

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 Matthew B. Lamer Jr., late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal representative:

Lynnette M. Lowrimore
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

Attorney:

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

7/6,7/13,7/20/2012

Estate of Charles Brant Stine Sr., late of Antrim Township, Franklin County, Pennsylvania.

Personal representative:

Linda Hilbert
27090 Elmer Court
Mechanicsville, MD 20659

Attorney:

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

7/6,7/13,7/20/2012

Estate of Annie B. Weicht, late of Washington Township, Franklin County, Pennsylvania.

Personal representative:

Susquehanna Bank
c/o Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut St.
Waynesboro, PA 17268

Attorney:

Andrew J. Benchoff
Kornfield and Benchoff, LLP
100 Walnut St.
Waynesboro, PA 17268

7/6,7/13,7/20/2012

Second Publication

Estate of Lillian W. Bonner, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Guy L. Bonner
11823 Gehr Road
Waynesboro, PA 17268

Attorney:

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

6/29,7/6,7/13/2012

Estate of William H. Freet, a/k/a William H. Freet Sr., late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:

Linda F. Zimmerman and Carole Anne Amsley
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

6/29,7/6,7/13/2012

Estate of Frank E. Johnston, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:

Betty L. Peterson and Darlene F. Fisher
c/o R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306
Chambersburg, PA 17201

Attorney:

R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306
Chambersburg, PA 17201

6/29,7/6,7/13/2012

Estate of Helen Lucille Minnich, a/k/a Helen L. Minnich, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representative:

Joann Marie Stouffer
12801 Mentzer Gap Road
Waynesboro, PA 17268

Attorney:

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

6/29,7/6,7/13/2012

PUBLIC NOTICES

Estate of Janet L. Forrester Pickell, a/k/a Janet L. Pickell, late of Letterkenny Township, Franklin County, Pennsylvania.

Personal Representatives:
Sharon A. Purnell
2637 New Franklin Road
Chambersburg, PA 17202
and
Kathy F. Webb
5962 Old Washington Road
Elkridge, MD 21075
Attorney:
Jerry A. Weigle
Weigle & Associates, P.C.
126 E. King St.
Shippensburg, PA 17257

6/29,7/6,7/13/2012

Estate of Dona L. Schaller, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Donald L. Schaller Jr.
13623 Blue Ridge Summit
P.O. Box 76
Blue Ridge Summit, PA 17214
Attorney:
Deborah K. Hoff
154 S. Potomac St.
Waynesboro, PA 17268

6/29,7/6,7/13/2012

Estate of Lloyd Leon Shoemaker Jr., a/k/a Lloyd Leon Shoemaker, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Linda Diane Davis
9632 Cafoxa Drive
Williamsport, MD 21795
Attorney:
William S. Dick
Dick, Stein, Schemel, Wine & Frey, LLP
13 W. Main St., Suite 210
Waynesboro, PA 17268

6/29,7/6,7/13/2012

Third Publication

Estate of Paul C. Burns, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Karen B. Bell
c/o Keller, Keller and Beck, LLC
343-B S. Potomac St.
Waynesboro, PA 17268
Attorney:
J. Edward Beck Jr.
Keller, Keller and Beck, LLC
343-B S. Potomac St.
Waynesboro, PA 17268

6/22,6/29,7/6/2012

Estate of Earl E. Hoover, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Beth Ann McCleaf
330 Paylor Drive
St. Thomas, PA 17252
Attorney:
George E. Wenger Jr.
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

6/22,6/29,7/6/2012

Estate of Lois O. Mackey, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:
Farmers and Merchants Trust Company
of Chambersburg
20 S. Main St.
P.O. Box 6010
Chambersburg, PA 17201
and
Janie Rensch
5791 Front St.
Marion, PA 17235
Attorney:
Nancy H. Meyers
Salzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

6/22,6/29,7/6/2012

PUBLIC NOTICES

CORPORATION NOTICE

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

Hess Farms, Inc.
8620 Helman Road
Waynesboro, PA 17268

Attorney:

William S. Dick
Dick, Stein, Schemel, Wine & Frey, LLP
13 W. Main St., Suite 210
Waynesboro, PA 17268

7/6/2012

NAME CHANGE NOTICE

Notice is hereby given that on May 9, 2012, a petition for change of name was filed in the Franklin County Court of Common Pleas, requesting a decree to change the name of Alvis Vunia Montgomery to Ava Alvis Vunia Montgomery.

