

# Franklin County Legal Journal

Vol. 32, No. 18

October 31, 2014

*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 Vivian M. Baker, late of Metal Township, Franklin County, Pennsylvania.

Personal Representatives:

Kathryn E. Ile  
16444 Mountain Green Road  
Spring Run, PA 17262  
Thomas F. Baker  
5932 Molly Pitcher Highway  
Shippensburg, PA 17257

Attorney:

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

10/31, 11/7, 11/14/2014

Estate of David G. Ballentine, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Keith D. Ballentine  
2502 Airy Hill Circle, Unit F  
Crofton, MD 21114

Attorney:

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

10/31, 11/7, 11/14/2014

Estate of Gary L. Bierley, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Annie R. Gomez Shockey  
Gomez Law Office, LLC  
151 South Main Street  
Chambersburg, PA 17201

Attorney:

Annie R. Gomez Shockey  
Gomez Law Office, LLC  
151 South Main Street  
Chambersburg, PA 17201

10/31, 11/7, 11/14/2014

Estate of Naomi R. Leshner, a/k/a Naomi Ruth Leshner, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Jay I. Leshner  
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

10/31, 11/7, 11/14/2014

Estate of Vivian S. Noll, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Carroll Miller  
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

10/31, 11/7, 11/14/2014

Estate of Joe Lee Rockholt, a/k/a Joey L. Rockholt, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Lewis H. Rockholt, Jr.  
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

10/31, 11/7, 11/14/2014

## PUBLIC NOTICES

### Second Publication

Estate of Harold L. Dentler, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Leonard C. Dentler

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

10/24, 10/31, 11/7/2014

Estate of Hazel B. Guyer, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

C. Albert Guyer

6596 Orphanage Road Colestock Center  
Waynesboro, PA 17268

Attorney:

Nancy H. Meyers

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

10/24, 10/31, 11/7/2014

Estate of Lacey Horst, a/k/a Lacey N. Horst, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Tamula Smith

c/o Walker, Connor and Spang, LLC

247 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

Michael J. Connor

Walker, Connor and Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

10/24, 10/31, 11/7/2014

Estate of John M. Keefer, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Donna M. Keefer

293 Mullen Street

P.O. Box 74

Fort Loudon, PA 17224

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

120 North Main Street

Mercersburg, PA 17236

10/24, 10/31, 11/7/2014

Estate of Ronald E. Kohli, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Cleta R. Kohli

3692 Edenville Road

Chambersburg, PA 17202

Attorney:

Eileen C. Finucane

Salzmann Hughes, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

10/24, 10/31, 11/7/2014

Estate of Patrick K. O'Toole, a/k/a Pat O'Toole, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Joseph Leon O'Toole, II

35 North Church Street

Waynesboro, PA 17268

Attorney:

J. L. Doyle

Dick, Stein, Schemel, Wine & Frey, LLP

13 West Main Street, Suite 210

Waynesboro, PA 17268

10/24, 10/31, 11/7/2014

Estate of Fred J. Rock, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Steven C. Rock

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

10/24, 10/31, 11/7/2014

Estate of Ralph E. Rubeck, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

Donna J. Young

655 Kauffman Road West

Greencastle, PA 17225

Rebecca M. Pentz

5156 Stone Bridge Road

Greencastle, PA 17225

Brenda K. Anderson

107 Springwood Avenue

St. Thomas, PA 17252

Attorney:

Joseph A. Macaluso

P.O. Box 83

Orrstown, PA 17244

10/24, 10/31, 11/7/2014

Estate of Leslie C. Statler, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Linda M. Black

186 Spruce Court

Annville, PA 17003

Attorney:

Marvin Beshore

Attorney-at-Law

130 State Street

Harrisburg, PA 17108

10/24, 10/31, 11/7/2014

Estate of Rose M. Wells, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Ginger M. Kugler

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

10/24, 10/31, 11/7/2014

## PUBLIC NOTICES

### Third Publication

Estate of Alma B. Bender, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Grace Ann Bender  
1120 Lincoln Way East  
Chambersburg, PA 17201  
David A. Bender  
1118 Lincoln Way East  
Chambersburg, PA 17201  
Charles A. Bender, Jr.  
10379 Sandy Mountain Road  
Orrstown, PA 17244

Attorney:

Wertime & Guyer LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

10/17, 10/24, 10/31/2014

Estate of P. Larry Fraker, a/k/a Paul Larry Fraker, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representatives:

Vickie L. Spidel  
2364 Appleway Road  
St. Thomas, PA 17252  
Shawn G. Fraker  
50 Cumberland Street  
Shippensburg, PA 17257

Attorney:

Joseph A. Macaluso  
P.O. Box 83  
Orrstown, PA 17244

10/17, 10/24, 10/31/2014

Estate of Mildred L. Martin, late of Franklin County, Pennsylvania.

