

Franklin County Legal Journal

Vol. 28, No. 8

August 27, 2010

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.

39th Judicial District of Pennsylvania Court Calendar for the Week of August 30, 2010

Monday, August 30

- 9 a.m. — Knott v. Roth, MD, civil pretrial conference
- 9 a.m. — Long v. Rhodes, scheduling conference
- 9 a.m. — In Re: Plank, orphans' court matter
- 9 a.m. — Commonwealth v. Thomas, jury trial
- 9 a.m. — Yeager v. Miller, civil pretrial conference
- 10 a.m. — Kimmel Insurance & Financial Services v. Monn, civil pretrial conference
- 10 a.m. — Martin v. Corderman, civil scheduling conference
- 10 a.m. — Robison v. Cook, custody pretrial conference
- 10 a.m. — Laidig v. Stake, civil pretrial conference
- 11 a.m. — Reeder v. Modnur Pharmacy Inc., civil pretrial conference
- 11 a.m. — Farley v. Craig, et al., civil pretrial conference
- 11 a.m. — Walker v. Walker, custody petition for special relief
- 11 a.m. — Bench warrants
- 1:30 p.m. — Commonwealth v. Norris, omnibus motion
- 1:30 p.m. — Commonwealth v. Horton, omnibus motion
- 1:30 p.m. — Commonwealth v. Uglow, omnibus motion
- 1:30 p.m. — Commonwealth v. Young, PCRA hearing
- 2 p.m. — Mellott v. Shively Motors Inc., argument
- 3 p.m. — In Re: Estate of Rosenberry, petition for settlement of small estate
- 3 p.m. — Haney IV v. Haney, custody pretrial conference
- 3:30 p.m. — One adoption hearing
- 4 p.m. — One adoption hearing
- 4 p.m. — Bonner v. Stafford, civil scheduling conference

Tuesday, August 31

- 9 a.m. — Support contempts/appeals
- 9 a.m. — Commonwealth v. Thomas, jury trial continues
- 9 a.m. — Commonwealth v. Robinson, jury trial
- 9 a.m. — Fulton County miscellaneous court
- 10 a.m. — Messinger v. Davis, custody petition for special relief
- 3 p.m. — In Re: Estate of Sellers Sr., scheduling conference

Court Calendar continued on inside

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 Garry L. Brechbiel, late of Peters Township, Franklin County, Pennsylvania.

Personal representative:
Linda M. Brechbiel
5564 Oakwood Drive
Mercersburg, PA 17236
Attorney:
Steiger and Steiger
120 N. Main St.
Mercersburg, PA 17236

8/27,9/3,9/10/2010

Estate of Mary Jane Hess, late of Greene Township, Franklin County, Pennsylvania.

Personal representatives:
Saundra K. Hess
726 Fir Spring Drive
Waynesboro, PA 17268
and
Michael L. Hess
8179 Shank Hess Road
Waynesboro, PA 17268
and
Randal L. Hess
309 E. Queen St., Apt. B
Chambersburg, PA 17201
Attorney:
Timothy W. Misner
39 S. Broad St.
Waynesboro, PA 17268

8/27,9/3,9/10/2010

Estate of Maxine G. Mentzer, a/k/a Maxine Geraldine Mentzer, late of Quincy Township, Franklin County, Pennsylvania.

Personal representatives:
Rodney A. Mentzer
9744 Mentzer Gap Road
Waynesboro, PA 17268
and
Barbara S. Wetzel
10486 Fish & Game Road
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 S. Broad St.
Waynesboro, PA 17268

8/27,9/3,9/10/2010

Estate of Olive E. Rotz, late of Antrim Township, Franklin County, Pennsylvania.

Personal representative:
Richard C. Rotz
7541 Browns Mill Road
Chambersburg, PA 17202
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
239 E. Main St.
Waynesboro, PA 17268

8/27,9/3,9/10/2010

Estate of Marlin S. Yeager, a/k/a Marlin Shetter Yeager, late of Hamilton Township, Franklin County, Pennsylvania.

Personal representative:
Dwight L. Martin
18321 Dry Run Road West
Spring Run, PA 17262
Attorney:
Joel R. Zullinger
Zullinger-Davis, P.C.
14 N. Main St., Suite 200
Chambersburg, PA 17201

8/17,9/3,9/10/2010

Second Publication

Estate of Earl Adams, a/k/a Earl Adams Jr., late of Greene Township, Franklin County, Pennsylvania.

Personal representative:
Leanne M. Neveil
1556 Park Terrace Drive
Chambersburg, PA 17202
Attorney:
Edward I. Steckel
14 N. Main St., Suite 412
Chambersburg, PA 17201

8/20,8/27,9/3/2010

Estate of Leslie C. Dubbs, late of Southampton Township, Franklin County, Pennsylvania.

Personal representative:
James B. Dubbs
10815 Mountain Road
Orrstown, PA 17244
Attorney:
H. Anthony Adams
49 W. Orange St., Suite 3
Shippensburg, PA 17257

8/20,8/27,9/3/2010

Estate of Garnet A. Heckman, a/k/a Garnet Arthur Heckman, late of Hamilton Township, Franklin County, Pennsylvania.

Personal representative:
Jeffrey L. Heckman
P.O. Box 2
Rehlersburg, PA 19550
Attorney:
Wertime & Guyer LLP
35 N. Carlisle St., Suite A
Greencastle, PA 17225

8/20,8/27,9/3/2010

PUBLIC NOTICES

Estate of Dolores G. Murphy, late of Waynesboro,
Franklin County, Pennsylvania.

