapole, late of Antrim Township, Franklin County, Pennsylvania. Personal Representative: Angela K. Baer c/o R. Thomas Murphy & Associates, P.C. Attorney 2005 East Main Street Mark T. Orndorf Waynesboro, PA 17268 Attorney: Jared S. Childers R. Thomas Murphy & Associates, P.C. 2005 East Main Street Waynesboro, PA 17268 6/13, 6/20, 6/27/2014 Estate of Margred Lewis, late of Borough of Chambersburg, Franklin County, Pennsylvania. Personal Representative: Margred J. Jednat c/o Ř. Thomas Murphy & Associates, P.C. Attornev: 2005 East Main Street Waynesboro, PA 17268 Attorney: R. Thomas Murphy R. Thomas Murphy & Associates, P.C. 2005 East Main Street Waynesboro, PA 17268 Pennsylvania. 6/13, 6/20, 6/27/2014 Estate of Madalyn E. Martin-Kuhlman, late of Borough of Chambersburg, Franklin County, Pennsylvania. Personal Representative: Ronald C. Martin 100 Frick Avenue Waynesboro, PA 17268 Attorney: Thomas L. Martin 610 Delmar Road Edgewater, MD 21037 Attorney: Timothy W. Misner 39 South Broad Street Waynesboro, PA 17268 6/13, 6/20, 6/27/2014 Estate of Marilyn J. McClure, late of Borough of Waynesboro, Franklin County, Pennsylvania. Personal Representative: Diane M. Diffenbaucher Attorney: Thelma K. Diffenbaucher 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 6/13, 6/20, 6/27/2014

Estate of W. Carleton Murray, a/k/a William C. Murray, late of Guilford Township, Franklin County, Pennsylvania. Personal Representative: Robert C. Schollaert 262 Ramsey Avenue Chambersburg, PA 17201 Black and Davison 82 West Queen Street Chambersburg, PA 17201 6/13, 6/20, 6/27/2014 Estate of Donald E. Roesch, late of Borough of Chambersburg, Franklin County, Pennsylvania. Personal Representative: Lawrence A. Melfa 407 West Pennsylvania Avenue Towson, MD 21204 Suzanne M. Trinh Zullinger-Davis, P.C. 14 North Main Street, Suite 200 Chambersburg, PA 17201 6/13, 6/20, 6/27/2014 Estate of Thomas W. Ryan, Jr., late of Franklin County, Personal Representatives: Demaree Deardorff 9695 Otterbein Church Road Newburg, PA 17240 David W. Rahauser 157 East Washington Street Chambersburg, PA 17201 David W. Rahauser 157 East Washington Street Chambersburg, PA 17201 6/13, 6/20, 6/27/2014 Estate of Kathe M. Whipp, a/k/a Kathe Marie Whipp, late of Antrim Township, Franklin County, Pennsylvania. Personal Representative: James B. Whipp, II c/o R. Thomas Murphy & Associates, P.C. 2005 East Main Street Waynesboro, PA 17268 Jared S. Childers R. Thomas Murphy & Associates, P.C. 2005 East Main Street Waynesboro, PA 17268 6/13, 6/20, 6/27/2014

## **CORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a certificate of Incorporation pursuant to the provisions of the Business Law of 1988, 15 Pa. C.S. Section 1101. The name of the corporation is Home Repair Professionals Co.

6/27/2014

#### FICTITIOUS NAME NOTICE

Notice is hereby given that on or about June 16th 2014, an application for registration of Fictitious Name was filed with the State Department of the Commonwealth of Pennsylvania pursuant to the Fictious Name Act, for the purpose of registering a Pennsylvania fictitous name. The fictitious name is JaVihair Wig & Weave Boutique and is registered to Rouchelle Ortega, 614 West King Street, Chambersburg, PA 17201.

6/27/2014

#### FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on June 23, 2014 for NightGear, located at 5704 Roxbury Rd, Shippensburg, PA 17257. The name and address of each individual interested in the business is Jeffrey Silla, 5704 Roxbury Rd, Shippensburg, PA 17257. This was filed in accordance with 54 Pa. C.S. 311.

