

Franklin County Legal Journal

Vol. 31, No. 17

October 25, 2013

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 Dorothy M. Buchwalter, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Philip R. Buchwalter

120 Hiawatha Drive

Glenshaw, PA 15116

Heather Hershey, Estate Administrator

F&M Trust Co.

120 Hiawatha Drive

Glenshaw, PA 15116

Attorney:

Timothy S. Sponseller

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

10/25, 11/1, 11/8/2013

Estate of Ruth Edna Hege, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Dale N. Myers

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

10/25, 11/1, 11/8/2013

Estate of Mary K. Lehman, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Cheryl L. Forrest

13689 Blue Ridge Avenue

Blue Ridge Summit, PA 17214

Attorney:

Maxwell Law Offices

LeRoy S. Maxwell, Jr.

12 Wynnecrest Drive

Waynesboro, PA 17268

10/25, 11/1, 11/8/2013

Estate of Leslie A. MacDonald, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Alica D. MacDonald

c/o R. Thomas Murphy & Associates, P.C.

14 North Main Street, Suite 306

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

14 North Main Street, Suite 306

Chambersburg, PA 17201

10/25, 11/1, 11/8/2013

Estate of Irvin B. McCleary, Jr., late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Irvin B. McCleary, III

Dale E. McCleary

1307 Rose Avenue

Lancaster, PA 17601

Attorney:

Reese, Samley, Wagenseller, Mecum & Longer, P.C.

120 North Shippen Street

Lancaster, PA 17602

10/25, 11/1, 11/8/2013

Estate of Nora R. Pugh, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:

Glenn M. Pugh

2615 Maclays Mill Road

Shippensburg, PA 17257

Arby Shaw

13208 Johnnycake Lane

Hagerstown, MD 21722

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

120 North Main Street

Mercersburg, PA 17236

10/25, 11/1, 11/8/2013

PUBLIC NOTICES

Second Publication

Estate of Margaret Botteicher, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Naomi J. Marietta
2919 Leafmore Road
Chambersburg, PA 17202
Attorney:
Elliott B. Sulcove
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

10/18, 10/25, 11/1/2013

Estate of Alan D. Moats, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Aaron D. Moats
621 Glenn Street
Shippensburg, PA 17257
Andrew D. Moats
730 Ringgold Street
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

10/18, 10/25, 11/1/2013

Estate of Marion Beth Potter, late of Borough of Mont Alto, Franklin County, Pennsylvania.

Personal Representative:
William T. Hughes, Jr.
c/o Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2025 East Main Street
Waynesboro, PA 17268

10/18, 10/25, 11/1/2013

Estate of Judy Ann Reed, a/k/a Judy A. Reed, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:
Tammy S. Rife
4421 Grapevine Road
Chambersburg, PA 17202
Clair E. Reed
4593 Racetrack Road
St. Thomas, PA 17252
John A. Reed
4591 Racetrack Road
St. Thomas, PA 17252
Charles W. Reed
1640 Lindsay Lot Road
Shippensburg, PA 17257
Attorney:
Edward I. Steckel
14 North Main Street, Suite 412
Chambersburg, PA 17201

10/18, 10/25, 11/1/2013

Estate of Doris J. Rife, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Jay E. Rife
9963 Shimpstown Road
Mercersburg, PA 17236
Attorney:
Wertime & Guyer LLP
35 North Carlisle Street, Suite A
Greencastle, PA 17225

10/18, 10/25, 11/1/2013

Estate of Esther L. Rowles, a/k/a Esther Lorrayne Rowles, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:
Mary June Campbell
Doris Campbell
William B. Rowles
c/o R. Thomas Murphy & Associates, P.C.
14 North Main Street, Suite 306
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
14 North Main Street, Suite 306
Chambersburg, PA 17201

10/18, 10/25, 11/1/2013

Estate of Sarah M. Weir, late of Franklin County, Pennsylvania.

Personal Representative:
Jeffrey L. Weir
265 Twin Bridge Road
Chambersburg, PA 17202
Attorney:
David W. Rahouser
157 East Washington Street
Chambersburg, PA 17201

10/18, 10/25, 11/1/2013

Third Publication

Estate of Donna Mae Buchynsky, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Paula A. d'Amecourt
106 Ian Court
Stephens City, VA 22655

10/11, 10/18, 10/25/2013

PUBLIC NOTICES

Estate of Norman S. Earley, III, late of Washington Township,
Franklin County, Pennsylvania.

Personal Representative:

Nancy L. Earley
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

10/11, 10/18, 10/25/2013

Estate of Hazel B. Hile, late of Franklin County,
Pennsylvania.

Personal Representative:

Robin L. Hill
180 Briar Lane
Chambersburg, PA 17202
Attorney:
David W. Rahauser
157 East Washington Street
Chambersburg, PA 17201

10/11, 10/18, 10/25/2013

Estate of Thomas E. Kohler, late of Greene Township,
Franklin County, Pennsylvania.

Personal Representatives:

Thomas E. Kohler Jr.
Pamela R. Bollinger
Patricia A. Kelly
c/o Salzmans Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmans Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

10/11, 10/18, 10/25/2013

Estate of Harriett B. Winder, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representatives:

Stacey E. Hicks
Lawrence R. Rife, IV
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Lawrence R. Rife, IV
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

10/11, 10/18, 10/25/2013

FRANKLIN COUNTY COURT OF COMMON PLEAS NUMBER 2013-3257

OneWest Bank, FSB, Plaintiff

v.

Joanne M. Gullett, Jeffrey Gullett, Nancy M Gullett,
Andrew Timothy Gullett, Melissa Jane Locklin and
Unknown surviving heirs of Nancy Gullett, deceased
mortgagor and real owner, Defendants

TO: UNKNOWN SURVIVING HEIRS OF NANCY GULLETT,
DECEASED MORTGAGOR AND REAL OWNER

TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN
MORTGAGE FORECLOSURE

PREMISES SUBJECT TO FORECLOSURE: 9701
HARRYTOWN ROAD, LEMASTERS, PENNSYLVANIA
17231

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street
P.O. Box 186

Harrisburg, Pennsylvania 17108
(800) 692-7375

Attorneys for Plaintiff

McCABE, WEISBERG AND CONWAY, P.C.