Personal Representatives:

Orville M. Martin  
210 Unionhall Road  
Carlisle, PA 17013  
Bonita A. Crider  
4301 Maclaysmill Road  
Shippensburg, PA 17257

Attorney:

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

10/17, 10/24, 10/31/2014

Estate of Kenneth L. Peiffer, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Ronald A. Peiffer  
614 Thomas Way  
Severna Park, MD 21146  
Martha L. Owens  
1228 Independence Square  
Belcamp, MD 21017

Attorney:

J. L. Doyle  
Dick, Stein, Schemel, Wine & Frey, LLP  
13 West Main Street, Suite 210  
Waynesboro, PA 17268

10/17, 10/24, 10/31/2014

### CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation of a nonprofit corporation known as Providence Christian Academy with its registered office at 3583 Scotland Road, Scotland, Pennsylvania, 17254, were filed on October 14, 2014 in the Office of the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, under the provisions of the Corporation Law of 1988.

10/31/2014

### FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act, 54 Pa. C.S.A. 311, of the filing, with the Department of State of the Commonwealth of Pennsylvania, on September 30, 2014, of an application for a certificate for the conducting of a business under the assumed or fictitious name of GH & Associates, with its principal place of business at 12845 Williamsport Pike, Greencastle, Pennsylvania, 17225. The name and address of the entity interested in said business is Spring Grove Farms, LLC, 12845 Williamsport Pike, Greencastle, Pennsylvania, 17225.

Attorney:

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

10/31/2014

### FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Fictitious Names Act, 54 Pa. C.S.A. 311, of the filing, with the Department of State of the Commonwealth of Pennsylvania, on September 29, 2014, of an application for a certificate for the conducting of a business under the assumed or fictitious names of: Maxine's Treasure Chest Boutique, Zoo Zoo's Animal Land Creations, Glowing Moments, Sensual Secret Desires, and Himalayan Serenities, with its principal place of business at 2920 Sollenberger Drive, Chambersburg, Pennsylvania, 17202. The name and address of the entity interested in said business is J & A Emporium, LLC, 2920 Sollenberger Drive, Chambersburg, Pennsylvania, 17202.

Attorney:

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

10/31/2014

## PUBLIC NOTICES

### **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 6, 2014.

**HAYS:** First and Final account, statement of proposed distribution and notice to the creditors of Allen R. Pensinger, Executor, for the Estate of Jessie P. Hays, late of Guilford Township, Franklin County, Pennsylvania, deceased.

**HOCKERSMITH:** First and Final account, statement of proposed distribution and notice to the creditors of Thomas L. Bright, Executor for the Estate of Fred B. Hockersmith, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

**SANDERS:** First and Final account, statement of proposed distribution and notice to the creditors of Orrstown Bank, Executor for the Estate of James M. Sanders, late of Quincy Township, Franklin County, Pennsylvania, deceased.

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

10/24, 10/31/2014

### **SHERIFF'S SALE NOVEMBER 14, 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 DECEMBER 15, 2014 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

**SALE # 1, 2014-1200  
CITIFINANCIAL SERVICING LLC A DELAWARE  
LIMITED LIABILITY COMPANY  
ATTY: PHELAN HALLINAN  
V. MELISSA A. FRISBY**

All the following described real estate with improvements thereon lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 12220 Sky Hawk Drive, Waynesboro, Pa. Franklin County Deed Book Volume 2542, page 494. Tax Parcel # 23-0Q05.-136.-000000

**SALE # 2, 2014-1727  
PENNYMAC LOAN SERVICES LLC  
ATTY: PHELAN HALLINAN  
V. KATHLEEN MICHELE SULLIVAN**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 208 West 4th Street Waynesboro Pa. Franklin County Deed Book 3534, page 208. Tax Parcel # 26-5C15.-105.-000000