6/27/2014

## 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: July 3, 2014.

RAMSEY: First and Final account, statement of proposed distribution and notice to the creditors of Edwin Scott Ramsey, Executor for the Estate of Donna M. Ramsey, a.k.a Donna Mellott Ramsey, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

SHAFFER: First and Final account, statement of proposed distribution and notice to the creditors of Brian K. Shaffer, Executor of the Estate of Virginia M. Shaffer, a.k.a. Jen Shaffer, a.k.a. Jenny Shaffer, late of Guilford Township, Franklin County, Pennsylvania, deceased.

TROUTMAN: First and Final account, statement of proposed distribution and notice to the creditors of Jared S. Childers, Administrator of the Estate of Stuart I. Troutman, late of Quincy Township, Franklin County, Pennsylvania, deceased.

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

6/20, 6/27/2014

# SHERIFF'S SALE July 11, 2014

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, , and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania, at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on AUGUST 8, 2014 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

#### SALE # 1 2013-3882 FEDERAL NATIONAL MORTGAGE ASSOCIATION ATTY: MCCABE WEISBERG & CONWAY V.

# ANGELA M. ELLIOTT AND GREGG L. ELLIOTT

All the following described two tracts of real estate, situate in Washington Township, Franklin County, Pennsylvania, having a street address of 5826 Buchanan Trail East, Waynesboro, Pa. Franklin County Deed Book Volume 1513, page 646. Tax I.D.# 10239070386

> SALE # 2 CANCELLED

## SALE # 3 2014-20 JPMORGAN CHASE BANK NATIONAL ASSOCIATION ATTY: SHAPIRO & DENARDO

### V. BRANDON D. SHEAFFER

All that certain lot or piece of ground, locally known as 239 Wayne Avenue, situate in Waynesboro Borough, Franklin County, Pennsylvania. Deed Instrument # 201002988 Parcel # 25-5B49-073

#### SALE # 4 2013-3565 JPMORGAN CHASE BANK NATIONAL ASSOCIATION ATTY: PHELAN HALLINAN V.

# TRAVIS S. SCHAEFFER AND JENNIFER T. SCHAEFFER

All the following described real estate, together with improvements thereon, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 8127 Buchanan Trail West, Mercersburg, Pa. Franklin County Deed Book 3497, page 135. Tax Parcel 17-0J08.-056.-000000

#### SALE # 5 2014-169 CITIMORTGAGE INC ATTY: MILSTEAD & ASSOCIATES V

## TONY E. LEWIS AND BUDDY A. HARRIS

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 82 Grand View Crossing, Chambersburg, Pa. Franklin County Deed Book Volume 3510, page 352. Tax Parcel Number 11-0313-424

## SALE # 6 2013-4712 WELLS FARGO BANK NA, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDRES OF MASTR ASSET BACKED SECURITIES TRUST 2007-NCW, MORTGAGE PASS-THROUGH CERTIFICATES ATTY: MILSTEAD & ASSOCIATES

## **KIMBERLY A. MCBETH**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 11540 Burkett Lane, Greencastle, Pa. Franklin County Deed Book Volume 2482, page 96. Tax Parcel # 17-J19-68

> SALE # 7 2013-4861 PNC BANK NATIONAL ASSOCIATION ATTY: UDREN LAW OFFICES V

#### JASON DOM AKA JASON B. DOM AND DIANA J. REESEMAN AKA DIANA SMITH AKA DIANA JEAN SMITH AKA DIANA J. SMITH

All that tract of real estate improved by the northern half of a two and one half story double frame dwelling known as 26 Tritle Avenue situate in the Borough of Waynesboro Pa. Franklin County Deed Book Volume 3317, page 387. Property I.D.# 25-5A54-014