TERRENCE J. McCABE, ESQ. - ID # 16496

MARC S. WEISBERG, ESQ. - ID # 17616

EDWARD D. CONWAY, ESQ. - ID # 34687

MARGARET GAIRO, ESQ. - ID # 34419

ANDREW L. MARKOWITZ, ESQ. - ID # 28009

HEIDI R. SPIVAK, ESQ. - ID # 74770

MARISA J. COHEN, ESQ. - ID # 87830

CHRISTINE L. GRAHAM, ESQ. - ID # 309480

BRIAN T. LAMANNA, ESQ. - ID # 310321

ANN E. SWARTZ, ESQ. - ID # 201926

JOSEPH F. RIGA, ESQ. - ID # 57716

JOSEPH I. FOLEY, ESQ. - ID # 314675

CELINE P. DERKRIKORIAN, ESQ. - ID # 313673

123 South Broad Street, Suite 1400

Philadelphia, Pennsylvania 19109

(215) 790-1010

10/25/2013

PUBLIC NOTICES

FICTITIOUS NAME NOTICE

NOTICE is hereby given, pursuant to the provisions of the Fictitious Name Act, Act No. 1982-295, of the filing, with the Department of State of the Commonwealth of Pennsylvania, on August 19, 2013 of an application for certificate for the conducting of a business under the assumed fictitious name of Kelso Insurance Service. The person interested in said business is MECCK, LLC and Ned R. Kelso, Jr., 310 Pennsylvania Avenue, Chambersburg, PA 17201.

Attorney:

J. MacDowell Sharpe, Esquire
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

10/25/2013

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 7, 2013.

BECKWITH: First and Final account, statement of proposed distribution and notice to the creditors of Trevor H. Parks, Personal Representative of the Estate of Mabel R. Beckwith, late of the Borough of Greencastle, Franklin County, Pennsylvania, deceased.

CAIN: First and Final account, statement of proposed distribution and notice to the creditors of Debra L. Cain, Executrix of the Estate of Charles L. Cain, late of Washington Township, Franklin County, Pennsylvania, deceased.

CINCOTTA: First and Final account, statement of proposed distribution and notice to the creditors of Manufacturers and Trading Trust Company and Isaac W. Horst, Co-Trustees of the Trust Under Will of Frances E. Cincotta, late of the Township of South Hampton, Franklin County, Pennsylvania, deceased.

FLORENCE: First and Final account, statement of proposed distribution and notice to the creditors of Hazel H. Muzzelman, Executrix of the Estate of Bette H. Florence, late of Washington Township, Franklin County, Pennsylvania, deceased.

PENSINGER: Second and Final account, statement of proposed distribution and notice to the creditors of Farmers & Merchants Trust Company of Chambersburg, Personal Representative of the Estate of Elizabeth S. Pensinger, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

PLATT: First and Final account, statement of proposed distribution and notice to the creditors of George S. Glen, Executor of the Estate of Helen O. Platt, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

SCHROYER HARRIS: First and Final account, statement of proposed distribution and notice to the creditors of Elizabeth A. McCleaf, Executrix of the Estate of Anna Louise Schroyer Harris, a/k/a Anna S. Harris, a/k/a Anna L.S. Harris, late of Guilford Township, Franklin County, Pennsylvania, deceased.

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

10/25, 11/1/2013

PUBLIC NOTICES

SHERIFF'S SALE NOVEMBER 8, 2013

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 6, 2013 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

SALE # 1 2013-1938

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR
BY MERGER TO NATIONAL CITY MORTGAGE, A
DIVISION OF NATIONAL CITY BANK
ATTY: KML LAW GROUP
V.
MICHAEL D. HARBAUGH

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3650 Scotland Road, Chambersburg, Pa. Franklin County Deed Book Volume 2461, Page 460. Tax Parcel # 090C-13-027-0000

SALE # 2 2009-4448

WELLS FARGO BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR ABFC 2006-OPT2 TRUST, ABFC ASSET-
BACKED CERTIFICATES, SERIES 2006-OPT2
ATTY: KML LAW GROUP
V.
SARAH NIELSEN AND STEVEN E. NIELSEN

All that certain lot or tract of ground situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 334 Lantern Lane, Chambersburg, Pa. Franklin County Deed Book Volume 3270, Page 390. Parcel # 04-1G-1-4

SALE # 3

2013-2073

AMERISERV FINANCIAL BANK
ATTY: MCGRATH & MCCALL

V.

CUSTOM MODULAR DIRECT, LLC

All the following real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 11995 Alpine Drive, Mercersburg, Pa. Franklin County Deed Book Volume 3623, Page 554. Tax Map No. 17-0J27-047

SALE # 4

2012-3549

BANK OF AMERICA NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP

ATTY: PHELAN HALLINAN

V.

CHARLENE CRAWFORD

All the following described real estate situate in the Borough of Waynesboro, Franklin County, Pennsylvania having a street address of 23 Penn Street, Waynesboro, Pa. Instrument Number 2008-013632. Tax Parcel # 25-5B57.-050.-000000

SALE # 5

2013-2243

FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MARTHA E. VON ROSENSTIEL

V.

TRACYE MCKENZIE AND ANDRE MCKENZIE

Land situated in the Township of Antrim, in the Franklin County, and Pennsylvania having a street address of 541 Hilltop Circle, Greencastle Pa. Instrument Number 2009-22029. Parcel Identification No: 01-0A12.-129

SALE # 6

2013-1341

PNC BANK, NATIONAL ASSOCIATION
ATTY: KML LAW GROUP

V.

JOHN D. WEAVER

All that certain parcel of land situated in the Township of Waynesboro, Franklin County, Pennsylvania having a street address of 432 West 6th Street, Waynesboro, Pa. Franklin County Deed Book Volume 1945, Page 97. Tax Parcel # 26-5C22-037-000000

PUBLIC NOTICES

SALE # 7
2013-813

FIRST AMERICAN MORTGAGE TRUST
ATTY: MILSTEAD AND ASSOCIATES
V.