**SALE # 3, 2014-168  
NATIONSTAR MORTGAGE LLC  
ATTY: MILSTEAD & ASSOCIATES LLC  
V. VALERIE SCHMIDT**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 8782 Kings Road, Waynesboro Pa. Instrument # 201025943 Tax Parcel # 23-0Q07K-019-AE

**SALE # 4, 2014-1119  
HSBC BANK USA, NATIONAL ASSOCIATION AS  
TRUSTEE FOR NOMURA ASSET ACCEPTANCE  
CORPORATION ALTERNATIVE LOAN TRUST  
SEREIS 2007-2 ATTY: PHELAN HALLINAN  
V. SAMUEL T. WOODRING AND SHERRY L.  
WOODRING**

All the following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 85 Fifth Avenue Fayetteville, Pa. Instrument Number 201224035 Tax Parcel # 09-0C23N-045-000000

## PUBLIC NOTICES

**SALE # 5, 2014-1664**  
**CITIFINANCIAL SERVICING LLC A DELAWARE**  
**LIMITED LIABILITY COMPANY**  
**ATTY: PHELAN HALLINAN**  
**V. DANIEL A. KIRKPATRICK AND MARY J.**  
**MCKEEVER**

All the following described real estate situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 109 Middle Street, Waynesboro Pa. Franklin County Deed Book 877, page 242. Tax Parcel # 24-5D01-083-000000

---

**SALE # 6, 2014-1863**  
**ORRSTOWN BANK**  
**ATTY: JSDC LAW OFFICES**  
**V. DEBORAH L. MARTINDALE AND THE UNITED**  
**STATES OF AMERICA**

All that certain tract of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 160 Tobin Drive, Chambersburg, Pa. Instrument # 201118364 Parcel # 03-1C-247B

---

**SALE # 7, 2014-1702**  
**GREEN TREE SERVICING LLC**  
**ATTY: KML LAW GROUP**  
**V. TIMOTHY L. GRESS**

All the following real estate lying and being situate along the westerly side of South Potomac Street in Waynesboro, Franklin County, Pennsylvania, having a street address of 42 South Potomac Street, Waynesboro, Pa. Franklin County Deed Book 2403, page 410. Tax Parcel # 26-5C08-098

---

**SALE # 8, 2014-880**  
**PHH MORTGAGE CORPORATION FKA PHH**  
**MORTGAGE SERVICES**  
**ATTY: PHELAN HALLINAN**  
**V. PERRY N. PANAGOS**

All that certain lot or piece of ground situate in the Borough of Chambersburg, Franklin County and Commonwealth of Pennsylvania, having a street address of 949 South Coldbrook Avenue, Chambersburg, Pa. Franklin County Deed Book 2605, page 322. Tax Parcel # 06-1E42-.043-.000000

---

**SALE # 9, 2013-798**  
**WELLS FARGO BANK NA**  
**ATTY: PHELAN HALLINAN**  
**V. CINDY L. HEATON**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1103 South Coldbrook Avenue, Chambersburg Pa. Franklin County Deed Book Volume 1708, page 95. Tax Parcel # 06-1E50-025-000000

**SALE # 10, 2014-1131**  
**FLAGSTAR BANK FSB**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. CURTIS L. HARNISH AND TRUDY J. HARNISH**

All the following described three tracts of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3015 Anthony Highway, Chambersburg, Pa. Franklin County Deed Book 1519, page 100. Tax I.D. # 10-0D23D-005-.000000

---

**SALE # 11, 2013-2879**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN**  
**V. MICHAEL THOMAS MOHNEY AKA MICHAEL T.**  
**MOHNEY AND KAREN MOHNEY AKA KAREN A.**  
**MOHNEY**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 12610 Licking Creek Court Mercersburg, Pa. Instrument # 201007580 Tax Parcel # 17-0J11-102-000000

---

**SALE # 12, 2014-1487**  
**QUICKEN LOANS INC**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. JEFFREY A. BOLINGER AND JACLYN M.**  
**BOLINGER FKA JACLYN H. HILL**

All the following described real estate together with the improvements thereon erected lying and being situate on the southeast corner of South Main and Garfield Streets, at No. 660 South Main Street in the Borough of Chambersburg, Franklin County, Pennsylvania. Instrument # 2008-020258 Tax I.D. # 04-1E25-.031