The Court has fixed July 24, 2012, at 9:30 a.m. at the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, Pa., as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

7/6/2012

PUBLIC NOTICES

SHERIFF'S SALE July 13, 2012

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 August 13, 2012, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE #1
2011-4585
GREEN TREE SERVICING LLC
ATTY: MCCABE WEISBERG & CONWAY
V.
JAMES M. BETTENCOURT
AND LISA J. BETTENCOURT

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3643 Mountain Shadow Lane, Fayetteville, Pennsylvania. Franklin County Deed Book Volume 3221, Page 271. Tax ID #09-0C23C-062.

SALE #2
2012-190
FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MARTHA VON ROSENSTIEL
V.
WANDA S. KNEASEL

All the following described real estate, with improvements thereon, lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 185 Mount Pleasant Road, Fayetteville, Pennsylvania. Franklin County Deed Book Volume 2770, Page 233. Tax ID #09-0C23-.041.-000000.

SALE #3
2012-491
BANK OF AMERICA NATIONAL ASSOCIATION
ATTY: SHAPIRO & DENARDO
V.
ANTONINETTE J. UGLOW

All the following described real estate, together with improvements thereon erected, lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 273 S. Seventh St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 678, Page 400. Parcel #026-Map 03-1E11.

SALE #4
2009-3409
BANK OF AMERICA
ATTY: KML LAW GROUP
V.
KENNETH G. CASTILLO

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 663 Shannon Drive North, Greencastle, Pennsylvania. Franklin County Deed Book Volume 3526, Page 497. Tax Parcel #01-0A12-153.

SALE #5
2011-5436
DEUTSCHE BANK
ATTY: PARKER MCCAY
V.
LAM NGUYEN

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 296 Martina Drive, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3274, Page 515. Tax ID #04-1G005-011C.

SALE #6
2012-456
PNC BANK, S/B/M TO NATIONAL CITY BANK
ATTY: KML LAW GROUP
V.
JODI L. LEISHER

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, known and numbered as 346 Stonegate Court, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3091, Page 167. Instrument #2006-007836.

SALE #7
2009-1715
ONEWEST BANK
ATTY: MCCABE WEISBERG & CONWAY
V.
YVONNE LANSEY

All the following two (2) tracts of real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 13803 Pond View Lane, Mercersburg, Pennsylvania. Franklin County Deed Book Volume 3446, Page 563. Tax ID #17-0J27-.035.-0048.

PUBLIC NOTICES

SALE #8
2012-395
CARROLLTON MORTGAGE SERVICES INC.,
A DIVISION OF CARROLLTON BANK
ATTY: GRIEST HIMES HERROLD
SCHAUMANN REYNOSA
V.
JAMES F. DURST AND BEVERLY D. DURST

All that certain tract of land situate, lying and being in Antrim Township, Franklin County, Pennsylvania, containing 24.451 square feet and being Lot No. 6 on a plan of lots of Shadow Creek Meadows Development, Phase 1A, recorded in Plan Book 288-F at page 1226 and having an address of 031 Dallas Drive, Greencastle, Pennsylvania. Improvements thereon of the lot, judgment amount \$170,561.19.

SALE #9
2012-290
GRAYSTONE TOWER BANK, SUCCESSOR
IN INTEREST TO THE FIRST NATIONAL
BANK OF GREENCASTLE, SUCCESSOR IN
INTEREST TO THE FIRST NATIONAL BANK OF
MCCONNELLSBURG
ATTY: KORNFIELD AND BENCHOFF
V.
DARRELL W. KELLY AND ARLENE K. KELLY

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 3502 Williamson Road, Greencastle, Pennsylvania. Franklin County Deed Book Volume 2653, Page 503. Tax Parcel #01-A-06-109.

SALE #10
2012-455
PNC BANK NA
ATTY: KML LAW GROUP
V.
JODI L. LEISHER

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 69 Brookmeadow Lane, Chambersburg, Pennsylvania. Franklin County Plan Book 288D, Page 583. Tax Parcel #09-0C12G-085-.000000.