Personal representatives:

Vincent Murphy

8680 Mormon Church Road

Waynesboro, PA 17268

and

Teresa L. Murphy

3461 Barr Road

Greencastle, PA 17225

and

Dolores M. Murphy

14 Lincoln Ave.

Waynesboro, PA 17268

Attorney:

Timothy W. Misner

39 S. Broad St.

Waynesboro, PA 17268

8/20,8/27,9/3/2010

Estate of John W. Murphy, a/k/a John W. Murphy Jr.,
a/k/a John William Murphy, late of Guilford Township,
Franklin County, Pennsylvania.

Personal representative:

Richard L. Murphy

2365 Adin Lane

Chambersburg, PA 17202

Attorney:

None

8/20,8/27,9/3/2010

Estate of Gerald P. Novak, late of Chambersburg,
Franklin County, Pennsylvania.

Personal representative:

Shirley Novak

2200 Ivan Road

Chambersburg, PA 17202

Attorney:

Mark A. Mateya

55 W. Church Ave.

Carlisle, PA 17013

8/20,8/27,9/3/2010

Estate of Deborah J. Shatzler, late of Guilford Township,
Franklin County, Pennsylvania.

Personal representative:

Farmers & Merchants Trust Co. of Chambersburg

P.O. Box 6010

Chambersburg, PA 17201

Attorney:

Courtney J. Graham

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

8/20,8/27,9/3/2010

Estate of Mary Jane Weagly, late of Waynesboro,
Franklin County, Pennsylvania.

Personal representative:

Victoria C. Weagly

185 Sojourner Lane

Shepherdstown, WV 25443

Attorney:

Julie G. Dorsett

39 N. Second St.

P.O. Box 362

Chambersburg, PA 17201

8/20,8/27,9/3/2010

Estate of Randall A. Wimmer Sr., late of Metal Township,
Franklin County, Pennsylvania.

Personal representative:

Jacob W. Wimmer

14115 Forge Hill Road

P.O. Box 154

Roxbury, PA 17151-0154

Attorney:

Cindy Lou Franke

1035 Ragged Edge Road

Chambersburg, PA 17202-9709

8/20,8/27,9/3/2010

Third Publication

Estate of Eugene Del Prete, late of Letterkenny
Township, Franklin County, Pennsylvania.

Personal representative:

Wayne Lee Del Prete

c/o Weinstein Law Offices PC

705 W. DeKalb Pike

King of Prussia, PA 19406

Attorney:

Brett B. Weinstein

Weinstein Law Offices PC

705 W. DeKalb Pike

King of Prussia, PA 19406

8/13,8/20,8/27/2010

Estate of Helen S. Fry, a/k/a Helen Geraldine Fry, late of
Quincy Township, Franklin County, Pennsylvania.

Personal representative:

R. Thomas Murphy

2005 E. Main St.

Waynesboro, PA 17268

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

2005 E. Main St.

Waynesboro, PA 17268

8/13,8/20,8/27/2010

Estate of Robert Granville Hill, late of Washington
Township, Franklin County, Pennsylvania.

Personal representative:

Carl Frick Hill, a/k/a Carl Frick

15351 Norwood Ave.

Blue Ridge Summit, PA 17214

Attorney:

Jerrold A. Sulcove

82 W. Queen St.

Chambersburg, PA 17201

8/13,8/20,8/27/2010

Estate of Marie A. Hockenberry, late of Metal Township,
Franklin County, Pennsylvania.

Personal representative:

Perry M. Hockenberry

c/o Redding Law Office

19 N. Main St.

Chambersburg, PA 17201

Attorney:

Patrick J. Redding

Redding Law Office

19 N. Main St.

Chambersburg, PA 17201

8/13,8/20,8/27/2010

PUBLIC NOTICES

Estate of Joseph Burns Kadel Jr., a/k/a Joseph B. Kadel Jr. and J.B. Kadel Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal representative:

Susan R. Harrison
3816 N. Dittmar Road
Arlington, VA 22207

Attorney:

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

8/13,8/20,8/27/2010

Estate of James H. Schall, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:

James M. Schall
417 Valley View Drive
McConnellsburg, PA 17233

Attorney:

James M. Schall
Schall and Bard, LLC
119 N. Second St.
McConnellsburg, PA 17233

8/13,8/20,8/27/2010

Estate of Liborio Serravalle, late of Greene Township, Franklin County, Pennsylvania.

Personal representatives:

Denise M. McCarthy
15301 Surrey House
Centreville, VA 20120
and

Janet L. Slack
2226 Pikeside Drive
Greencastle, PA 17225

Attorney:

Robert C. Schollaert
82 W. Queen St.
Chambersburg, PA 17201

8/13,8/20,8/27/2010

Estate of Franklin L. Suders Sr., late of Guilford Township, Franklin County, Pennsylvania.

Personal representative:

Judith A. Shank
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

Attorney:

R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

8/13,8/20,8/27/2010

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on August 13, 2010.

The name of the corporation is Buchanan Trail Auto & Tire Sales, Inc.

The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

Timothy W. Misner, attorney
39 S. Broad St.
Waynesboro, PA 17268

8/27/2010

CORPORATION NOTICE

Notice is hereby given that a corporation by the name of Hollowell Express, Inc., has filed its Articles of Incorporation with the Pennsylvania State Department and has been organized under the provisions of the Business Corporation Law of 1988, the Act of December 21, 1988, P.L. 1444, as amended.

Hollowell Express, Inc.
15308 Hollowell Church Road
Waynesboro, PA 17268

Paul T. Schemel, attorney
Dick, Stein, Schemel, Wine & Frey, LLP
13 W. Main St., Suite 210
Waynesboro, PA 17268

8/27/2010

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed on May 21, 2010, with the Department of State in the Commonwealth of Pennsylvania with respect to a corporation that has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Pure and Simple Life, Inc.