---

**SALE # 13, 2014-1891**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY**  
**ATTY: STERN & EISENBERG**  
**V. JAMES D. NAUGLE**

All the following real estate lying and being situate in the Township of Lurgan Franklin County Pennsylvania, having a street address of 11864 Weaver Road Orrstown Pa. Franklin County Deed Book 3355, page 22. Parcel # 13-0G18-029A-000000

---

**SALE # 14, 2014-1726**  
**CANCELLED**

---

**SALE # 15, 2013-3080**  
**OCWEN LOAN SERVICING LLC**  
**ATTY: PHELAN HALLINAN**  
**V. CONNIE M. BASSETT AND KENNETH L.**  
**BASSETT**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1415 Millennium Drive, Chambersburg, Pa. Franklin County Deed Book 2928, page 578. Tax Parcel # 11-0E13C-056-.000000

## PUBLIC NOTICES

**SALE # 16, 2013-4849**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN**  
**V. JARED B. MOORE AND AMANDA J. MOORE**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1950 Warm Springs Road, aka 1950 Warm Spring Road, Chambersburg, Pa. Tax Parcel 11-E19-.040-.000000

---

**SALE # 17, 2012-197**  
**US BANK NATIONAL ASSOCIATION AS**  
**SUCCESSOR TRUSTEE TO BANK OF**  
**AMERICA NA AS SUCCESSOR BY MERGER**  
**TO LASALLE BANK NA AS TRUSTEE FOR**  
**THE CERTIFICATEHOLDERS OF THE MLMI**  
**TRUST MORTGAGE LOAN ASSET-BACKED**  
**CERTIFICATES SERIES 2007-HE-3**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. GREG W. RUMP AND MARY L. RUMP**

All that certain lot or piece of ground situate in Hamilton Township Franklin County Commonwealth of Pennsylvania, having a street address of 816 Lindia Drive, Chambersburg, Pa. Franklin County Deed Book 3070, page 11. Tax I.D. # 1-DE13G-048

---

**SALE # 18, 2014-1899**  
**PATRIOT FEDERAL CREDIT UNION**  
**ATTY: KORNFIELD & BENCHOFF**  
**V. JOSEPH A. COSTA AND NADINE C. COSTA**

All the following described real estate lying and being situate in Antrim Township Franklin County Pennsylvania, having a street address of 1296 Prestons Lane Greencastle Pa. Franklin County Deed Book Volume 1296, page 421. Tax Parcel # 01-A-22-125

---

**SALE # 19, 2013-917**  
**VENTURA TRUST**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. ANNE MICHELLE BUTLER**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 103 Quentin Circle, Shippensburg, Pa. Instrument# 200925060 Tax I.D. # 21-0N10C-021N-000000

---

**SALE # 20, 2014-1435**  
**NATIONSTAR MORTGAGE LLC**  
**ATTY: PHELAN HALLINAN**  
**V. EMILY S. BARR**

All that certain lot or piece of ground situate in the Greencastle Borough, County of Franklin, Commonwealth of Pennsylvania, having a street address of 179 East Walter Avenue aka 179 East Walters Avenue Greencastle, Pa. Franklin County Deed Book 2660, page 201. Tax Parcel # 08-2B14-.004A-000000

**SALE # 21, 2013-795**  
**WELLS FARGO BANK NA**  
**ATTY: PHELAN HALLINAN**  
**V. GLORIA JEAN BOWLES**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 9803 Olde Scotland Road, Shippensburg, Pa. Franklin County Deed Book Volume 2552, page 345. Tax Parcel # 21-0N11-080.000000

---

**SALE # 22, 2012-2464**  
**BANK OF AMERICA NA**  
**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, Pa having a street address of 11484 Buhman Drive, Waynesboro, Pa. Franklin County Deed Book 3608, page 544. Tax I.D. # 23-Q7-056

---

**SALE # 23, 2013-5124**  
**WELLS FARGO BANK NA**  
**ATTY: ZUCKER GOLDBERG & ACKERMAN**  
**V. CYNTHIA D. RAY AND CHRISTOPHER T. RAY**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 5529 Greenville Road, Chambersburg, Pa. Franklin County Deed Book Volume 2251, page 529. Parcel # 09-0C04P-012-000000