JOHN R. SHINDLEDECKER, JR. A/K/A JOHN
SHINDLEDECKER J AND TIFFANY SHINDLEDECKER

All that certain lot or piece of land being situate along
Evangeline Drive and Abigail Avenue in the Borough of
Waynesboro, Franklin County, Pennsylvania having a
street address of 501 Evangeline Drive, Waynesboro, PA.
Instrument Number 2008-019814. Tax Parcel # 24-5042-
144

SALE # 8
2012-2861

PNC BANK, NATIONAL ASSOCIATION
ATTY: VITTI & VITTI & ASSOCIATES
V.

JASON D. HOLDEN

All the following described real estate situate in the Borough
of Mont Alto, Franklin County, Pennsylvania having a street
address of 5 North Main Street, Mont Alto, Pa. Franklin
County Deed Book Volume 2373, Page 591. Parcel # 16-
4A36-018

SALE # 9
2013-1438

SUSQUEHANNA BANK SUCCESSOR IN INTEREST
TO GRAYSTONE TOWER BANK SUCCESSOR IN
INTEREST TO THE FIRST NATIONAL BANK OF
GREENCASTLE
ATTY: KORNFIELD AND BENCHOFF
V.

DIANE C. BAXTER, BY KALEB BAXTER, HER
GUARDIAN

All the following described real estate lying and being situate
in Peters Township, Franklin County, Pennsylvania having a
street address of 1101 Path Valley Road, Fort Loudon, Pa.
Franklin County Deed Book Volume 2506, Page 314. Tax
Parcel # 18-K-4-3A and 18-K-4-3A-LO

SALE # 10
2012-2839

BANK OF AMERICA NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS
SERVICING, LPA
ATTY: PHELAN HALLINAN
V.

PHILLIP S. ANKNEY

All the following described real estate lying and being situate
on the North side of High Street, in Chambersburg Borough,
Franklin County, Pennsylvania having a street address of 233
High Street, Chambersburg, Pa. Instrument # 2008-020749.
Tax Parcel # 05-1B48-048

SALE # 11
2013-847

REAL ESTATE MORTGAGE NETWORK, INC.
ATTY: MCCABE, WEISBERG AND CONWAY
V.

MICHAEL SCOTT BLAIR

All the following described tract of real estate, together with
improvements thereon erected, lying and being situate in
Peters Township, Franklin County, Pennsylvania having a
street address of 219 Path Valley Road, Fort Loudon, Pa.
Instrument Number 2010-09133. Tax I.D. # 18-0K04N-
004A-000000

SALE # 12
2013-1308

BANK OF AMERICA NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS
SERVICING, LP
ATTY: MCCABE, WEISBERG AND CONWAY
V.

JAMES STARR

All that certain lot or piece of ground situate in Greene
Township, Franklin County, Pennsylvania having a street
address of 643 House Road, Fayetteville, Pa. Instrument
Number 2008-022015. Tax I.D. # 09-OC27.-013D-000000

SALE # 13
2013-856

DEUTSCHE BANK TRUST COMPANY AMERICAS AS
TRUSTEE FOR RALI 2005-QS14
ATTY: KML LAW GROUP
V.

HUNG T. BUI AND TINA P. NGUYEN

All the following described real estate lying and being situate
in Guilford Township, Franklin County, Pennsylvania having
a street address of 31 Vernon Drive, Chambersburg, Pa.
Franklin County Deed Book Volume 2861, Page 107.
Tax Parcel # 10-0D05L-205000000

SALE # 14
2013-350

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE TO
AMERICAN GENERAL MORTGAGE LOAN TRUST 2010-
1 AMERICAN GENERAL MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2010-1
ATTY: KML LAW GROUP
V.

CHRISTINE TYERYAR AND RONALD E. TYERYAR

All the following described real estate, locally known as
8651 Oxford Circle, lying and being situate in Washington
Township, Franklin County, Pennsylvania having a street
address of 8651 Oxford Circle, Waynesboro, Pa. Instrument
Number 2008-002065.
Tax Parcel # 23-0Q07K-015D-000000

PUBLIC NOTICES

SALE # 15
2012-2671

FARMERS AND MERCHANTS TRUST COMPANY OF
CHAMBERSBURG
ATTY: JAMES SMITH DIETTERICK AND CONNELLY
V.

DEBRA ANN WHARTON PEARCE, RALPH L.
WHARTON, JR., DONNA ELIZABETH WHARTON
AND TRACEY JANET RICE, BELIEVED HEIRS TO
THE ESTATE OF ELIZABETH ANN WHARTON A/K/A
ELIZABETH A. WHARTON

All the following described real estate lying and being situate
in the Village of Upton, Peters Township, Franklin County,
Pennsylvania having a street address of 8955 Kuhn Road,
Greencastle, Pa. Franklin County Deed Book 1842, Page
103. Parcel # 18OK30L-015

SALE # 16
2012-3352

WELLS FARGO BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN
V.

EVER LOZANO-HERNANDEZ AND RAMON LUIS
LOZANO-HERNANDEZ

All that certain lot of ground situate in Southampton
Township, Franklin County, Pennsylvania having a street
address of 1258 Kessler Drive, Shippensburg, Pa. Franklin
County Deed Book Volume 3373, Page 60. Tax Parcel
#21-0N10C-007K-000000

SALE # 17
2012-3607

CITIMORTGAGE, INC.
ATTY: PHELAN HALLINAN
V.

GRAFTON M. ELIASON AND MARLENE ELIASON

All the following described real estate lying and being
situated in Letterkenney Township, Franklin County,
Pennsylvania having a street address of 36 Kensington Drive,
Chambersburg, Pa. Franklin County Deed Book Volume 583,
Page 814. Tax Parcel # 12-0F34B-008.-000000

SALE # 18
2013-1133

BAYVIEW LOAN SERVICING, LLC, A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: MILSTEAD AND ASSOCIATES
V.