#### SALE # 8 2011-762 WELLS FARGO BANK NA ATTY: ZUCKER GOLDBERG & ACKERMAN V. JENNIFER J. ALFORD

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having

a street address of 14891 Robinhood Circle, Greencastle Pa. Franklin County Deed Book Volume 2893, page 293. Parcel # 01-0A325-064

## SALE # 9 2011-01653 US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF1 ATTY: ZUCKER GOLDBERG & ACKERMAN

## JAMES C. MARSH SR. AND BRENDA S. MARSH

All the following described real estate lying and being situate in the Township of Greene, Franklin County and Pennsylvania, having a street address of 900 Coldspring Road, Fayetteville Pa. Franklin County Deed Book Volume 2980, page 464. Parcel # 09-0C23M-025

## SALE # 10 2013-2116 WELLS FARGO BANK NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC ATTY: ZUCKER GOLDBERG & ACKERMAN

## DAVID E. NIKOLAUS, JR.

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1039 South Fifth Street, Chambersburg, Pa. Deed Instrument # 201010683 Parcel # 06-1E42-018-000000

#### SALE # 11 2011-1136 WELLS FARGO BANK NA ATTY: ZUCKER GOLDBERG & ACKERMAN V. PEDRO GARNETT ANDERSON

All the following described real estate lying and being situate on the North side of Commerce Street in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 41 Commerce Street, Chambersburg, Pa. Franklin County Deed Book Volume 3150, page 363 Parcel # 02-1C34-018

SALE # 12 2013-02432 WELLS FARGO FINANCIAL Pennsylvania, INC ATTY: ZUCKER GOLDBERG & ACKERMAN V.

# **CELIA JANE STEELE**

All the following described real estate, 7935 Tarman Spring Road, lying and being situate in Quincy Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1363, page 070. Parcel # 19-0L13G-013

#### SALE # 13 2013-1148 BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ATTY: PHELAN HALLINAN

## JOSEPH A. CARATOZZOLA AND APRIL L. CARATOZZOLA

All the following described real estate, together with improvements thereon erected, lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 97 Salem Road, Chambersburg Pa. Franklin County Deed Book Volume 2817, page 534. Tax Parcel # 09-0C12.-107.-000000

#### SALE # 14 2013-2111 SUNTRUST MORTGAGE INC ATTY: PHELAN HALLINAN V

## EARL S. HICKMAN JR. AND AMANDA J. FRANCIS

All the following described tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 14430 Walnut Loop, Greencastle, Pa. Instrument # 200926424 Tax Parcel # 01-0A27Q-027A-000000

#### SALE # 15 2014-278 WELLS FARGO BANK NA ATTY: PHELAN HALLINAN V

## ADAM G. ZIMMERMAN AND LORETTA J. ZIMMERMAN

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 143 President Avenue, Shippensburg, Pa Instrument # 200918983 Tax Parcel # 21-0N16.-070.-000000

## SALE # 16 2013-4711 PNC MORTGAGE A DIVIDION OF PNC BANK NATIONAL ASSOCIATION ATTY: KML LAW GROUP

## MARY ELIZABETH BAKER AND DAVID RICHARD BAKER AKA DAVID R. BAKER JR.

All that certain lot or piece of ground situate in Montgomery Township, City of Mercersburg, Franklin County, Pennsylvania, having a street address of 12192 Fort Loudon Road, Mercersburg, Pa. Instrument # 2008-011244 Tax Parcel # 17-0J22-076 SALE # 17 2012-1582 BANK OF AMERICA NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ATTY: PHELAN HALLINAN V.