Clinton T. Barkdoll, attorney
Kulla, Barkdoll, Ullman & Painter, P.C.
9 E. Main St.
Waynesboro, PA 17268

8/27/2010

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed on July 27, 2010, with the Department of State in the Commonwealth of Pennsylvania with respect to a corporation that has been incorporated under the NonProfit Corporation Law of 1988. The name of the corporation is Waynesboro Business & Community Partnership, Inc.

Clinton T. Barkdoll, attorney
Kulla, Barkdoll, Ullman & Painter, P.C.
9 E. Main St.
Waynesboro, PA 17268

8/27/2010

PUBLIC NOTICES

**WILLIAM REATH, Plaintiff, v. JOHN
BAUSERMAN, Defendant
IN THE COURT OF COMMON PLEAS
OF THE 39TH JUDICIAL DISTRICT OF
PENNSYLVANIA, FRANKLIN COUNTY
BRANCH
NO. 1148 OF 1978
TO: WILLIAM REATH**

Defendant John Bauserman has filed a Petition with the Court seeking to have the judgment in the amount of \$843.00 entered against him by you on July 18, 1978, satisfied of record. Defendant John Bauserman states that the judgment amount has already been paid but was inadvertently not satisfied of record. The Court has issued a rule upon Plaintiff William Reath to show cause why the Petitioner is not entitled to the relief requested, i.e., to have the judgment satisfied of record.

The rule to show cause is returnable by the filing of a verified Answer to the Petition no later than twenty (20) days following service of notice by publication upon the Respondent William Reath.

NOTICE

If you wish to defend against the Petition to Satisfy Judgment, you must file a written appearance personally or by attorney and file a verified Answer setting out your defenses or objections to the Petition in writing with the Court. You are warned that if you fail to do so the case may proceed without you, and the judgment entered by you may be satisfied without further notice as requested by Petitioner. You may lose money or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Pennsylvania Bar Association
Lawyer Referral Service
Telephone 1-800-692-7375 (PA ONLY)
or 717-238-6807

Sally J. Winder, attorney for petitioner
P.O. Box 341
Newville, PA 17241

8/27/2010

**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 on September 2, 2010:

LEITER: First and final account, statement of proposed distribution and notice to the creditors of Manufacturers and Traders Trust Company, successor to Allfirst Trust Company of PA, N.A., successor to Dauphin Deposit Bank and Trust Company, successor to Valleybank and Trust Company, successor to National Bank of Chambersburg, as trustee under item VI of the will of William W. Leiter for the benefit of William Ivan Leiter (who died July 21, 2009) and for subsequent distribution under item VII of the will of William W. Leiter, late of Greencastle, Franklin County, Pennsylvania.

McCLEARY: First and final account, statement of proposed distribution and notice to the creditors of Harry Golden, executor for the estate of Jane Marie McCleary, late of Guilford Township, Franklin County, Pennsylvania.

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

8/20,8/27/2010

PUBLIC NOTICES

SHERIFF'S SALE September 10, 2010

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, Third Floor, Jury Assembly Room, Chambersburg, Pennsylvania, at 1 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 October 11, 2010, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within twenty (20) days thereafter.

SALE #1

CANCELLED

SALE #2 2010-827

**BAC HOME LOANS SERVICING, LP
V.**

**ERIC R. CRIDER
ATTY: PHELAN HALLINAN & SCHMIEG**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1561 Meadow Green Lane, Chambersburg, Pa. Franklin County Deed Book Volume 2304, Page 262. Tax Parcel #10-0D09-183.-000000.

SALE #3 2010-1489

**CHASE HOME FINANCE LLC
V.**

**YEVGENIY BRODOV AND LYUBOV BRODOVA
ATTY: SHAPIRO & DENARDO**

Being known and designated as Lot 50, Phase III, on a Final Plot of subdivision of land for "Hawkstone Phase III," having a street address of 12240 Red Hawk Drive, Waynesboro, Pa. Franklin County Deed Book Volume 3160, Page 442. Tax Parcel #23-Q5160.

SALE #4 2010-630

**RBS CITIZENS NA, ET AL.
V.**

**JAMES SCOTT YEATTER
ATTY: PHELAN HALLINAN & SCHMIEG**

All the following real estate with the improvements thereon erected, lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 6366 Marsh Road, Waynesboro, Pa. Franklin County Deed Book Volume 3402, Page 215. Tax Parcel #23-0Q11.-027A.-000000.

SALE #5 2009-938

**CHASE HOME FINANCE LLC
V.**

**ALAN L. BRAINARD JR. AND BONNIE J. BRAINARD
ATTY: GRENNEN & BIRSIC**

All the following described real estate situated in Waynesboro Borough, Franklin County, Pennsylvania, having erected thereon a dwelling being known and numbered as 302 Tritle Ave., Waynesboro, Pa. Instrument #2008-000043, Parcel #25-5A39-072.

SALE #6 2010-1262

**DEUTSCHE BANK NATIONAL TRUST, ET AL.
V.**

**RUBY DITCH AND LEE A. DITCH
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER**

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 9923 Mentzer Gap Road, Waynesboro, Pa. Franklin County Deed Book Volume 641, Page 985. Tax Parcel #23-0Q08-003.

SALE #7 2009-4572

**NATIONAL CITY MORTGAGE
V.**

**MATTHEW J. RHYNE AND LAURA B. RHYNE
ATTY: VITTI & VITTI & ASSOCIATES**

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 408 W. Sixth St., Waynesboro, Pa. Franklin County Deed Book Volume 3489, Page 552. Tax Parcel #26-5C22-047.

SALE #8 2010-138

**JPMC SPECIALTY MORTGAGE
V.**

**ANDY W. STOUFFER AND MICHELLE R.
STOUFFER
ATTY: ZUCKER GOLDBERG & ACKERMAN**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 408 McIntosh Court, Shippensburg, Pa. Franklin County Deed Book Volume 2112, Page 119. Tax Parcel #21-0N17-319.