DONALD F. JOHN JR. A/K/A DONALD J. JOHN JR. AND
MAY C. JOHN A/K/A MARY JOHN

All that certain tract of real estate lying being situate in the
Borough of Mont Alto, Franklin County, Pennsylvania having
a street address of 216 Penn Street, Mont Alto, PA. Franklin
County Deed Book Volume 1213, Page 185. Tax Parcel #
16-4A44-001

SALE # 19
2013-1448

BANK OF AMERICA NATIONAL ASSOCIATION
ATTY: MCCABE, WEISBERG AND CONWAY
V.
JOSE J. ESTRADA

All the following described tracts lying and being situate in the
Borough of Chambersburg, Franklin County, Pennsylvania
having a street address of 398 East Washington Street,
Chambersburg Pa. Franklin County Deed Book Volume
2879, Page 232 Tax I.D. # 03-1E2.-187000000

SALE # 20
2013-2086

VERICREST FINANCIAL, INC.
ATTY: MCCABE, WEISBERG AND CONWAY
V.
OSCAR G. REED AND ELIZABETH A. REED

All that tract of land lying and being situate in Guilford
Township, Franklin County, Pennsylvania having a street
address of 2243 Mont Alto Road, Chambersburg, Pa.
Franklin County Deed Book Volume 1462, Page 597. Tax
I.D. # 10-0D16-021

SALE #21
2013-1143

FIRST HORIZON HOME LOANS A DIVISION OF FIRST
TENNESSEE BANK NATIONAL ASSOCIATION
ATTY: MCCABE, WEISBERG AND CONWAY
V.
NANCY P. RICHMOND

All that certain unit in the property named and identified
in the Declaration of Condominium referred to below as
Moringstar Square, located in the Borough of Waynesboro,
Franklin County, Pennsylvania having a street address of
227 Ringgold Street, Waynesboro, Pa. Franklin County Deed
Book Volume 3175, Page 021. Tax I.D. # 24-5C-24-97-6

SALE # 22
2012-4894

SUNTRUST BANK
ATTY: PHELAN HALLINAN
V.

TIMOTHY M. WOLFORD AND MARIA P. WOLFORD

All the following described real estate located in Montgomery
Township, Franklin County, Pennsylvania, having a street
address of Lot 1 Dumeny Road, Greencastle, Pa. Franklin
County Deed Book Volume 2922, Page 120. Tax Parcel #
17-0J18.-020.-000000

PUBLIC NOTICES

SALE # 23

2013-626

M&T BANK

ATTY: MCCABE, WEISBERG AND CONWAY

V.

DANE COOK A/K/A DANE M. COOK AND MELINDA L. COOK

All the following described real estate, together with improvements thereon erected, lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 14 Forest Avenue, Fayetteville, Pa. Instrument Number 2012-15289. Tax I.D. # 10-D6N-23.000000

SALE # 24

2013-1289

FEDERAL NATIONAL MORTGAGE ASSOCIATION

ATTY: MCCABE, WEISBERG AND CONWAY

V.

CARRIE STINE AND LARRY STINE

All the following real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 194 Lantern Lane, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2466, Page 471. Tax I.D. # 04-1G01R-015

SALE # 25

2013-1016

WELLS FARGO BANK NATIONAL ASSOCIATION

ATTY: PHELAN HALLINAN

V.

SUSAN K. FORTI

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 536 Wile Circle, Fayetteville, Pa. Franklin County Deed Book Volume 3381, Page 543. Tax Parcel #09-0C23-195.-000000

SALE # 26

2013-1415

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA,

NATIONAL ASSOCIATION AS TRUSTEE AS

SUCCESSOR BY MERGER TO LASALLE BANK

NATIONAL ASSOCIATION, AS TRUSTEE FOR

CERTIFICATEHOLDERS OF BEAR STEARNS ASSET

BACKED SECURITIES I LLC, ASSET-BACKED

CERTIFICATES, SERIES 2007-HE1

ATTY: KML LAW GROUP

V.

RACHEL A. SHEAFFER AND RODNEY A. SHEAFFER

All that certain lot or piece of ground situate in Peters Township, Franklin County, Pennsylvania having a street address of 13387 Main Street, Fort Loudon, Pa. Franklin County Deed Book Volume 3260, Page 369. Tax Parcel #18-0K04P-010

SALE # 27

2013-1231

WELLS FARGO FINANCIAL PENNSYLVANIA, INC.

ATTY: PHELAN HALLINAN

V.

BRENDAN D. BELICE AND LORI A. BELICE

All that certain property situated in Borough of Waynesboro, Franklin County, State of Pennsylvania having a street address of 131 Prices Church Road, Waynesboro, Pa. Franklin County Deed Book Volume 2255, Page 111. Tax Parcel # 25-5A00.-020.-000000

SALE # 28

2007-2780

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS

TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I

INC. TRUST 2006-HE3

ATTY: PHELAN HALLINAN

V.

SERENA M. SCALIA AND RICHARD T. SCALIA

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3821 Fetterhoff Chapel Road, Chambersburg, Pa. Franklin County Deed Book Volume 1345, Page 279. Tax Parcel #10-D22-016A

SALE # 29

2012-232

NATIONSTAR MORTGAGE, LLC

ATTY: PHELAN HALLINAN

V.

GEORGE SIMMERS A/K/A GEORGE CRAIG SIMMERS AND ELIZABETH A. SIMMERS A/K/A ELIZABETH ANN SIMMERS

All the following described real estate lying and being situate in the Village of Marion, Township of Guilford, Franklin County, State of Pennsylvania having a street address of 146 Kennedy Street, Marion, Pa. Instrument Number 2008-016396. Tax Parcel #10-0D20N-111.-000000 and 10-0D20N-111.-LR0000

SALE # 30

2012-12063

JPMORGAN CHASE BANK NATIONAL ASSOCIATION

ATTY: PHELAN HALLINAN

V.