# JENNIFER L. REED AKA JENNIFER L. LININGER AND NICHOLAS S. REED AKA NICHOLAS S. SHUMATE

All that certain parcel of land situate in the Township of Guilford, Franklin County, and State of Pennsylvania, having a street address of 200 Lincoln Drive, Fayetteville, Pa. Franklin County Deed Book Volume 2557, page 457. Tax Parcel # 10-0D10F-078

## SALE # 18 2012-5072 JPMORGAN CHASE BANK NATIONAL ASSOCIATION ATTY: PHELAN HALLINAN V.

## LOREN R. WAGAMAN AKA LOREN RAY WAGAMAN AND AMY RENEA WAGAMAN

All the following described real estate, known and numbered as 1860 Dawn Lane, lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1860 Dawn Lane, Chambersburg, Pa. Franklin County Deed Book Volume 3284, page 504. Tax Parcel 09-0C19A-010.-000000

## SALE # 19 2013-03257 ONE WEST BANK FSB ATTY: MCCABE WEISBERG & CONWAY, PC

JOANNE M. GULLETT, KNOWN SURVIVING HEIR OF NANCY M. GULLETT, DECEASED MORTGAGOR AND REAL OWNER, JEFFREY GULLETT, KNOWN SURVIVING HEIR OF NANCY M. GULLETT, DECEASED MORTGAGOR AND REAL OWNER, ANDREW TIMOTHY GULLETT, KNOWN SURVIVING HEIR OF NANCY M. GULLETT, DECEASED MORTGAGOR AND REAL OWNER, MELISSA JANE LOCKLIN, KNOWN SURVIVING HEIR OF NANCY M. GULLETT, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF NANCY M. GULLETT DECEASED MORTGAGOR AND REAL OWNER

All that certain lot or parcel of real estate lying and being situated in Peters Township, Franklin County, Pennsylvania, having a street address of 9701 Harrytown Road, Lemasters, Pennsylvania. Franklin County Deed Book Volume 1023, page 347. Tax I.D.# 18-0K22B-007

#### SALE # 20 2012-3040 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE CERTICATEHOLDERS OF MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MLN1 ATTY: MILSTEAD & ASSOCIATES V.

## MAUREEN S. REID AND LARRY D. REID

All that real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, having a street address of 115 Orchard Circle, Greencastle, Pa. Instrument # 201204395 Tax Parcel # 8-2B-38-22

SALE # 21 2013-5089 FARMERS AND MERCHANTS TRUST COMPANY OF CHAMBERSBURG ATTY: JAMES SMITH DIETTERICK AND CONNELLY V. HEBERTO ORTIZ

All the following described real estate lying and being in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1 North Main Street, Chambersburg, Pa. Franklin County Deed Book Volume 3076, page 475. Parcel 05-1C57-011

#### SALE # 22 2014-276 GREEN TREE SERVICING LLC ATTY: KML LAW GROUP V.

## DEBORAH C. ODEN AND DAVID F. ODEN

All the following real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 711 West Main Street, Waynesboro, Pa. Franklin County Deed Book Volume 1449, page 128. Tax Parcel # 25-5A54-022

#### SALE # 23 2014-421 SUSQUEHANNA BANK ATTY: KORNFIELD & BENCHOFF V.

## HOWARD F. AFFELDT AND DIXIE A. AFFELDT

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 6119 Hager Road, Greencastle, Pa. Franklin County Deed Book Volume 2560, page 004. Tax Parcel # 18-K-27-092

#### SALE # 24 2013-4707 LNC CORPORATION ATTY: MILSTEAD & ASSOCIATES V

## ROBERT STATLER AND NANCY STATLER AKA NANCY CARBAUGH

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1053 Papermill Road, Chambersburg Pa. Franklin County Deed Book Volume 895, page 606. Tax Parcel # 11-E16-61B

## SALE # 25 CANCELLED

SALE # 26 2013-2592 JPMORGAN CHASE BANK NATIONAL ASSOCIATION ATTY: SHAPIRO & DENARDO V.