SALE #9

CANCELLED

PUBLIC NOTICES

SALE #10
2010-734

DEUTSCHE BANK NATIONAL TRUST COMPANY,
ET AL.
V.

JEFFERY J. SUMPTER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, locally known as 14854 Robinhood Circle, lying and being situate in Antrim Township, Franklin County, Pennsylvania. Instrument #2006-010908. Tax Parcel #1-A328-47.

SALE #11
2010-994

CHASE HOME FINANCE LLC
V.

WILLIAM E. KOONS AND DANIELLE R. KOONS
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, locally known as 13 Penn St., located in Waynesboro Borough, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1180, Page 518. Tax Parcel #25-5B57-46.-000000.

SALE #12
2009-174

BAC HOME LOANS SERVICING LP
V.

MARK D. BLAES AND LEANNE D. BLAES
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 13296 Scott Road, Waynesboro, Pa. Franklin County Deed Book Volume 2775, Page 300. Tax Parcel #23-0Q10.-090.

SALE #13
2009-2222

US BANK NATIONAL ASSOCIATION, ET AL.
V.

ANGELA G. EAST
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 5820 Front St., Marion, Pa. Franklin County Deed Book Volume 2070, Page 88. Tax Parcel #10-0D27A-037.-000000.

SALE #14
2007-4062

DEUTSCHE BANK NATIONAL TRUST COMPANY,
ET AL.
V.

KENNETH L. PRYOR
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described real estate situate in Washington Township, Franklin County, Pennsylvania, having a street address of 7583 Lyons Road, Waynesboro, Pa. Franklin County Deed Book Volume 3368, Page 125. Tax Parcel #s 23-Q-17-16, 23-Q-17-16LO, 23-Q-17-16LO and 23-Q-17.

SALE #15
2009-3133

METLIFE HOME LOANS, A DIVISION OF METLIFE
BANK NA
V.

RONALD W. THOMPSON JR. AND DESIREE
THOMPSON
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain lot or piece of ground situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 6240 Bettiker Lane, St. Thomas, Pa. Franklin County Deed Book Volume 3499, Page 62. Tax Parcel #20-0M18.-220.-000000.

SALE #16
2010-917

JP MORGAN CHASE BANK NA, ET AL.
V.

CYNTHIA ORR AND JAMES ORR
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that certain parcel of land situate in Greene Township, Franklin County, Pennsylvania, having a street address of 5169 Conocodell Road, Fayetteville, Pa. Franklin County Deed Book Volume 1283, Page 24. Tax Parcel #09-0C26-065.

SALE #17
2009-5708

PHH MORTGAGE CORPORATION
V.

HECTOR MELENDEZ SALGADO AND HILDA
MELENDEZ
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3708 Mountain Shadow Drive, Fayetteville, Pa. Franklin County Deed Book Volume 3404, Page 332. Tax Parcel #09-0C-23C-019C.

PUBLIC NOTICES

SALE #18
2008-2531
CHASE HOME FINANCE LLC
V.

BRYAN E. REITZ
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 7895 Stump Run Road, Fayetteville, Pa. Franklin County Deed Book Volume 3095, Page 107. Tax Parcel #09-0C27-.242.-000000. Reference #09-0C29-.031.-000000.

SALE #19
2010-613
BAC HOME LOANS SERVICING LP
V.

WILLIAM EDGAR BARNHART III AND ALECHA
MICHELLE BINGAMAN
ATTY: PHELAN HALLINAN & SCHMIEG

All those certain tracts of real estate lying and being situate in Mont Alto Borough, Franklin County, Pennsylvania, having a street address of 225 S. Main St., Mont Alto, Pa. Franklin County Deed Book Volume 3457, Page 183. Tax Parcel #16-4A44-.023.-000000.

SALE #20
2010-1352
JPMC SPECIALTY MORTGAGE LLC
V.
JUAN P. RIOJAS
ATTY: SHAPIRO & DENARDO

All that certain real estate, together with any improvements thereon, situated in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 502 S. Main St., Chambersburg, Pa. Franklin County Deed Book Volume 2244, Page 3. Parcel #29, Map 04-1E17.

SALE #21
2010-548
PHH MORTGAGE CORPORATION
V.
NATHAN K. HOCKENBERRY AND AUBREY L.
HOCKENBERRY
ATTY: SHAPIRO & DENARDO

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1390 Third St., Chambersburg, Pa. Franklin County Deed Instrument #2008-020023. Parcel #09-0C13.

SALE #22
2010-1394
HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY
V.

DONOVAN L. HOOVER AND HEATHER J. HOOVER
ATTY: UDREN LAW OFFICES

All the following real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 218 W. Vine St., Chambersburg, Pa. Franklin County Deed Book Volume 2589, Page 382. Property ID #001, Tax Map #02-1C26.

SALE #23
2010-697
BAC HOME LOANS SERVICING LP
V.
RUSSELL WARD EICHER, A/K/A RUSSELL W.
EICHER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11002 Weatherstone Drive, Waynesboro, Pa. Franklin County Deed Book Volume 2264, Page 307. Tax Parcel #23-0Q08-.468.-000000.

SALE #24
2010-1332
THE BANK OF NEW YORK MELLON, ET AL.
V.
LEONARD J. DONNELLY AND JACQUELINE A.
DONNELLY
ATTY: PARKER MCCAY P.A.

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 13 W. North St., Waynesboro, Pa. Franklin County Deed Book Volume 2717, Page 278. Tax Parcel #25-5B57-.083.-000000.

SALE #25
2009-4285
JP MORGAN CHASE BANK NA, ET AL.
V.
DEBRA HORNBERGER AND JOEL ANASDLEN
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 1017 Celeste Drive, Shippensburg, Pa. Instrument #2008-018144. Parcel ID #21-0N10C-010C.