DEREK WOODWARD

All that certain lot or parcel of real estate lying and being situated in Peters Township, Franklin County, Pennsylvania having a street address of 12492 Long Lane, Mercersburg, Pa. Franklin County Deed Book Volume 2043, Page 595. Tax Parcel #18-0K12.-058.-000000

SALE # 31

CANCELLED

PUBLIC NOTICES

SALE # 32
2010-724

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS CWABS, INC., ASSET-
BACKED CERTIFICATES, SERIES 2006-25
ATTY: MCCABE, WEISBERG AND CONWAY
V.

STEVEN C. ROWLAND AND LYNETTE K. ROWLAND

All that certain lot, piece or parcel of land with the buildings
and improvements thereon erected, situate, lying and being
Montgomery Township, Franklin County, Pennsylvania
having a street address of 14517 Mercersburg Road,
Greencastle, Pa. Franklin County Deed Book Volume 3341,
Page 376. Tax Parcel # 17-0J30-018

SALE # 33
2012-41

BAYVIEW LOAN SERVICING, LLC A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: MILSTEAD AND ASSOCIATES
V.

JAMES A. SHAFFER AND KRISTINE A. SHAFFER

All that certain tract or parcel of real estate lying and being
situated in the Borough of Chambersburg, Franklin County,
Pennsylvania having a street address of 30 College Avenue,
Chambersburg, Pa. Franklin County Deed Book 2187, Page
357. Tax Parcel # 02-1C19-001-000000

SALE # 34
2013-641

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST
2006-ACC1, ASSET BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-ACC1
ATTY: PHELAN HALLINAN
V.

ROGER E. HARBAUGH AND SALLIE K. HARBAUGH

All the following described real estate, situate in the Borough
of Mont Alto, Franklin County, Pennsylvania having a street
address of 119 Ash Street, Mont Alto, Pa. Franklin County
Deed Book Volume 1282, Page 295. Tax Parcel # 16-4A36.-
022.-000000

SALE # 35
2013-1412
MIDFIRST BANK

ATTY: PURCELL, KRUG AND HALLER
V.

JACEE RAE DILE N/K/A JACEE R. VARNER AND KEITH
A. DILE, SR

All that certain tract of land situate in Southampton Township,
Franklin County, Pennsylvania having a street address of
202 Grove Drive, Shippensburg, Pa. Instrument Number
2010-13291. Tax Map No. 21-0N10B Parcel 046

SALE # 36
2013-2433

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
ATTY: KML LAW GROUP
V.

ERIN E. KOONS AND JASON L. KOONS

All the following described real estate, locally known as
12675 Ridge Road, located in Antrim Township, Franklin
County, Pennsylvania having a street address of 12675
Ridge Road, Greencastle, Pa. Franklin County Deed Book
Volume 3634, Page 63. Tax Parcel #01-0A23-033A

SALE # 37
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 having a street address of
12237 Williamsport Pike, Greencastle, Pa. Franklin County
Deed Book Volume 3452, Page 357.

SALE # 38
2013-1103

WELLS FARGO BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN
V.

SCOTT A. WAGAMAN, IN HIS CAPACITY AS CO-
EXECUTOR AND DEVISEE OF THE ESTATE OF DELLA
J. WAGAMAN AND DONALD E. WAGAMAN, JR. IN HIS
CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE
ESTATE OF DELLA J. WAGAMAN AND HIS CAPACITY
AS LIFE TENANT

All the following described two tracts of real estate and being
situate in Quincy Township Franklin County, Pennsylvania
having a street address of 11041 South Mountain Road,
Fayetteville, Pa. Franklin County Deed Book Volume 1174,
Page 144. Tax Parcel # 19-0L05K-003-000000 and 19-
0L05K-002-000000

SALE # 39
2013-1071

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN
V.

JORGE G. HERNANDEZ AND SILVIA A. PEREZ

All the following described real estate lying and being situate
in Antrim Township, Franklin County, Pennsylvania having a
street address of 14653 Sherwood Drive, Greencastle, Pa.
Franklin County Deed Book Volume 3419, Page 202. Tax
Parcel # 01-0A32S-083-000000

PUBLIC NOTICES

SALE # 40
2013-1835

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR CITIGROUP MORTGAGE LOAN TRUST, INC.,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2006-AR9

ATTY: PHELAN HALLINAN

V.

CHARLES E. DAVIS AND RICHARD L. SHANK

All that certain piece, parcel, or tract of land situate, lying
and being in Borough of Greencastle, Franklin County,
Pennsylvania having a street address of 572 South Carlisle
Street, Greencastle, Pa. Franklin County Deed Book Volume
3240, Page 324. Tax Parcel # 08-2B52.-034.000000

SALE # 41
2012-3987

THE BANK OF NEW YORK MELLON TRUST COMPANY,
NATIONAL ASSOCIATION FKA THE BANK OF NEW
YORK TRUST COMPANY NATIONAL ASSOCIATION AS
SUCCESSOR TO JPMORGAN CHASE BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR RAMP 2004RS8

ATTY: PHELAN HALLINAN

V.

STEVEN P. BRADY

All that certain lot of ground lying and being situated in
Guilford Township, Franklin County, Pennsylvania having a
street address of 2240 Mount A lot Road, Chambersburg,
Pa. Franklin County Deed Book Volume 2503, Page 455.
Tax Parcel # 10-F16-22

SALE # 42
2012-4946

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE
FOR THE RMAC TRUST, SERIES 2011-2T

ATTY: PARKER MCCAY

V.

DENEEN J. MCLUCAS A/K/A DENEEN MCCLUNG AND
DWIGHT MCCLUNG

All the following described real estate, situate in Montgomery
Township, Franklin County, Pennsylvania having a street
address of 10696 Scenic View Drive, Greencastle, Pa.
Franklin County Deed Book Volume 1134, Page 115. Tax
ID: # 17-0J14-075-000000

SALE # 43
2012-2279

METLIFE HOME LOANS, A DIVISION OF METLIFE
BANK NATIONAL ASSOCIATION

ATTY: PHELAN HALLINAN

V.