# GARY A. GEORGE AND KELLY J. GEORGE

All the following described real estate, locally known as 12237 Williamsport Pike, located in Antrim Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3452, page 357. Parcel # 01-0A22

## SALE # 27 2014-2 NATIONSTAR MORTGAGE LLC ATTY: PHELAN HALLINAN V.

## MICHAEL A. COSTA JR. AND KAREN S. COSTA

All that certain parcel of land situate in the Township of Greene, Franklin County and State of Pennsylvania, having a street address of 229 West Main Street, Fayetteville, Pa. Franklin County Deed Book Volume 2680, page 163. Tax Parcel # 09-0C26B-015.-000000

SALE # 28 2014-363 BANK OF AMERICA NA AS SUCCESSORS BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ATTY: PHELAN HALLINAN

## ANDREW COSTLOW AKA ANDREW R. COSTLOW AND VALERIE PETRUNAK AKA VALERIE A. PETRUNAK

All the following described real estate, situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 425 West 7th Street, Waynesboro, Pa. Instrument # 2008-000972 Tax Parcel: 26-5C30-019.-000000

#### SALE # 29 2013-2236 NATIONSTAR MORTGAGE LLC ATTY: PHELAN HALLINAN V.

## RONNIE G. HIGH JR. AKA RONALD G. HIGH JR.

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1411 Hamilton Hills Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2379, page 506. Tax Parcel # 11-0E13C-010.-000000

#### SALE # 30 2013-1393 NATIONSTAR MORTGAGE LLC ATTY: KML LAW GROUP V. CAROLYN WRIGHT

All the following described real estate, together with the improvements thereon erected, lying and being situate in Greene and Guilford Townships, Franklin County, Pennsylvania, having a street address of 48 Woodstock Road, Fayetteville, Pa. Franklin County Deed Book Volume 2557, page 14. Tax Parcel # 9-C-23N-103

## SALE # 31 2012-3914 BAYVIEW LOAN SERVICING LLC ATTY: PHELAN HALLINAN

## JAMES T. PATTON AKA JAMES PATTON

All the following described real estate lying and being situated in Antrim Township, Franklin County, Pennsylvania, having a street address of 1132 Olive Drive, Greencastle, Pa. Franklin County Deed Book Volume 3149, page 016. Tax Parcel # 01-0A22.-145.-000000

#### SALE # 32 2012-859 BANK OF NEW YORK ATTY: STERN & EISENBERG V

## TIMOTHY E. SWARTZ AND BONNIE L. SWARTZ

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 7 West Main Street, Fayetteville, Pa. Franklin County Deed Book Volume 3512, page 204. Tax Parcel # 09-C-26C-024

## SALE # 33 CANCELLED

#### SALE # 34 2012-3361 JPMORGAN CHASE BANK NATIONAL ASSOCIATION S/B/M/T CHASE HOME FINANCE LLC S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION ATTY: PHELAN HALLINAN V.

# DONDI MAY DEIBERT

All the following described real estate improved by a dwelling house known as 11476 Orchard Road in Washington Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2628, page 137. Tax Parcel #23-0Q07J-017.000000

#### SALE # 35 2012-1428 BAYVIEW LOAN SERVICING LLC ATTY: PHELAN HALLINAN V.

## RANDE L. WALTERS AND STEPHANIE L. WALTERS

All the following described real estate, locally known as 861 Long Lane lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3642, page 190. Tax Parcel # 06-IE43.-043.-000000

#### SALE # 36 2013-213 PATRIOT FEDERAL CREDIT UNION ATTY: KORNFIELD & BENCHOFF V.

## MASSIMILIANO AND NINFA LAMATTINA

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1380 Third Avenue, Chambersburg, Pa. Franklin County Deed Book Vol 2122, page 297. Tax Parcel # 09-C-13-102

SALE # 37 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 V. ROBERT W. KEELER

All that certain tract of real estate together with the buildings thereon erected, numbered and known as 261-263 Lincoln Way East, situate in the Borough of Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3276, page 529. Tax Parcel 03-1C58.-011

## SALE # 38 2014-102 PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK ATTY: KML LAW GROUP PC

## JASON L. HENRY AND LINDSEY D. HENRY FKA LINDSEY D. SHANNON

All that certain lot or piece of ground situate in the Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1996 Ashley Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3456, page 324. Tax Parcel # 02-1C00-123A