SALE #11
2011-4948
CITIMORTGAGE INC.
ATTY: PHELAN HALLINAN & SCHMIEG
V.
DOUGLAS A. HESS

All the following described real estate locally known as 819 Middle St., lying and being situate in Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3106, Page 460. Tax Parcel #06-1E34-088-.000000.

SALE #12
2010-2867
WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN & SCHMIEG
V.
CARL FRANCIS CREEDEN,
A/K/A CARL F. CREEDEN,
AND CHRISTINE ANN CREEDEN,
A/K/A CHRISTINE A. CREEDEN

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 702 Long Lane, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3072, Page 136. Tax Parcel #06-1E43-.069-.000000.

SALE #13
2011-3086
PNC BANK NATIONAL ASSOCIATION
ATTY: LOUIS P. VITTI
V.
WENDY C. POGUE

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 160 E. Garfield St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3050, Page 142. Parcel #04-IE25-087.

SALE #14
2011-5354
US BANK NATIONAL ASSOCIATION AS TRUSTEE
BY MASTR ALTERNATIVE LOAN TRUST 2005-6
ATTY: PHELAN HALLINAN & SCHMIEG
V.
STEVEN R. STONER AND MICHELLE L. STONER

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 5449 Rockdale Road, Greencastle, Pennsylvania. Franklin County Deed Book Volume 2873, Page 184. Tax Parcel #18-0K23-.033-.000000.

SALE #15
2011-4579
BANK OF AMERICA NA, SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING, LP
ATTY: PHELAN HALLINAN & SCHMIEG
V.
HAYES Q. FRAZIER

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3915 Scotland Main St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3584, Page 316. Tax Parcel #09-0C13M-071-.000000.

PUBLIC NOTICES

SALE #16
2011-5322

PNC MORTGAGE, A DIVISION OF PNC BANK NA,
S/B/M NATIONAL CITY BANK,
S/B/M NATIONAL CITY MORTGAGE CO.
ATTY: PHELAN HALLINAN & SCHMIEG
V.
THOMAS W. AMOS AND TAMMY L. AMOS

All that tract of real estate lying and being situate along the southerly side of West Second Street in Waynesboro, Franklin County, Pennsylvania, having a street address of 204 W. Second St., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1719, Page 321. Tax Parcel #26-5C08.-125.-000000.

SALE #17
2011-4520
CITIMORTGAGE INC.
ATTY: PHELAN HALLINAN & SCHMIEG
V.
SHARON W. SMITH, A/K/A SHARON W. WALLACE

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.-000000.

SALE #18
2012-155
US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR RASC 2005-EMX5
ATTY: PHELAN HALLINAN & SCHMIEG
V.
LINDA M. SUMMERS AND MARK H. SUMMERS

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 785 Lindia Drive, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2920, Page 320. Tax Parcel #11-0E13G-020.-000000.

SALE #19
2010-4126
FREEDOM MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN & SCHMIEG
V.
RICKY F. SHULTZ AND RETINA A. SHULTZ

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 211 E. Main St., Fayetteville, Pennsylvania. Franklin County Deed Book Volume 2846, Page 1. Tax Parcel #09-0C27-005C-000000.

SALE #20
2011-3609

LNK CORPORATION, A NEVADA CORPORATION
ATTY: MILSTEAD & ASSOCIATES
V.
ROBERT L. STATLER AND NANCY D. CARBAUGH,
A/K/A NANCY D. STATLER

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1053 Paper Mill Road, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 895, Page 606. Tax Parcel #E-16-61B.

SALE #21
2011-4484
WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN & SCHMIEG
V.
BEA ANN WILLIAMS

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1133 Gayman Road, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 1970, Page 129. Tax Parcel #11-0E13B-016.-000000.

SALE #22
2009-2289
NATIONSTAR MORTGAGE LLC
ATTY: PHELAN HALLINAN & SCHMIEG
V.
ROBERT J. BARTOSH JR.

All that certain real estate lying and being situate in Mont Alto Borough, Franklin County, Pennsylvania, having a street address of 9 Spruce St., Mont Alto, Pennsylvania. Franklin County Deed Book Volume 3100, Page 294. Instrument #2006-008755.