---

**SALE # 24, 2014-384**  
**QUICKEN LOANS INC**  
**ATTY: MCCABE WEISBERG & CONWAY**  
**V. JOSEPH F. MACEIRA AND FAITH E. MACEIRA**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 670 Harrison Drive, Chambersburg, Pa. Instrument# 201115031 Tax I.D.# 05-113-31-7

---

**SALE # 25, 2014-1436**  
**PHH MORTGAGE CORPORATION**  
**ATTY: PHELAN HALLINAN**  
**V. STACEY L. COLDSMITH AND DONALD J.**  
**COLDSMITH**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 2805 East Weaver Road aka 2805 Weaver Road Greencastle, Pa. Franklin County Deed Book Volume 1449, page 466. Tax Parcel # 01-0A21-.021B-000000

## PUBLIC NOTICES

**SALE # 26, 2014-1938  
MANUFACTURERS AND TRADERS TRUST  
COMPANY ATTY: THE LAMM GROUP  
V. MARSHALL A. DAY AND TRESSIA S. DAY**

All those three (3) tracts or parcels of real estate lying and being situate in the Village of Dry Run, Fannett Township, Franklin County, Pennsylvania, having a street addresses of 18801 Dry Run (personal care home), 18793 Main Street Dry Run (personal care home) Franklin County Deed Book Volume 1876, page 439. Parcels 07-0B18R-011 and 07-0B18R-013

**SALE # 27, 2014-1741  
M&T BANK  
ATTY: KML LAW GROUP  
V. JENNIFER S. KELLER AND ALLEN M.  
TRITAPOE**

All the following described two (2) tracts of real estate, being known and numbered as 572 Sollenberger Road, lying and being situate in Hamilton Township, Franklin County, Pennsylvania. Instrument # 201104650 Tax Parcel 11-0E-13-032

**SALE # 28, 2014-2189  
M&T BANK  
ATTY: KML LAW GROUP  
V. RICHARD C. MCCULLOUGH AND JENNIFER J.  
MCCULLOUGH**

All the following described real estate lying and being situate in the Borough of Chambersburg, County of Franklin, Commonwealth of Pennsylvania, having a street address of 528 North Franklin Street, Chambersburg, Pa. Franklin County Deed Book 1539, page 106. Tax Parcel # 05-1B32-038

**SALE # 29, 2014-2120  
US BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR LEHMAN XS TRUST MORTGAGE PASS-  
THROUGH CERTIFICATES SERIES 2006-16N BY  
ITS SERVICER OCWEN LOAN SERVICING LLC  
ATTY: STERN & EISENBERG  
V. AMY JOHNSON**

All that tract of land lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 512 Bracken Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3214, page 230. Parcel # 02-1C06-032-00000

**SALE # 30, 2014-1692  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN  
V. DOUGLAS A. BREON AND TAMMY L. BREON**

All the following real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 410 Wolf Avenue, Chambersburg, Pa. Franklin County Deed Book 3078, page 61. Tax Parcel # 02-1C33-.050.-000000

**SALE # 31, 2014-2233  
PNC BANK NA  
ATTY: UDREN LAW OFFICES  
V.  
JENNIFER J. DOYKA AND WILLIAM S. DOYKA JR.**

All that parcel of land in Township of St. Thomas, Franklin County, Commonwealth of Pennsylvania, having a street address of 6710 Town Drive, Saint Thomas, Pa. Franklin County Deed Book 1350, page 227. Property I.D. # 20-M14-94

**SALE # 32, 2014-2130  
BRANCH BANKING AND TRUST COMPANY  
ATTY: PHELAN HALLINAN  
V. JONATHAN D. MOORE AND JENNIFER R.  
MOORE**

All the following described two adjoining tracts of real estate, together with the improvements thereon erected lying and being situate on the Southwest side of Cumberland Avenue in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 426 Cumberland Avenue, Chambersburg, Pa. Franklin County Deed Book 1615, page 493. Tax Parcel # 06-1E42.-114.-000000

**SALE # 33, 2013-3553  
JPMORGAN CHASE BANK NATIONAL  
ASSOCIATION  
ATTY: PHELAN HALLINAN  
V. BRADLEY C. RUNK AKA BRADLEY CARL  
RUNK AND MAMIE A. RUNK AKA MAMIE  
ANNETTE RUNK**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 9873 McCreary Road, Shippensburg, Pa. Franklin County Deed Book 3155, page 340. Tax Parcel # 21-0N10.-10-180.-0000