#### SALE # 39 2013-3623 WELLS FARGO BANK NA ATTY: ZUCKER GOLDBERG & ACKERMAN LLC V.

# YVONNE M. BOYERS EXECUTRIX OF THE ESTATE OF JAMIE M. BOYERS

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3565 Maplewood Court, Fayetteville, Pa. Instrument # 2008-000434. Parcel # 09-0C23C-090-000000

## SALE # 40 2013-4102 NATIONSTAR MORTGAGE LLC ATTY: KML LAW GROUP V.

# **VELDINE BARBOUR**

All that following real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 3312 Edenville Road, Hamilton Township, Pa aka 3312 Edenville Road, Chambersburg, Pa. Franklin County Deed Book Volume 1639, page 544. Tax Parcel # 11-0E10-224

#### SALE # 41 2011-5051 WELLS FARGO BANK NA ATTY: PHELAN HALLINAN V. ADOLPHE J. ANDOU

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 10262 Lindale Avenue, Greencastle, PA. Instrument # 201005574 Tax Parcel # 01-0A11-397-000000

#### SALE # 42 2012-3551 JPMORGAN CHASE BANK NA ATTY: PHELAN HALLINAN V.

## DAVID S. MILLER AND SHEILA K. MILLER

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 6349 Hager Road, Greencastle Pa. Franklin County Deed Book 3542, page 308. Tax Parcel # 18-0K7.-056.-000000

#### SALE # 43 2014-420 PATRIOT FEDERAL CREDIT UNION ATTY: KORNFIELD & BENCHOFF V. TAMMY J. SHERMAN

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, , having a street address of 10365 Upper Strasburg Road, Upper Strasburg, PA. Franklin County Deed Book Volume 3269, page 402. Tax Parcel #12-F-12-052A.

#### SALE # 44 2013-2237 WELLS FARGO BANK, N.A. ATTY: PHELAN HALLINAN V.

WILLIAM A. GRZEMBSKI

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3842 Farmstead Drive, Fayetteville, Pa. Franklin County Deed Book Volume 2333, page 459. Tax Parcel # 10-0D23.-180.-000000

#### SALE # 45 2013-4172 WELLS FARGO BANK NA ATTY: MCCABE WEISBERG & CONWAY V.

CHELSEA A. KOPE, SERAFIM K. TSORTOS AND ROBERT M. KOPE

All the following real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1248 Fox Den Road, Chambersburg, Pa. Instrument # 2008-006798 Tax I.D.# 10-0D04-166

#### SALE # 46 2013-4703 US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE Pennsylvania, HOUSING FINANCE AGENCY ATTY: MARTHA E. VON ROSENSTIEL V.

## JOHN C. DULEBOGN AND UNKNOWN HEIRS SUCCDESSORS ASSIGNS AND ALL APERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER AUDREY W. DULEBOHN DECEASED

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 4045 Shatzer Street, Chambersburg, Pa. Instrument # 201124460 Tax Parcel # 20-0M19.-083-000000

SALE # 47 2010-3232 PNC BANK NATIONAL ASSOCIATION ATTY: UDREN LAW OFFICES V

#### UNITED STATES OF AMERICA U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PA ROBERT HUGH WIESMAN AKA ROBERT H. WIESMAN F/D/B/A HAT ZONE CUSTOM EMBROIDERY F/D/B/A KAPZ MARIA WIESMAN AKA MARIA G. WIESMAN

All the following described real estate lying and being situate in the Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1436 Hollywell Avenue Chambersburg, Pa. Franklin County Deed Book Volume 2674, page 294. Property I.D. # 04-1G00S-2B-7

#### SALE # 48 2013-2020 ONE WEST BANK FSB ATTY: MCCABE WEISBERG & CONWAY V

DEBBIE KIRCHOFF KNOWN SURVIVING HEIR OF BETTY A. BUTTS DECEASED MORTGAGOR AND REAL OWNER UNKNOWN SURVIVING HEIRS OF BETTY A. BUTTS, DECEASED MORTGAGOR AND REAL OWNER AND JUDY WALKERM KNOWN SURVIVING HERI OF BETTY A. BUTTS, DECEASED MORTGAGOR AND REAL OWNER