SALE #23
2011-3646
PNC BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN & SCHMIEG
V.
MICHELLE L. FOX

All the following described real estate, locally known as 360 Falling Spring Road, lying and being situate in Guilford Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 627, Page 144. Instrument #2008-020790. Tax Parcel #10-0D04L-009A-000000.

PUBLIC NOTICES

SALE #24
2011-5445

BRANCH BANKING AND TRUST COMPANY
ATTY: PHELAN HALLINAN & SCHMIEG
V.
SHIRLEY S. BRANT AND WILLIAM R. BRANT

All that parcel of land with the building and improvements thereon erected, situate in Greencastle Borough, Franklin County, Pennsylvania, having a street address of 63 S. Jefferson St., Greencastle, Pennsylvania. Franklin County Deed Book Volume 3521, Page 562. Tax Parcel #08-2B28-.009-.000000.

SALE #25
2011-5471

WELLS FARGO FINANCIAL PENNSYLVANIA INC.
ATTY: PHELAN HALLINAN & SCHMIEG
V.
SHERI L. STRAUB AND JAMES E. STRAUB

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 146 Lincoln Terrace, Fayetteville, Pennsylvania. Franklin County Deed Book Volume 1437, Page 233. Tax Parcel #10-0D10A-025A.

SALE #26
2010-2057

PNC MORTGAGE, A DIVISION OF PNC BANK NA,
S/B/M NATIONAL CITY MORTGAGE COMPANY,
A DIVISION OF NATIONAL CITY BANK
ATTY: PHELAN HALLINAN & SCHMIEG
V.
JACOB A. KRINER AND CORINNE S. BANDANZA

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2211 McCleary Drive, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 288E, Page 792. Instrument #200905055. Tax Parcel #09-C-12G-93.

SALE #27
2011-4404
ORRSTOWN BANK
ATTY: OFFIT/KURMAN
V.

VENETIAN INVESTMENTS LLC

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of Lot N2A and Lot N2B Norland Ave., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3412, Page 183, Parcel #186A, as to Lot N2A. Franklin County Deed Book Volume 3614, Page 326, Parcel #186, as to Lot N2B.

SALE #28
2012-681

JP MORGAN CHASE BANK NATIONAL
ASSOCIATION, SUCCESSOR BY MERGER TO
CHASE HOME FINANCE LLC
ATTY: SHAPIRO & DENARDO
V.
JANE M. LONG

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 755 Bassett Drive, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3461, Page 158. Tax Parcel #02-1C07-0441-000000.

SALE #29
2012-751

DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE UNDER POOLING AND SERVICING
AGREEMENT DATED AS OF JANUARY 1, 2007,
SECURITIZED ASSET BACKED RECEIVABLES
LLC TRUST 2007-NC1, BY ITS ATTORNEY IN FACT
OCWEN LOAN SERVICING, LLC
ATTY: STERN AND EISENBERG
V.
AARON D. MORELAND
AND CECELIA ANN MORELAND

All that certain place or tract of land lying and being situate in Greencastle Borough, Franklin County, Pennsylvania, having a street address of 45 W. Dahlgren St., Greencastle, Pennsylvania. Franklin County Deed Book Volume 1140, Page 74. Tax Parcel #08-2B28-063.

SALE #30
2012-647

SUSQUEHANNA BANK
ATTY: KORNFIELD AND BENCHOFF
V.
TODD A. CHAMBERLAIN, ADMINISTRATOR OF
THE ESTATE OF ELLEN L. CHAMBERLAIN

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with a property address of 8930 Capital Hill Road, Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1330, Page 367. Tax Parcel #19-L-13Q-34.

SALE #31
2009-3806
SRMOF2009-1 TRUST
ATTY: KML LAW GROUP
V.

TROY HOVEY AND TAMMY L. HOVEY

All the following described real estate situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 8995 Gap Road, Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1742, Page 549. Tax Parcel #19-L-18-43.

PUBLIC NOTICES

SALE #32
2011-3649

US BANK NATIONAL ASSOCIATION,
TRUSTEE FOR THE PENNSYLVANIA HOUSING
FINANCE AGENCY
ATTY: PURCELL KRUG & HALLER
V.
TIMOTHY E. MILLER

All that certain real estate lying and being situate in Mercersburg Borough, Franklin County, Pennsylvania, having a street address of 328 S. Park Ave., Mercersburg, Pennsylvania. Franklin County Deed Book Volume 3599, Page 552. Tax Map #14-3A43, Parcel #003.