PUBLIC NOTICES

SALE #26
2010-1261
BANK OF AMERICA, ET AL.
V.

AARON C. SHAFFER, JEARRY L. SHAFFER AND
JANICE S. SHAFFER
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described real estate situate in Washington Township, Franklin County, Pennsylvania, having a street address of 8749 Picadilly Circle, Waynesboro, Pa. Franklin County Deed Book Volume 1884, Page 35. Tax Parcel #23-0Q07K-006E.

SALE #27
2009-762
NATIONSTAR MORTGAGE LLC
V.

JEFFREY L. MOATS, A/K/A JEFF L. MOATS,
A/K/A JEFFREY LYNN MOATS, AND DEBORAH K.
MOATS, A/K/A DEBBIE KAY MOATS
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, together with the improvements thereon, lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 614 Ringgold St., Waynesboro, Pa. Franklin County Deed Book Volume 1029, Page 411. Tax Parcel #24-5C39-.046A.

SALE #28
2009-1666
WELLS FARGO BANK NA
V.

DANIEL H. SHEFFLER AND KIMBERLY S.
SHEFFLER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 29 N. Grant St., Waynesboro, Pa. Franklin County Deed Book Volume 1320, Page 89. Tax Parcel #25-5A64-.064-.000000.

SALE #29
2010-109
CHASE HOME FINANCE LLC
V.

JEREMY D. NEWTON
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 557 Kraiss Ave., Chambersburg, Pa. Instrument #06-1E42-.045-.000000.

SALE #30
2010-1513
JPMC SPECIALTY MORTGAGE LLC
V.

ALBERTO JUAREZ
ATTY: SHAPIRO & DENARDO

All the following described real estate locally known as 13218 Gearhart Road, lying and being situate in Antrim Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2319, Page 286. Tax Map 01-0A23, Parcel #086.

SALE #31
2010-811
WELLS FARGO BANK NA
V.

ROY RHODAS
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 12490 Pittman Road, Mercersburg, Pa. Franklin County Deed Book Volume 2731, Page 248. Tax Parcel #17-0J11-.066-.000000.

SALE #32
2009-5071
CHASE HOME FINANCE LLC
V.

JAMES C. GRIMES
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain tract or parcel of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 175 Highland Road, Chambersburg, Pa. Franklin County Deed Book Volume 3239, Page 420. Tax Parcel #10-0D05L-028.

SALE #33
2010-365
WELLS FARGO BANK NA
V.

ELIZABETH L. MILLER
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain parcel of land situate in Greene Township, Franklin County, Pennsylvania, having a street address of 37 Coldspring Road, Fayetteville, Pa. Franklin County Deed Book Volume 1725, Page 607. Tax Parcel #09-0C26C-066.000000.

PUBLIC NOTICES

SALE #34
2010-812

US BANK NATIONAL ASSOCIATION AS TRUSTEE
V.
STEVEN T. DEHART AND CHRISTINA J. DEHART
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 303 Edison Drive, Shippensburg, Pa. Franklin County Deed Book Volume 3200, Page 567. Tax Parcel #21-0N10B-111-000000.

SALE #35
2010-193

BAC HOME LOANS SERVICING LP
V.

DAVID L. HANN AND CELIA C. HANN
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain tract of land situate, lying and being in Greene Township, Franklin County, Pennsylvania, having a street address of 2913 White Church Road, Chambersburg, Pa. Franklin County Deed Book Volume 1266, Page 122. Instrument #199555385. Tax Parcel #09-0C19-.292.-000000.

SALE #36
2008-3823

FIRST HORIZON HOME LOANS, ET AL.
V.

CLEMENCIA J. DELGADO
ATTY: ZUCKER, GOLDBERG & ACKERMAN

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1632 Old Kiln Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3566, Page 272. Tax Parcel #11-0E17-374.

SALE #37
2010-829

RESIDENTIAL CREDIT SOLUTIONS INC.
V.

KEVIN A. MARKOWSKI AND THERESA A. MARKOWSKI
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described real estate locally known as 12934 Buchanan Trail East, lying and being situate in Washington Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2472, Page 476. Tax Parcel #23-0Q13-067.

SALE #38
2010-1170

DEUTSCHE BANK NATIONAL TRUST COMPANY,
ET AL.
V.

CECIL E. CLUGSTON AND LORI J. CLUGSTON,
A/K/A LORI J. MYERS
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1485 Park Terrace Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2010, Page 86. Tax Parcel #10-0D09.-236.-000000. Reference # 10-0D09.-039.-000000.

SALE #39
2008-1990

CITIMORTGAGE INC.
V.

AMIR I. ROSENTHAL AND DAPHNA ROSENTHAL
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate locally known as 429 E. Baltimore St., located in Greencastle Borough, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3283, Page 63. Tax Parcel #08-2B30.-068.-000000.

SALE #40
2009-5693

BAC HOME LOANS SERVICING LP
V.

DAVE MASON JR. AND DONNA L. MASON
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that certain tract of land situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 123 Mainsville Road, Shippensburg, Pa. Instrument #2008021900. Tax Parcel #21-0N11-049.

SALE #41
2010-1108

BAC HOME LOANS SERVICING LP
V.

SHARON F. KEEN AND DANNIE L. KEEN
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that certain lot or piece of ground situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 5046 Lincoln Way West, St. Thomas, Pa. Instrument #2008-007236.

PUBLIC NOTICES

SALE #42
2010-629
MOREQUITY INC.

V.
MICHAEL S. HARRINGTON AND MARY
HARRINGTON
ATTY: SHAPIRO & DENARDO

All the following described real estate lying and being
situate in Washington Township, Franklin County,
Pennsylvania, having a street address of 12772 Apple
Grove Lane, Waynesboro, Pa. Franklin County Deed
Book Volume 3179, Page 389. Tax Parcel #23-Q19-
370.