All the following described real estate lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania, having a street address of 11 Aspen Drive, Mont Alto Pa. Instrument # 199325460 Tax Parcel # 16-4A00.-008A-00000

#### SALE # 49 2010-3096 NATIONSTAR MORTGAGE LLC ATTY: PHELAN HALLINAN V.

## **BRYAN R. GOCHENAUER AND SUE A. GOCHENAUER**

All that certain tract of real estate lying and being situate in the Township of Letterkenny, Franklin County, Pennsylvania, having a street address of 11426 Skyline Drive, Orrstown Pa. Instrument # 2008-000157 Tax Parcel # 12-0F04.-025A-000000

#### SALE # 50 2012-3484 FEDERAL NATIONAL MORTGAGE ASSOCIATION ATTY: PHELAN HALLINAN V.

## ERIC J. BACHMAN

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 302 West Queen Street, Chambersburg, Pa. Franklin County Deed Book 2566, page 390. Tax Parcel # 05-1B64.-108-000000

SALE # 51 2011-05195 BANK OF AMERICA NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ATTY: PHELAN HALLINAN

## DEBRA ANN WHARTON PEARCE AKA DEBRA A. PEARCE AND WASSINE E. HARRAK HAJRI AKA YASSINE EL HARRAK HAJRI

All that certain tract or parcel of real estate lying and being situated in the Borough of Mercersburg, Franklin County, Pennsylvania, having a street address of 226 Linden Avenue, Mercersburg, Pa. Franklin County Deed Book Volume 3084, page 194. Tax Parcel # 14-3A52.-025A-000000

## SALE # 52 2013-1526 US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE Pennsylvania, HOUSING FINANCE AGENCY ATTY: LEON P. HALLER V.

## **COLLEEN C. MILLER**

All that certain tract of land situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 12615 Carol Avenue, Greencastle Pa. Franklin County Deed Book 2326, page 256. Tax Map # 01-0A21 Parcel 257A

SALE # 53 2013-2686 US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. , BEAR STEARNS ARM TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-9 V.

# CHRISTINA L. TEDRICK AND CHRISTOPHER M. TEDRICK

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania, having a street address of 29 Starlight Drive, Greencastle Pa. Franklin County Deed Book 2004, page 289. Tax Parcel # 08-2B03.-057.-000000

SALE # 54 CANCELLED

#### SALE # 55 2014-630 WELLS FARGO BANK NA ATTY: PHELAN HALLINAN V

## STEPHEN W. JONES AND KELLY N. JONES

All that certain tract or parcel of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 111 Lincoln Road, Chambersburg, Pa. Instrument # 201206271 Tax Parcel # 04-1G01.-074.000000

#### SALE # 56 2009-2182 JPMC SPECIALTY MORTGAGE LLC ATTY: ZUCKER GOLDBERG & ACKERMAN V. GLENN H. ZIMMERMAN

All that certain described lot of ground with improvements thereon erected, situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 11340 Punch Bowl Road, Mercersburg, Pa. Franklin County Deed Book Volume 3114, page 549. Parcel # 17-0-J16-108

#### SALE # 57 2013-4958 PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK ATTY: KML LAW GROUP V

## JESSICA A. REED AND ALEXANDER CRISTIAN REED

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 335 East Avenue, State Line, PA. Instrument # 2008-024417 Tax Parcel # 01-A32L-60

SALE # 58 2013-04401 BANK OF AMERICA NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING LP ATTY: ZUCKER GOLDBERG & ACKERMAN V.

## MELODY A. SMITH

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 743 Joy Drive, Greencastle, Pa. Instrument # 201012515 Parcel # 01-0A22-096-000000 SALE # 59 2012-4594 FEDERAL NATIONAL MORTGAGE ASSOCIATION ATTY: MARTHA E. VON ROSENSTIEL V. SHAUN R. MACWILLIAMS AND GRETCHEN C. BABENDREIER

All that tract of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6071 Greenbriar Court, Fayetteville, Pa. Franklin County Deed Book Volume 2864, page 312. Tax Parcel # 10-D23S-12F

SALE # 60 2013-4287 PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK SUCCESSOR BY MERGER TO ACCUBANC MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA ATTY: KML LAW GROUP V.