SALE #33
2012-315

WELLS FARGO BANK NA
ATTY: ZUCKER GOLDBERG & ACKERMAN
V.
RYAN E. ROCKWELL

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 324 Houser Ave., Fayetteville, Pennsylvania. Franklin County Deed Book Volume 201006140. Parcel #09-0C23N-090.

SALE #34
2012-159

GREEN TREE SERVICING LLC
ATTY: KML LAW GROUP
V.

STEVEN R. HILLYARD AND TINA S. LITTLE

All that certain lot or piece of ground situate in Washington Township, Franklin County, Pennsylvania, having a street address of 13936 Charles Drive, Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1591, Page 457. Tax Parcel #23-0Q19-394.

SALE #35
2012-317

FARMERS AND MERCHANTS
ATTY: JAMES SMITH DIETTERICK AND CONNELLY
V.
R.B. OMO AND ALEXANDRIA J. OMO

All the following tract of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of Leafmore Road, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 1368, Page 20. Tax Parcel #11-E15-27C.

SALE #36
2012-674

BANK OF AMERICA NA, SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING LP, F/K/A
COUNTRYWIDE HOME LOANS SERVICING LP
ATTY: KML LAW GROUP
V.
ERIC M. CLINE AND SHERRY M. CLINE

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 339 Fairview Ave., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1189, Page 411. Tax Parcel #26-5C14-029.

SALE #37
2012-1067

SUSQUEHANNA BANK,
SUCCESSOR IN INTEREST TO
SUSQUEHANNA BANK PA
ATTY: KORNFIELD AND BENCHOFF
V.
AMTUL RAHEEM

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 7991 Shank Hess Road, Waynesboro, Pennsylvania. Instrument #2008004234. Tax Parcel #19-L-18-075A.

SALE #38
2011-4402

ORRSTOWN BANK
ATTY: OFFIT/KURMAN
V.
VENETIAN INVESTMENTS, LLC

All that certain tract of land situate in Guilford Township, Franklin County, Pennsylvania. Real Property: Lincoln Way East, Lot 2 and Parcel 2A. Franklin County Plan Book Volume 288J, Page 240.

SALE #39
2009-1982

US BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR JPM ALT-2007-S1
ATTY: GRENNEN & BIRSIC
V.
JEFFREY L. NEWCOMER
AND THERESA M. NEWCOMER

All the following described real estate situated in Guilford Township, Franklin County, Pennsylvania, having erected thereon a dwelling being known and numbered as 3146 Springview Drive, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 1173, Page 579. Parcel #10-D-15-054.

PUBLIC NOTICES

SALE #40
2011-4511

JPMORGAN CHASE BANK
NATIONAL ASSOCIATION,
S/B/M/T CHASE HOME FINANCE LLC,
S/B/M/T CHASE MANHATTAN
MORTGAGE CORPORATION
ATTY: GRELEN & BIRSIC
V.

RANDY E. WYAND JR., JEREMY D. WYAND AND
JASON C. WYAND AS ADMINISTRATORS OF THE
ESTATE OF RANDY W. WYAND SR.

All the following described real estate situate in Antrim Township, Franklin County, Pennsylvania, having erected thereon a dwelling being known and numbered as 15297 Bowman Court, Greencastle, Pennsylvania. Franklin County Deed Book Volume 1094, Page 417. Parcel #01-A-31-126.

SALE #41
2012-555

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

JOHN V. RINALDO AND MEGAN L. RINALDO

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 226-230 N. Main St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3449, Page 451. Tax Parcel #s 02-1C-41-39 (226 N. Main St.) and 02-1C41-38 (230 N. Main St.).

SALE #42
2010-5387

HSBC MORTGAGE SERVICES
ATTY: MCCABE WEISBERG & CONWAY
V.

DONALD L. ADKINS JR. AND ANGEL M. ADKINS

All that certain described piece or parcel of real estate lying and being situate in Lurgan Township, Franklin County, Pennsylvania, having a street address of 8395 Newburg Road, Newburg, Pennsylvania. Franklin County Deed Book Volume 2730, Page 231. Tax ID #13-0G11.-12.-000000.