**SALE # 35, 2013-3876  
US BANK NATIONAL ASSOCIATION C/O US BANK  
HOME MORTGAGE DIRECT REFERRED  
ATTY: POWERS KIRN & JAVARDIAN  
V. RAQUEL A. CHARROIS**

All the following described real estate lying and being situate in the Greene Township, Franklin County, Pennsylvania, having a street address of 2866 Galaxy Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3411, page 280. Parcel # 09-0C19.-410.-000000

**SALE # 36, 2014-1210  
RESIDENTIAL CREDIT SOLUTIONS  
ATTY: MCCABE WEISBERG & CONWAY  
V. EARL R. PRICE JR. AND LOIS E. STALEY AKA  
LOIS E. PRICE**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 11398 Stull Road, Greencastle Pa. Instrument # 201117790 Tax I.D.# 01-0A19.-018

## PUBLIC NOTICES

**SALE # 37, 2014-1752  
BRANCH BANKING AND TRUST COMPANY  
ATTY: PHELAN HALLINAN  
V. MULLENDORE M. SHANNON AND PAUL S.  
HARTER**

All that certain lot or piece of ground situate in the Township of Guilford, County of Franklin, Commonwealth of Pennsylvania, having a street address of 121 Pheasant Circle, Chambersburg, Pa. Franklin County Deed Book 2883, page 358. Tax Parcel # 10-0D05P-090A-000000

**SALE # 38, 2012-3773  
PHH MORTGAGE CORPORATION DBA ERA  
MORTGAGE  
ATTY: PHELAN HALLINAN  
V. MICHAEL S. OROSZ**

All the following described real estate locally known as 502 East Baltimore Street, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2347, page 321 Tax Parcel # 08-2B30-.062-.000000

**SALE # 39, 2014-1188  
BANK OF AMERICA NA  
ATTY: KML LAW GROUP PC  
V. AMY R. SCHREIBER**

All that real estate lying and being situate in Hamilton Township, Franklin County, Commonwealth of Pennsylvania, having a street address of 98 Nottingham Drive, Chambersburg, Pa. Franklin County Deed Book 3615, page 80. Tax Parcel # 11-0E10-223

**SALE # 40, 2014-1269  
CENTRAL MORTGAGE COMPANY  
ATTY: RICHARD SQUIRE  
V. BARBARA A. CLOPPER**

All that tract of real estate lying and being situated along the westerly side of Philadelphia Avenue in the Borough of Waynesboro, Franklin County, Pennsylvania, improved with a dwelling known as 226 Philadelphia Avenue, Chambersburg Pa. Instrument # 2008002478 Parcel # 26-5C24-047

**SALE # 41, 2013-4190  
ROUNDPOINT MORTGAGE SERVICING  
CORPORATION  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V. SYLVIA J. MORRIS AND CARLIN W. MORRIS**

All the following described tract of real estate lying and being situate in the Township of Greene, County of Franklin, Commonwealth of Pennsylvania, having a street address of 5670 Lincoln Way East, Fayetteville, Pa. Franklin County Deed Book 2196, page 187. Parcel # 09-0C26H-060-000000

**SALE # 42, 2012-1332  
BANK OF AMERICA NA SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING LP  
FKA COUNTRYWIDE HOME LOANS SERVICING  
LP  
ATTY: PHELAN HALLINAN  
V. JOSEPH C. HAWKINS**

All that certain tract or parcel of land situate in the Township of Washington, Franklin County and the Commonwealth of Pennsylvania, having a street address of 11630 Blue Mountain Drive, Waynesboro, Pa. Franklin County Deed Book 3500, page 484 Tax Parcel # 23-0Q13-.390-.000000

**SALE # 43, 2014-544  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ATTY: MARTHA VON ROSENSTIEL  
V. DIRK A. ROWE AND SHERRY L. SACREY**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 7000 Slabtown Road, Waynesboro Pa. Franklin County Deed Book 3042, page 1. Parcel # 19.0L08-.222-.000000

**SALE # 44, 2014-729  
PNC BANK NA  
ATTY: UDREN LAW OFFICES  
V. MIRANDA L. BEAVER AKA MIRANDA I. BEAVER  
AKA MIRANDA IRENE BEAVER AND DAVID J.  
BEAVER AKA DAVID J. BEAVER JR.**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1920 Maraposa Drive, Chambersburg, Pa. Franklin County Deed Book 1942, page 455. Property I.D.# 11-0E15D 008D