SALE #43
2009-3877
ONEWEST BANK FSB

V.
MITCHELL T. MACDONALD JR. AND ROBIN L.
MACDONALD

All that lot of ground lying and being situate in
Montgomery Township, Franklin County, Pennsylvania,
having a street address of 10480 Mercersburg Road,
Mercersburg, Pa. Franklin County Deed Book Volume
3555, Page 567. Tax Parcel #17-0J13-.015A-000000.
Reference #17-0J13-.015-.000000.

SALE #44

CANCELLED

SALE #45
2010-1137
WELLS FARGO BANK NA

V.
PAUL EUGENE EVERETTS
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, together with the
improvements thereon erected, lying and being situate
in Hamilton Township, Franklin County, Pennsylvania,
having a street address of 2090 Gomer Road,
Chambersburg, Pa. Franklin County Deed Book Volume
2340, Page 445. Tax Parcel #s 11-0E22-.124-.000000
and 11-0E22-.125-.000000. Reference #s 11-E-22-124
and 11-E-22-125.

SALE #46
2009-2491
CITIMORTGAGE INC.

V.
SHARON W. SMITH, A/K/A SHARON WALLACE
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that tract of real estate locally known as 13385
Seibert Ave., lying and being situate in Washington
Township, Franklin County, Pennsylvania. Franklin
County Deed Book Volume 3447, Page 232. Tax Parcel
#23-Q020-132.

SALE #47
2010-1851
FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG

V.
MARGARET B. FREESLAND
ATTY: JAMES SMITH DIETTERICK & CONNELLY

All the following two tracts of land situate in Washington
Township, Franklin County, Pennsylvania, having a
street address of 13033 Ridge Way, Blue Ridge Summit,
Pa. Franklin County Deed Book Volume 1696, Page 257.
Tax Parcel #23-Q019-123.

SALE #48

CANCELLED

SALE #49
2010-925
ORRSTOWN BANK

V.
BONNIE CARNIELLO
ATTY: O'BRIEN BARIC & SCHERER

All the following described real estate lying and being
situate in Waynesboro Borough, Franklin County,
Pennsylvania, having a street address of 2106 E. Main
St., Waynesboro, Pa. Franklin County Deed Book
Volume 3459, Page 32. Tax Parcel #23-Q012R-001C.

SALE #50
2010-231
ORRSTOWN BANK

V.
REGGIE L. BAKER
ATTY: O'BRIEN BARIC & SCHERER

All that certain parcel or piece of land situate in
Chambersburg Borough, Franklin County, Pennsylvania,
having a street address of 2-4 Redwood St.,
Chambersburg, Pa. Franklin County Deed Book Volume
2852, Page 099. Tax Parcel #04-1D-16-41.

SALE #51
2010-1302
US BANK NATIONAL ASSOCIATION, ET AL.

V.
CHRISTOPHER P. MILLER AND CORTNIE B.
MILLER

ATTY: PHELAN HALLINAN & SCHMIEG

All that tract of real estate, together with improvements
erected thereon, lying and being situate on the east
side of Maple Street in Waynesboro Borough, Franklin
County, Pennsylvania, having a street address of 825
Maple St., Waynesboro, Pa. Franklin County Deed
Book Volume 2930, Page 44. Tax Parcel #26-5C47-
035.000000.

PUBLIC NOTICES

SALE #52
2010-1936

BAC HOME LOANS SERVICING LP

V.

WILLIAM J. GASKINS AND FALLON M. PIKE

ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that certain lot or tract of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 328 Lantern Lane, Chambersburg, Pa. Franklin County Deed Book Volume 3260, Page 126. Tax Parcel #04-1G01R296.

SALE #53
2010-1610

CHASE HOME FINANCE LLC

V.

WILLIAM J. SHEFFIELD AND KELLY A. SHEFFIELD

ATTY: MCCABE WEISBERG & CONWAY

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1509 Springview Circle, Chambersburg, Pa. Franklin County Deed Book Volume 3163, Page 56. Tax Parcel #10-0D09-006F.

SALE #54
2010-1179

M&T BANK

V.

BILLIE J. SMITH, A/K/A BILLIE JO SMITH

ATTY: MCCABE WEISBERG & CONWAY

All that certain tract of land and the improvements thereon situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 36 Edgelea Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3007, Page 30. Tax Parcel #2-1C-21.

SALE #55
2009-3776

US BANK NATIONAL ASSOCIATION AS TRUSTEE

V.

ADRIAN D. WHITE

ATTY: MCCABE WEISBERG & CONWAY

All that certain lot or piece of ground situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11701 Blue Mountain Drive, Waynesboro, Pa. Franklin County Deed Book Volume 3193, Page 55. Instrument #2006-017268.

SALE #56
2010-1823

PNC MORTGAGE, ET AL.

V.

EMORY E. WORKMAN III

ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described tract of land situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11830 Village Heights Drive, Zullinger, Pa. Franklin County Deed Book Volume 1379, Page 56. Tax Parcel #23-0-5-94.

SALE #57
2009-861

CHASE HOME FINANCE LLC

V.

THOMAS C. BERNITTER AND MARGARET J.

BERNITTER

ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 455 Overhill Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3489, Page 473. Tax Parcel #10-0D05P-030-000000. Reference #10-D-5P-30.

SALE #58

CANCELLED

SALE #59
2010-1806

M&T BANK

V.

ANDREW W. MARTZ

ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described two lots of real estate situate on the west side of South Church Street in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 234 S. Church St., Waynesboro, Pa. Franklin County Deed Book Volume 3394, Page 478. Tax Parcel #26-5C24-070.

SALE #60
2009-2361

HSBC BANK USA N.A., ET AL.

V.

