

# Franklin County Legal Journal

Vol. 28, No. 7

August 20, 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 23, 2010

### Monday, August 23

9 a.m. — Call of the criminal trial list

1:15 p.m. — Bench warrants

### Tuesday, August 24

8:30 a.m. — Manahan v. Ulrich, custody trial

9 a.m. — Termination of parental rights matters

9 a.m. — Fulton County miscellaneous court

### Wednesday, August 25

9 a.m. — Sentences

9 a.m. — Vaquero v. Stanley, custody trial

9 a.m. — Fulton County summary appeals

11 a.m. — Commonwealth v. Rivers, motion for modification of sentence *nun pro tunc*

11 a.m. — Commonwealth v. Haggins, sentence modification

1 p.m. — Commonwealth v. Wietry, amended petition for psychiatric evaluation

1 p.m. — Commonwealth v. Schooley, SVP and sentencing hearing

1:30 p.m. — Arraignments/dispositions/violations

1:30 p.m. — Commonwealth v. Harper, post-sentence motion

1:30 p.m. — (Fulton County) Gress v. Amsley, custody pretrial conference

2:30 p.m. — Commonwealth v. Meketa, omnibus motion

3:30 p.m. — Commonwealth of PA & PA Board of Probation and Parole v. Dean Jr., petition for writ of *habeas corpus*

### Thursday, August 26

8:30 a.m. — Custody petitions

9 a.m. — Summary appeals

9 a.m. — PFA matters

9 a.m. — McDannell v. McDannell, special support appeal

9 a.m. — Commonwealth v. Galbreath, jury trial

9 a.m. — (Fulton County) One juvenile dispositional review

2 p.m. — Bench warrants

2 p.m. — In Re: Estate of Belter, petition for citation

3 p.m. — In Re: Estate of Stouffer, petition for removal of executor

*Court Calendar continued on inside*



## Franklin County Bar Association 2010 Calendar of Events

### AUGUST

- 26 **CLE Program**, PBI video replay, "Officer and Director Liability," 1 p.m., bar office and law library. To register, contact PBI at 800-932-4637 or [www.pbi.org](http://www.pbi.org).
- 30 **CLE Program**, PBI video replay, "Ethical Considerations for Marketing Your Law Practice with Social Networking Sites," noon, bar office and law library. To register, contact PBI at 800-932-4637 or [www.pbi.org](http://www.pbi.org).
- 31 **CLE Program**, PBI groupcast, "Real Estate 101," 9 a.m., bar office and law library. To register, contact PBI at 800-932-4637 or [www.pbi.org](http://www.pbi.org).

### SEPTEMBER

- 3 **Young Lawyers Division**, noon, bar office and law library.
- 6 **Bar office closed** for Labor Day holiday.
- 16 **Fall Dinner and Golf Outing**, Fayetteville.

#### Franklin County Legal Journal

The Franklin County Legal Journal is published by the Franklin County Bar Association, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291. Subscriptions for the weekly advance sheets are \$35 per year.

Legal notices and all other materials must be received by noon on Monday of the week of publication. Send all materials to Carolyn Seibert-Drager, editor, at [legaljournal@franklinbar.org](mailto:legaljournal@franklinbar.org) or by mail to the above address.

**POSTMASTER:** Send address changes to the Franklin County Legal Journal, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291.

## 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 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

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

Personal representatives:  
Vincent Murphy  
8680 Momon 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. Maleya  
55 W. Church Ave.  
Carlisle, PA 17013

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

Estate of Deborah J. Shatzer, 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

**PUBLIC NOTICES**

**Second 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

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

**Third Publication**

Estate of Esther P. Lightfoot, a/k/a Esther M. Lightfoot, late of Shippensburg Borough, Franklin County, Pennsylvania.

Personal representatives:  
Sharon Lee Davidson and Thomas E. Lightfoot  
c/o Richard L. Webber Jr.  
Weigle & Associates, P.C.  
126 E. King St.  
Shippensburg, PA 17257  
Attorney:  
Richard L. Webber Jr.  
Weigle & Associates, P.C.  
126 E. King St.  
Shippensburg, PA 17257

8/6,8/13,8/20/2010

**PUBLIC NOTICES**

Estate of Hazel K. McCleary, late of Greene Township, Franklin County, Pennsylvania.

Personal representative:  
Bonnie E. Maldonado  
80 Reeser Drive  
York Haven, PA 17370  
Attorney:  
William C. Cramer  
14 N. Main St., Suite 414  
Chambersburg, PA 17201

8/6,8/13,8/20/2010

**NOTICE  
In the Court of Common Pleas of the  
39th Judicial District of Pennsylvania,  
Franklin County Branch  
In Re: Change of Name of Garrett  
Thomas Baylor**

Notice is hereby given that on July 12, 2010, Jeffrey Monell Decker Jr. filed a petition to change the name of the minor child, Garrett Thomas Baylor. A hearing is set for October 21 and 22, 2010, at 8:30 a.m. in the assigned courtroom of the Franklin County Courthouse, at which any and all persons interested may appear and show cause, if any, why the petitioner should not be allowed to change the name of the minor child.

J. Gregory Hannigan, attorney for petitioner  
5 Public Square, Suite 311  
Hagerstown, MD 21740

8/20/2010

**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: GRELEN & 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 Betteker 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**

**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 276. Tax Parcel #25-5B57-.083.-000000.

SALE #25  
2009-4285  
JP MORGAN CHASE BANK NA, ET AL.  
V.  
DEBRA HORNBERGER AND JOEL ANASDLN  
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.

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 RHOADS  
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.

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.

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

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 #23-0Q20-132.

**PUBLIC NOTICES**

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 #23-0Q19-123.

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 #23-0Q12R-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  
2009-881  
CHASE HOME FINANCE LLC  
V.  
THOMAS C. BERNRITTER AND MARGARET J. BERNRITTER  
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: GRENEB & BIRSIC

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  
2010-988  
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 #10D05F001.000000.

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. DEKARSKE  
ATTY: GRENEN & BIRSIĆ

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 MATHIS  
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.

LISAA. LABAR AND THE ESTATE OF ADAM G.  
LABAR, C/O LISAA. 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

**CLASSIFIEDS**

**Associate Attorney**

Full-time associate position in busy and expanding Chambersburg law firm. Experience in municipal, land use and/or environmental law preferred. Recent law school graduates to five years' experience considered. Salary commensurate with experience. Resumes kept completely confidential. Send resumes to G. Bryan Salzmann, Esq., Managing Shareholder, Salzmann Hughes, P.C., 79 St. Paul Drive, Chambersburg, PA 17201, or by e-mail to [gbsalzmann@salzmannhughes.com](mailto:gbsalzmann@salzmannhughes.com). No phone calls please. Resumes to be received by September 1, 2010.

**Paralegal**

Full-time paralegal position in busy and expanding Chambersburg law firm. Legal experience in estate planning and estate administration and real estate required. Working knowledge of Microsoft Word and excellent telephone skills required. Salary commensurate with experience. Resumes kept completely confidential. Send reply to Salzmann Hughes, P.C., 79 St. Paul Drive, Chambersburg, PA 17201. No phone calls please.