**SALE # 45, 2014-2346  
NATIONSTAR MORTGAGE LLC  
ATTY: KML LAW GROUP  
V. DAVID R. GROFT AKA DAVID R. GROFT JR.**

All that certain parcel of land situate in the Borough of Mont Alto, County of Franklin, Commonwealth of Pennsylvania, having a street address of 40 Reynolds Avenue, Mont Alto, Pa. Franklin County Deed Book 1765, page 263 Tax Parcel # 16-4A53-029

**SALE # 46, 2014-2112  
THE BANK OF NEW YORK MELLON TRUST  
COMPANY NA AS TRUSTEE ON BEHALF OF  
CWABS INC ASSET BACKED CERTIFICATES  
TRUST 2005-17 ATTY: KML LAW GROUP  
V. STANLEY MAIN**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 9197 Heisey Road, Mercersburg, Pa. Franklin County Deed Book 2347, page 348 Tax Parcel # 17-0J08-079

## PUBLIC NOTICES

**SALE # 47, 2014-1335**  
**THE BANK OF NEW YORK MELLON FORMERLY**  
**KNOWN AS THE BANK OF NEW YORK**  
**SUCCESSOR TO JP MORGAN CHASE BANK**  
**NA AS INDENTURE TRUSTEE FOR SB1 HELOC**  
**TRUST 2006- BY ITS AGENT SUCQUEHANNA**  
**BANSCHARES INC**  
**ATTY: BARLEY SNYDER**  
**V. JAMES R. DERRICK AND NANCY O. DERRICK**

All that track of real estate together with the improvements erected thereon known as 45 Eastland Circle, lying and being situate in Washington Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1154, page 591. Tax Map 23-0Q12K, Parcel 008

**SALE # 48, 2014-2300**  
**JPMORGAN CHASE BANK NATIONAL**  
**ASSOCIATION**  
**ATTY: SHAPIRO & DENARDO**  
**V. DAVID E. STEWART**

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1015 Belair Drive, Chambersburg, Pa. Deed Instrument # 200918793 Tax Parcel # 11-0E17-264

**SALE # 49, 2014-973**  
**GREEN TREE SERVICING LLC**  
**ATTY: GREGORY JAVARDIAN**  
**V. LAURA A. HAHN AND DENNIS W. HAHN JR.**

All the following described real estate composed of two tracts and lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 7795 Creager Road, Waynesboro, Pa. Franklin County Deed Book 2855, page 25. Parcel #19-0L13Q-060

**SALE # 50, 2014-2152**  
**PENNYMAC LOAN SERVICE LLC**  
**ATTY: PHELAN HALLINAN**  
**V. MARK R. CAUDLE**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 28 Fairview Avenue, Waynesboro, Pa. Instrument # 2009-000502 Tax Parcel # 26-5A63-.041.-000000

**SALE # 51, 2014-966**  
**MIDFIRST BANK**  
**ATTY: PURCELL KRUG & HALLER**  
**V. RAVEN A. GENNARO**

All that certain lot or piece of ground situate in Chambersburg Borough, County of Franklin, Commonwealth of Pennsylvania, having a street address of 1424 Hollywell Avenue, Chambersburg, Pa. Franklin County Deed Book 288C, page 852. Tax Map # 04-1G00S-002B

**SALE # 52, 2014-2218**  
**US BANK NATIONAL ASSOCIATION AS TRUSTEE**  
**FOR THE PENNSYLVANIA HOUSING FINANCE**  
**AGENCY**  
**ATTY: PURCELL KRUG & HALLER**  
**V. FLORENCE E. CANO AND FRANCISCO U.**  
**CANO**

All that certain lot or piece of ground situate in Guilford Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 1598 Meadow Green Lane, Chambersburg, Pa. Instrument # 2011-5625 Tax Map 10-0D09-215

### 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 14, 2014 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on MONDAY DECEMBER 29, 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	SALE DATE
NOV 1, 2013	JAN 10, 2014
JAN 3, 2014	MAR 14, 2014
MAR 7, 2014	MAY 9, 2014
MAY 2, 2014	JULY 11, 2014
JULY 4, 2014	SEPT 12, 2014
SEPT 5, 2014	NOV 14, 2014

10/24, 10/31, 11/7/2014