BREE ANN STARLIPER, CO-EXECUTRIX OF THE ESTATE OF SAMUEL J. MOWEN, AND KARI LYN PARRA, CO-EXECUTRIX OF THE ESTATE OF SAMUEL J. MOWEN

ATTY: UDREN LAW OFFICES

All that certain lot or piece of ground situate in Washington Township, Franklin County, Pennsylvania, having a street address of 10222 Polidor Road, Waynesboro, Pa. Franklin County Deed Book Volume 2748, Page 508. Property ID #19-0L19-071-000000.

PUBLIC NOTICES

SALE #61
2010-1873

PNC MORTGAGE, A DIVISION OF PNC BANK, ET
AL.

V.
RICHARD E. MCDOWELL JR.
ATTY: LOUIS P. VITTI

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 2835 Warm Spring Road, Chambersburg, Pa. Franklin County Deed Book Volume 2121, Page 641. Tax Parcel #11-0E22-009A.

SALE #62
2010-1312

CHASE HOME FINANCE LLC, ET AL.

V.
CARRI J. OTT AND SHANNON J. OTT
ATTY: GRENNEN & BIRSC

All the following real estate lying and being in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 446 Center St., Chambersburg, Pa. Instrument #2008-011712. Parcel #05-1B40-043.

SALE #63
2010-549

CORNING FEDERAL CREDIT UNION

V.
RICHARD E. BINKLEY AND MICHELLE L. BINKLEY
ATTY: POWERS KIRN & JAVARDIAN

All that certain piece, parcel or tract of land situate, lying and being in Greencastle Borough, Franklin County, Pennsylvania, having a street address of 576 S. Carlisle St., Greencastle, Pa. Franklin County Deed Book Volume 2239, Page 494. Tax Parcel #08-2B52-041.

SALE #64
2010-790

BAC HOME LOANS SERVICING LP, ET AL.

V.
ESTHER SCOTT
ATTY: POWERS KIRN & JAVARDIAN

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 646-648 S. Second St., Chambersburg, Pa. Franklin County Deed Book Volume 2796, Page 356. Tax Parcel #04-1E25-080.

SALE #65
2008-1701

FIRST HORIZON HOME LOANS, A DIVISION
OF FIRST TENNESSEE BANK NATIONAL
ASSOCIATION

V.
CHRISTOPHER EARL HOOVER AND ROXANNE
HOOVER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate situate in Washington Township, Franklin County, Pennsylvania, having a street address of 13973 Lower Edgemont Road, Waynesboro, Pa. Franklin County Deed Book Volume 3316, Page 132. Tax Parcel #23-0Q19-.025D.

SALE #66
2009-4071

DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE FOR GSAMP 2006-FM1

V.
LAWRENCE A. WORSHAM III AND TARA A.
WORSHAM
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 599 Lindia Drive, Chambersburg, Pa. Tax Parcel #11-E-13H-80A.

SALE #67
2010-246

ORRSTOWN BANK

V.
MICHAEL R. NEIL, EXECUTOR FOR THE ESTATE
OF DOROTHY L. HOCKENBERRY
ATTY: O'BRIEN BARIC & SCHERER

All that certain piece, parcel or tract of land situate in the village of Concord, Fannett Township, Franklin County, Pennsylvania, having a street address of 24162 Path Valley Road, Concord, Pa. Franklin County Deed Book Volume 838, Page 265. Tax Parcel #07-0B03N-002.

SALE #68
2010-267

ORRSTOWN BANK

V.
SWEET & SAUCY LLC
ATTY: O'BRIEN BARIC & SCHERER

All the following described tract of real estate, together with improvements thereon erected, lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 883 S. Main St., Chambersburg, Pa. Instrument #2008-000045. Parcel #4-1040-8.

PUBLIC NOTICES

SALE #69
2008-3617
SUSQUEHANNA BANK
V.

VINHSON HA
ATTY: ROSENBERG MARTIN GREENBERG LLP

All the following described real estate locally known as 826 Rustic Hill Drive, lying in Chambersburg Borough, Franklin County, Pennsylvania. Franklin County Deed Book Volume 881, Page 461. Tax Map #06-1E60, parcel 088.

SALE #70
2010-968
SANDY SPRING BANK
V.
JEFFREY A. PIPER
ATTY: STEVENS & LEE

All the following parcels of land located in Montgomery Township, Franklin County, Pennsylvania, having a street address of Lot 6, 7 and 8 Blairs Valley Road, Mercersburg, Pa. Franklin County Plan Book Volume 288K, Page 233. Tax Parcel #71-0J21-032.

SALE #71
2010-1609
BAC HOME LOANS SERVICING LP, F/K/A
COUNTRYWIDE HOME LOANS
V.

BRIAN A. VANSCYOC
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3169 Anthony Highway, Chambersburg, Pa. Franklin County Deed Book Volume 3616, Page 267. Tax Parcel #10-0D23D-055.

SALE #72
2010-1207
BAC HOME LOANS SERVICING LP, F/K/A
COUNTRYWIDE HOME LOANS
V.

GARY L. THOMAS
ATTY: MCCABE WEISBERG & CONWAY

All the following real estate lying and being in Guilford Township, Franklin County, Pennsylvania, having a street address of 209 Kolpark Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2633, Page 454. Tax Parcel #100D05F001.000000.

SALE #73
2010-559
THE FIRST NATIONAL BANK OF MERCERSBURG
V.

RODERICK MCLAUGHLIN AND RONEE C.
MCLAUGHLIN
ATTY: KORNFIELD & BENCHOFF

All the following described condominium unit lying and being situate in Montgomery Township, Franklin County, Pennsylvania, with a property address of 14175 Northern Lights Drive, Unit 3, Mercersburg, Pa. Franklin County Deed Book Volume 3007, Page 338. Tax Parcel #17-J-27-34-0003.

SALE #74
2010-558
THE FIRST NATIONAL BANK OF MERCERSBURG
V.