## **CHRISTOPHER B. REEVES**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 12983 Martin Lane, Blue Ridge Summit Pa. Franklin County Deed Book Volume 2823, page 362. Tax Parcel # 23-0Q20C-014

SALE # 61 2010-00997 RESIDENTIAL FUNDING REAL ESTATE HOLDINGS LLC ATTY: MEYER DARRAGH BUCKLER BEBENEK & ECK PLLC V. DAVID E. MILLER SR.

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 11880 Williamsport Pike, Greencastle, Pa. Franklin County Deed Book Volume 2174, page 263. Tax Parcel # 098

SALE # 62 2013-04873 US BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF US BANK NATIONAL ASSOCIATION ND ATTY: GRENEN & BIRSIC V.

## DAVID W. GIPE AND AMY L. GIPE

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 81 Maribeth Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1630, page 359. Parcel # 11-D-15D-2F

## SALE # 63 CANCELLED

#### **SALE # 64** 2013-2537 **US BANK NATIONAL ASSOCIATION AS TRUSTEE** FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE4, SERIES 2004-HE4 **ATTY: UDREN LAW OFFICES** V.

## **LINDA ALLEN**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 368 West Queen Street, Chambersburg, Pa. Franklin County Deed Book Volume 2353, page 092. Property I.D. # 05-1B63-38A

#### SALE # 65 2014-253 NATIONSTAR MORTGAGE LLC **ATTY: MCCABE WEISBERG & CONWAY** V.

#### **BOBBIE E. ZIMMERMAN AND RYAN W. ZIMMERMAN**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 128 Hykes Road East, Greencastle Pa. Instrument # 2004-026712 Tax I.D.# 01-0A32G-027-000000

#### **SALE # 66** 2014-1030 **MAGNOLIA PORTFOLIO LLC ATTY: JAMES SMITH DIETTERICK & CONNELLY** V. WOODS PROPERTIES

All that certain tract of land known as Parcel 2-45 as shown on a Final Land Subdivision Plan prepared by Best Angle Associates, located in the Township of Greene, Franklin County and Pennsylvania, having a street address of 985 Superior Avenue, Chambersburg, Pa. Franklin County Deed Book Volume 2004, page 32. Parcel# 09-0C03S-045

#### **SALE # 67** 2013-2337 BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING. LP **ATTY: PHELAN HALLINAN** V.

## **DONNA R. HALL**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6002 Greenbriar Terrace Fayetteville, Pa. Instrument # 10-0D23S-012M-000000

#### **SALE # 68** 2014-455 BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP FKA COUNTRYWIDE HOME LOANS SERVICING LP **ATTY: PHELAN HALLINAN** V.

## **TODD MORGAN**

All the following described real estate lying and being situate in Blue Ridge Summit in Washington Township, Franklin County, Pennsylvania, having a street address of 15135 Dutrow Avenue Blue Ridge Summit, Pa. Franklin County Deed Book Volume 3124, page 154. Tax Parcel # 23-0Q20P-021.-000000

#### TERMS

As soon as the property is knocked down to purchaser, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. If the 10% payment is not made as requested, the Sheriff will direct the auctioneer to resell the property. The balance due shall be paid NO LATER THAN JULY 21, 2014 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on FRIDAY JULY 25, 2014 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'S REAL ESTATE SALES FOR 2014

CUT-OFF NOV 1, 2013 JAN 3, 2014 MAR 7, 2014 MAY 2, 2014 JULY 4, 2014 SEPT 5, 2014

SALE DATE JAN 10, 2014 MAR 14, 2014 MAY 9, 2014 JULY 11, 2014 SEPT 12, 2014 NOV 14, 2014

6/20, 6/27, 7/4/2014