ARTHUR C. BAUGHER AND HOLLY M. BAUGHER

All that following described real estate, situate in Washington
Township, Franklin County, Pennsylvania having a street
address of 8430 Sheffield Manor Boulevard, Waynesboro,
Pa. Franklin County Deed Book Volume 3526, Page 304.
Tax Parcel # 23-0Q07.-199.-000000

SALE # 44
2013-582

GREEN TREE SERVICING, LLC
ATTY: KML LAW GROUP

V.

MATTHEW A. SMOYER AND ROBIN N. SMOYER

All that certain real estate lying and being situate in the
Borough of Chambersburg, Franklin County, Pennsylvania
having a street address of 630 Cumberland Avenue,
Chambersburg, Pa. Franklin County Deed Book Volume
3126, Page 58. Tax Parcel # 06-1E50-067B-000000

SALE # 45
2013-992

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWABS, INC., ASSET-
BACKED CERTIFICATES, SERIES 2007-3

ATTY: PHELAN HALLINAN

V.

THOMAS S. PERRY

All the following described real estate lying and being
situated in Southampton Township, Franklin County,
Pennsylvania having a street address of 298 Mainsville Road,
Shippensburg, Pa. Franklin County Deed Book Volume 2631,
Page 66. Tax Parcel # 21-0N14-040.-000000

SALE # 46
2013-2016

CITIMORTGAGE, INC
ATTY: PHELAN HALLINAN

V.

CHRISTINA L. TEDRICK

All the following described real estate lying and being situate
in Antrim Township, Franklin County, Pennsylvania having
a street address of 11851 Carol Avenue, Greencastle, Pa.
Franklin County Deed Book Volume 2610, Page 432. Tax
Parcel # 01-0A21.-367.-000000

SALE # 47
2013-2171

BAYVIEW LOAN SERVICING, LLC, A DELAWARE
LIMITED LIABILITY COMPANY
ATTY: MILSTEAD AND ASSOCIATES

V.

BENJAMIN D. WALTERS AND ANGELA B. WALTERS

All that certain tract of land situate, lying and being in
Hamilton Township, Franklin County, Pennsylvania having
a street address of 1679 Rose Hill Court, Chambersburg.
Franklin County Deed Book Volume 2598, Page 247. Tax
Parcel # 11-0E09-220

PUBLIC NOTICES

SALE # 48
2013-2540

CENTRIC BANK

ATTY: SERRATELLI SCHIFFMAN AND BROWN
V.

MADISON HOMES GROUP, INC., AND GEORGE M.
ESTEP, II AND JULIE K. ESTEP

All that certain tract of land situate in the Township of St. Thomas, Franklin County, Pennsylvania having a street address of Shatzer Road, St. Thomas, Pa. Franklin County Deed Book Volume 3317 Page 463 and Franklin County Deed Book Volume 3317, Page 467. Tax Parcel # 20-0M19.-103.-000000 and 20-0M19.-104.-000000

SALE # 49
2012-3929

THE BANK OF NEW YORK MELLON F/K/A THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWAB INC., ASSET-
BACKED CERTIFICATES, 2007-11

ATTY: MILSTEAD AND ASSOCIATES
V.

EMILY SUSANNE BLINDER

All the following described real estate, situate in Washington Township, Franklin County, State of Pennsylvania having a street address of 12639 Pen Mar Road, Waynesboro, Pa. Franklin County Deed Book 1649, Page 259. Tax Parcel # 23-Q19-71A

SALE # 50
2012-3933

BANK OF AMERICA NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS
SERVICING, L.P.

ATTY: PHELAN HALLINAN
V.

AMY E. HETZ AND HERBERT J. LEWIS INDIVIDUALLY
AND AS TRUSTEE OF THE HERBERT J. LEWIS TRUST
AND HERBERT J. LEWIS TRUST

All that real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 11476 Heather Lane, Mercersburg, Pa. Instrument Number 2008-2353. Tax Parcel #17J16-77

SALE # 51
2012-4316

THORNELL RE IV B, LLC

ATTY: JAMES SMITH DIETTERICK AND CONNELLY
V.

OSCAR J. BENISEK A/K/A O. JOHN BENISEK AND
PAULA L. SCHLOSSER

All those certain tracts of ground situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of Lots A33-A40 Channing Drive a/k/a 324-338 Channing Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2710, Page 580. Parcel # 04-1G01R-401

SALE # 52
CANELLED

SALE # 53
2013-724

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR LONG BEACH MORTGAGE LOAN
TRUST 2005-WL3

ATTY: SHAPIRO AND DENARDO
V.

CARL JAMES A/K/A CARL A. JAMES AND DANAN
JAMES

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 15248 Mercersburg Road, Greencastle, Pa. Franklin County Deed Book Volume 1385, Page 344. Parcel # 17-J30-128

SALE # 54
2013-2103

NATIONSTAR MORTGAGE, LLC
ATTY: PHELAN HALLINAN
V.

KENNETH D. BARNES, JR AND CANDY S. BARNES

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania having a street address of 5873 Stamey Hill Road, Waynesboro, Pa. Franklin County Deed Book Volume 1944, Page 250. Tax Parcel # 19-0L03-050-000000

SALE # 55
2013-2264

NATIONSTAR MORTGAGE, LLC
ATTY: PHELAN HALLINAN
V.

JOSE A. MATTA, JR

All that certain piece, parcel or tract of land situate on Lot 32 – Phase 2A of the Rolling Hills Subdivision, along the north side of Rolling Hills Drive, south of Buchanan Trail West (S.R. 0016) in Antrim Township, Franklin County, Pennsylvania having a street address of 3887 Rolling Hills Drive, Greencastle, Pa. Franklin County Deed Book Volume 3456, Page 54. Tax Parcel # 01-0A16B-042.-000000

PUBLIC NOTICES

SALE # 56
2013-2386
M&T BANK

ATTY: MCCABE, WEISBERG AND CONWAY
V.

ANDREW J. BRUMAGE AND BRITTANY K. BRUMAGE

All that following described real estate, together with the improvements thereon erected, lying and being situate on the north side of Old U.S. Route 30 in the Village of Fayetteville, Greene Township, Franklin County, Pennsylvania having a street address of 15 East Main Street, Fayetteville, Pa. Instrument Number 2008-017638. Tax I.D. # 09-0C26C-032

SALE # 57
2013-2338
M&T BANK

ATTY: MCCABE, WEISBERG AND CONWAY
V.