RODERICK MCLAUGHLIN AND RONEE C.
MCLAUGHLIN
ATTY: KORNFIELD & BENCHOFF

All the following described condominium unit lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 14100 Northern Lights Drive, Unit 16, Mercersburg, Pa. Franklin County Deed Book Volume 3285, Page 262. Tax Parcel #17-J-27-034-0016.

SALE #75
2010-2730
GRAYSTONE TOWER BANK, ET AL.
V.

KATHY J. PRYOR
ATTY: KULLA BARKDOLL ULLMAN & PAINTER

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11855 N. Landis Ave., Waynesboro, Pa. Franklin County Deed Book Volume 2672, Page 355. Tax Parcel #23-Q12L-42.

SALE #76
2010-832
CHASE HOME FINANCE LLC, CHASE MANHATTAN
MTG. CORP.
V.

CRAIG S. DEKARSKIE
ATTY: GRENN & BIRSIC

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, having a street address of 22 Kensington Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2312, Page 56. Tax Parcel #12-0F34B.

SALE #77
CANCELLED

PUBLIC NOTICES

SALE #78
2010-622
SUSQUEHANNA BANK
V.

JAMES J. SMITH & SONS PAINTING INC., ET AL.
ATTY: ROSENBERG MARTIN GREENBERG, LLP

All that tract of real estate lying and being situate in Greencastle Borough, Franklin County, Pennsylvania, having a street address of 136 E. Madison St., Greencastle, Pa/ Franklin County Deed Book Volume 1283, Page 7. Tax Parcel #s 8-2B-21-52 and 8-2B-21-52A.

SALE #79
2009-2601
THE BANK OF NEW YORK MELLON
V.
GEORGE R. GOSSARD AND CRYSTAL L.
GOSSARD
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 14533 Mercersburg Road, Greencastle, Pa. Franklin County Deed Book Volume 2264, Page 527. Tax Parcel #17-0J30-.020-.000000. Reference #17-J-30-20.

SALE #80
2010-1355
WELLS FARGO BANK FINANCIAL PENNSYLVANIA
INC.
V.
JAMES J. STILES AND YANG S. STILES, A/K/A
YANGSUK STILES
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 210 Juniper Road, Chambersburg, Pa. Franklin County Deed Book Volume 1750, Page 354. Tax Parcel #10-0D-09B-89-.000000.

SALE #81
2009-3106
US BANK NATIONAL ASSOCIATION
V.
MICHAEL T. MARTIN AND JOHN F. MANN
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 232 W. Second St., a/k/a 232-234 W. Second St., Waynesboro, Pa. Franklin County Deed Book Volume 1507, Page 569. Tax Parcel #26-5C08-.114-.000000. Reference #26-5C-8-114.

SALE #82
2010-1748
PNC MORTGAGE
V.
JUAN P. RIOJAS
ATTY: UDREN LAW OFFICES

All the following described two tracts of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 612 Boyer Mill Road, Chambersburg, Pa. Property ID #004C. Tax Map #11-0E18.

SALE #83
2010-973
ONEWEST BANK FSB
V.
DONALD J. DOLAN
ATTY: UDREN LAW OFFICES

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2826 Big Dipper Lane, Chambersburg, Pa. Franklin County Deed Book Volume 2618, Page 558. Property ID #373. Tax Map #09-0C19.

SALE #84
2010-1974
HSBC BANK USA, ET AL.
V.
JAMES MATTHIS
ATTY: UDREN LAW OFFICES

All the following described real estate, together with improvements erected, lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 53 W. South St., Chambersburg, Pa. Franklin County Deed Book Volume 1779, Page 78. Property ID #04-1E17-002.

SALE #85
2010-1644
HSBC BANK USA, ET AL.
V.
GREGORY L. WRIGHT AND DIANE F. WRIGHT
ATTY: UDREN LAW OFFICES

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 7748 Rowe Run Road, Chambersburg, Pa. Franklin County Deed Book Volume 1126, Page 291. Tax Parcel #09-0002-014C.

PUBLIC NOTICES

SALE #86
2007-2061
WELLS FARGO BANK
V.

RICHARD A. GRIFFITH JR., A/K/A RICHARD A.
GRIFFITH, AND ANNETTE KELLEY GRIFFITH,
A/K/A ANNETTE GRIFFITH
ATTY: MCCABE WEISBERG & CONWAY

All that certain tract of land situate in Greene Township,
Franklin County, Pennsylvania, having a street address
of 1463 State St., Chambersburg, Pa. Franklin County
Deed Book Volume 1408, Page 263. Tax Parcel #09-
0C13-382.

SALE #87
2010-1669
EAGLEBANK
V.

LISA A. LABAR AND THE ESTATE OF ADAM G.
LABAR, C/O LISA A. LABAR
ATTY: BUCHANAN INGERSOLL & ROONEY PC

All the following described real estate lying and
being situate in Antrim Township, Franklin County,
Pennsylvania, having a street address of 11726 Melrose
Ave., Greencastle, Pa. Franklin County Deed Book
Volume 2046, Page 442. Tax Parcel #01-A21-349.

TERMS

As soon as the property is knocked down to purchaser,
10 percent of the purchase price or 10 percent of all
costs, whichever may be higher, shall be delivered to
the sheriff. If the 10 percent 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 September 20, 2010, at 4 p.m. prevailing time.
Otherwise, all money previously paid will be forfeited and
the property will be resold on September 24, 2010, at 1
p.m. prevailing time in the Franklin County Courthouse,
Third Floor, Jury Assembly Room, Chambersburg,
Franklin County, Pa., 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 2010

CUT-OFF	SALE DATE
9/3/2010	11/12/2010

Dane M. Anthony, Sheriff
Franklin County, Pennsylvania

8/20,8/27,9/3/2010