

# 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 Lorraine 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. Rahausser  
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 Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201  
Attorney:  
Nancy H. Meyers  
Salzmann 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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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SALE # 31  
CANCELLED

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**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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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SALE # 65  
CANELLED

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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