EMOGENE P. BORROR

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 1709 Warm Spring Road, Chambersburg, Pa. Instrument Number 2011-11779. Tax I.D. # 11-OE17.-427.-000000

SALE # 58
2012-2354

PNC BANK NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES

V.

CYNTHIA E. ROWE AND RANDY L. ROWE

All that certain lot or piece of ground situate in the Chambersburg Borough, Franklin County, Pennsylvania having a street address of 226-228-230 East King Street, Chambersburg, Pa. Franklin County Deed Book Volume 2651, Page 429. Property I.D. # 03-1C50-097

SALE # 59
2012-2787

PNC BANK NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES

V.

CYNTHIA E. ROWE AND RANDY L. ROWE

All that certain lot or piece of ground situate in the Chambersburg Borough, Franklin County, Pennsylvania having a street address of 382-384 Elder Street, Chambersburg, Pa. Franklin County Deed Book Volume 3015, Page 133. Property I.D. # 05-1C33-014 and 05-1C33-015

SALE # 60
2013-2410

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST
2005-OPT4, ASSET-BACKED CERTIFICATES, SERIES
2005-OPT4

ATTY: SHAPIRO AND DENARDO
V.

JODI A. DURHAM

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 384 Lincoln Way East, Chambersburg, Pa. Franklin County Deed Book Volume 2908, Page 260. Parcel # 03-0C58-050

SALE # 61
2013-887

NATIONSTAR MORTGAGE LLC
ATTY: KML LAW GROUP

V.

LEONARD E. HUSBAND AND BRANDI R. HUSBAND

All that tract of real estate, with any improvements thereon erected, lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 10919 Grant Shook Road, Greencastle, Pa. Franklin County Deed Book Volume 3603, Page 62. Tax Parcel # 01-0A16-036A

SALE # 62
2013-2102

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
S/B/M CHASE HOME FINANCE, LLC
ATTY: PHELAN HALLINAN

V.

CURTIS L. POPER AND PAMELA S. POPER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 2127 Shinham Road, Greencastle, Pa. Franklin County Deed Book Volume 1268, Page 90. Tax Parcel # 01-0A07.-082.000000

SALE # 63
2013-2786

PNC BANK NATIONAL ASSOCIATION, SUCCESSOR BY
MERGER TO NATIONAL CITY MORTGAGE A DIVISION
OF NATIONAL CITY BANK
ATTY: PHELAN HALLINAN

V.

MARIO J. REDA, III

All that certain unit in the property names and identified in the Declaration of Condominium referred to below as

PUBLIC NOTICES

Morningstar Square, located in the Borough of Waynesboro, Franklin County, Pennsylvania having a street address of 237 Ringgold Street, Waynesboro, Pa. Instrument Number 2008-04214. Tax Parcel # 24-5C24.-097.-0011

SALE # 64
2013-1310

HSBC BANK USA NATIONAL ASSOCIATION AS
TRUSTEE FOR MASTR REPERFORMING LOAN TRUST
2006-1

ATTY: KML LAW GROUP
V.

PATRICIA A. BOWMAN AND JOSEPH N. BOWMAN, III

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 3790 Mountain Shadow Drive, Fayetteville, Pa. Franklin County Deed Book Volume 1259, Page 408. Tax Parcel # 09-0C23C-002C

SALE # 65
CANELLLED

SALE # 66
2013-1930

REVERSE MORTGAGE SOLUTIONS, INC.
ATTY: KML LAW GROUP
V.

DORIS MCKENZIE, SOLELY IN HER CAPACITY AS
HEIR TO ELEASE MCKENZIE, DECEASED, ELIZABETH
SHIRD, SOLELY IN HER CAPACITY AS HEIR TO
ELEASE MCKENZIE, DECEASED, JOSEIEANNE
ADGERS, SOLELY IN HER CAPACITY AS HEIR TO
ELEASE MCKENZIE, DECEASED

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania having a street address of 101 West King Street, Waynesboro, Pa. Franklin County Deed Book Volume 895, Page 546. Tax Parcel # 25-5B49-103-000000

SALE # 67
2013-480

CITIZENS BANK OF PENNSYLVANIA
ATTY: THE LAW OFFICES OF LAUREN BERCHLER
KARL
V.

TIFFANY R. RIFE

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania having a street address of 92 Mount Rock Road, Shippensburg, Pa. Franklin County Deed Book

Volume 1911, Page 262. Parcel # 21-N13-146A

SALE # 68
2013-3461

DAVID DILLARD AS SUCCESSOR-IN-INTEREST TO
ORRSTOWN BANK
ATTY: OFFIT KURMAN P.A.
V.
NABATTI HOMES, LLC

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania having a street address of 552 and 556 South Carlisle Street, Greencastle, Pa. Instrument Number 2008-02952. Parcel # 08-2B52-054 and 08-2B52-052

SALE # 69
2013-3460

DAVID DILLARD AS SUCCESSOR-IN-INTEREST TO
ORRSTOWN BANK
ATTY: OFFIT KURMAN P.A.
V.

SIGNATURE DEVELOPMENTS, LLC S/K/A SIGNATURE
DEVELOPMENT, LLC

All the following seven (7) tracts of real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania having a street address of 522, 524, 526, 528, 530 and 532 South Carlisle Street, Greencastle, Pa. Instrument Number 2009-24944. Parcel # 08-2B52-023A

SALE # 70
2013-2139

PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V.

KEITH E. BOLLINGER AND ANNA M. BOLLINGER

All the following described real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania having a street address of 12590 South Road, Shippensburg, Pa. Franklin County Deed Book Volume 2150, Page 253. Tax Parcel # 13-0G17-008A-000000

SALE # 71
2013-2374

PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V.

JAMES GLENN VANALSTINE AND KAREN L. FARR

All that certain tract of land situate in Antrim Township, Franklin County, Pennsylvania having a street address of 116 Hykes Road East, Greencastle, Pa. Franklin County Deed Book Volume 3542, Page 344. Tax Parcel # 01-0A32G-026-000000

PUBLIC NOTICES

SALE # 72
2013-1667
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V.
RONALD L. KAHN, II

All that certain Unit in the property named and identified in the Declaration of Condominium, as amended by Correctory Deed, referred to below as Renaissance Gardens, located at the southeast corner of West Second Street and Hamilton Avenue in the Borough of Waynesboro, Franklin County, Pennsylvania having a street address of 111 Hamilton Avenue, Waynesboro, Pa. Franklin County Deed Book Volume 2620, Page 32. Tax Parcel # 26-5C07-.057-.0111

SALE # 73
2013-2720
JPMORGAN CHASE BANK NATIONAL ASSOCIATION
S/B/M CHASE HOME FINANCE LLC
ATTY: PHELAN HALLINAN
V.
ROBERT G. BAKER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 10877 Worleytown Road, Greencastle, Pa. Franklin County Deed Book Volume 1417, Page 271. Tax Parcel # 01-0A20-.036-.000000

SALE # 74
2013-2263
SUNTRUST MORTGAGE, INC.
ATTY: PHELAN HALLINAN
V.
WESLEY G. HORNBAKER AND AMY D. HORNBAKER

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania having a street address of 6204 Hager Road, Greencastle, Pa. Franklin County Deed Book Volume 2008, Page 348. Tax Parcel # 18-0K27-.076-.000000

SALE # 75
2012-1332
BANK OF AMERICA NATIONAL ASSOCIATION
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, Pennsylvania having a street address of 11630 Blue Mountain Drive, Waynesboro, Pa. Franklin County Deed Book Volume 3500, Page 484. Tax Parcel # 23-0Q13-.390-.000000

SALE # 76
2013-2104
BANK OF AMERICA NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO BAC HOME LOANS
SERVICING, LP FKA COUNTRYWIDE HOME LOANS
SERVICING LP
ATTY: MCCABE, WEISBERG AND CONWAY
V.
DAVID FORD A/K/A DAVID A. FORD

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania having a street address of 268 East Franklin Street, Greencastle, Pa. Franklin County Deed Book Volume 1489, Page 399. Tax I.D. # 08-2B29-081

SALE # 77
2013-1288
M&T BANK
ATTY: MCCABE, WEISBERG AND CONWAY
V.
CHARLES HUTZELL, EXECUTOR OF THE ESTATE OF
JULIE A. HUTZELL, DECEASED MORTGAGOR AND
REAL OWNER

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 1120 Stanley Avenue, Chambersburg, Pa. Franklin County Deed Book Volume 2750, Page 394. Tax I.D. #06-1E60-021-000000

SALE # 78
2009-4268
PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V.
APRIL B. HENDERSON AND BRIGHAM L. HENDERSON

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 5548 Royer Road, Greencastle, Pa. Franklin County Deed Book Volume 3436, Page 132. Tax Parcel #17-0J30-141

SALE # 79
2013-2466
PNC BANK NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES
V.
CYNTHIA E. ROWE AND RANDY L. ROWE

All the following described three tracts lots or pieces of ground situate in the Chambersburg Borough, Franklin County, Pennsylvania having a street address of 110,112,114 and 120 East Washington Street, Chambersburg, Pa. Franklin County Deed Book Volume 3252, Page 201. Property ID #04-1E01-123 and 04-1E01-124

PUBLIC NOTICES

SALE # 80
2010-4318

DEUTSCHE BANK NATIONAL TRUST COMPANY AS
TRUSTEE FOR THE HOLDERS OF GSAMP 2002-HE2
MORTGAGE PASS THROUGH CERTIFICATES SERIES
2002-HE2

ATTY: UDREN LAW OFFICES
V.

TIFFANY PRECIADO A/K/A TIFFANY HARR

All that certain lot or piece of ground situate in St. Thomas
Township, Franklin County, Pennsylvania having a street
address of 7170 Lincoln Way West, St. Thomas, Pa. Franklin
County Deed Book Volume 1856, Page 124. Property ID
#20-0M13R-079

SALE # 81
2013-2503

WELLS FARGO BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR SECURITIZED ASSET BACKED
RECEIVABLES LLC TRUST 2006-OP1, MORTGAGE
PASS-THROUGH CERTIFICATES SERIES 2006-OP1

ATTY: UDREN LAW OFFICES
V.

CATHERINE A. ROBERTS AND JON A. ROBERTS

All the following described real estate lying and being situate
in Greene Township, Franklin County, Pennsylvania having
a street address of 105 Woodstock Road, Fayetteville,
Pa. Franklin County Deed Book Volume 1446, Page 289.
Property ID #09-0023-272

SEPTEMBER 13, 2013 SALE
CONT TO NOVEMBER 8, 2013
(ADDRESS CORRECTION)

SALE # 40
2013-988

ORRSTOWN BANK
BARIC & SCHERER LLC
V.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID
SHANNON HOPKINS A/K/A

D. SHANNON HOPKINS A/K/A DAVID S. HOPKINS

All the following two tracts of real estate lying and being
situate in the Borough of Chambersburg, Franklin County,
Pennsylvania having a street address of 419 Hollywell
Avenue, Chambersburg, PA 17201. Record Book Volume
2851, Page 282. Parcel No. 04-1D16-068

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 NOVEMBER 18, 2013 AT 4:00 PM
prevailing time. Otherwise, all money previously paid will be
forfeited and the property will be resold on NOVEMBER
22, 2013 at 1:00 pm prevailing time, in the Franklin
County Court House, Jury Assembly Room, 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 2013

CUT-OFF	SALE DATE
JAN 4, 2013	JAN 11, 2013
MARCH 1, 2013	MARCH 8, 2013
MAY 3, 2013	MAY 10, 2013
JULY 5, 2013	JULY 12, 2013
SEPT 6, 2013	SEPT 13, 2013
NOV 1, 2013	NOV 8, 2013
JAN 3, 2014	JAN 10, 2014

10/18, 10/25, 11/1/2013