SALE #43
2012-826

DEUTSCHE BANK NATIONAL TRUST COMPANY
ATTY: UDREN LAW OFFICES
V.

CHONG SUK BARRETT

All that certain lot or tract of land situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 7858 Molly Pitcher Highway, Shippensburg, Pennsylvania. Franklin County Deed Book Volume 1214, Page 0080. Property ID #21-0N13J-013.

SALE #44
2010-5719

BENEFICIAL CONSUMER DISCOUNT COMPANY
ATTY: MCCABE WEISBERG & CONWAY
V.

WILLIAM C. ROBINSON, SANDRA K. ROBINSON
AND THE UNITED STATES OF AMERICA,
C/O U.S. ATTORNEY FOR THE MIDDLE DISTRICT
OF PENNSYLVANIA

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 225 Juniper Road, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2349, Page 010. Tax ID #10-D-09C-29.

SALE #45
2011-3311
FANNIE MAE

ATTY: MCCABE WEISBERG & CONWAY
V.

BRIAN A. SMITH AND MANDY L. ODEN

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 5550 Montgomery Church Road, Greencastle, Pennsylvania. Franklin County Deed Book Volume 3025, Page 315. Tax ID #17-0J14-150.

SALE #46
2012-1801

MALVERN FEDERAL SAVINGS BANK
ATTY: FOX ROTHSCHILD
V.

ROBERT AND DEANNA HOWARD

All that certain described real estate lying and being situate in Mercersburg Borough, Franklin County, Pennsylvania, having a street address of 209 Oregon St., Mercersburg, Pennsylvania. Franklin County Deed Book Volume 288G, Page 43. Tax Parcel #14-3A12-034A.

SALE #47
2012-394

OCWEN LOAN SERVICING LLC
ATTY: UDREN LAW OFFICES
V.

JOYCE M. FORMBY AND CALVIN R. WALKER

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 614 Governors Court, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3579, Page 128. Property ID #09-0C12-460.

PUBLIC NOTICES

SALE #48
2012-657

BANK OF AMERICA NA, SUCCESSOR BY MERGER
TO BANK HOME LOANS SERVICING LP, F/K/A
COUNTRYWIDE HOME LOANS SERVICING LP
ATTY: UDREN LAW OFFICES
V.
BENNETTE TRACY AND JEFFREY TRACY

Being situate along Hollengreen Drive in Waynesboro
Borough, Franklin County, Pennsylvania, having a
street address of 504 Hollengreen Drive, Waynesboro,
Pennsylvania. Property ID #24-5D-42-169.

SALE #49
2011-1035

PNC BANK NATIONAL ASSOCIATION
ATTY: UDREN LAW OFFICES
V.
REBECCA A. FORRESTER
AND DAVID C. FORRESTER II

All the following described real estate locally known as
13282 Whispering Spring Drive, lying and being situate
in Antrim Township, Franklin County, Pennsylvania.
Franklin County Deed Book Volume 3033, Page 113.
Property ID #01-0A26-341.

SALE #50

CANCELLED

SALE #51
2012-979

DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE FOR SOUNDVIEW HOME LOAN
TRUST 2006-OPTI ASSET-BACKED CERTIFICATES
SERIES 2006-OPTI1
ATTY: UDREN LAW OFFICES
V.
ANICE MYERS AND CONRAD D. MYERS

All the following described real estate lying and being
situate in Chambersburg Borough, Franklin County,
Pennsylvania, having a street address of 732 Broad
St., Chambersburg, Pennsylvania. Franklin County
Deed Book Volume 2589, Page 228. Property ID
#02-1C35-032.

SALE #52
2012-488

BANK OF AMERICA NA AS SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING, LP
ATTY: PHELAN HALLINAN & SCHMIEG
V.
JAMES TAYLOR AND ELIZABETH P. SHARPE

All the following described real estate lying and being
situate in Chambersburg Borough, Franklin County,
Pennsylvania, having a street address of 239 High
St., Chambersburg, Pennsylvania. Franklin County
Deed Book Volume 3477, Page 211. Tax Parcel #5-
1B-48-90.

SALE #53
2011-5062

US BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR RASC 2006-EMX4
ATTY: PHELAN HALLINAN & SCHMIEG
V.
JUDITH A. DIETRICH AND IVAN P. DIETRICH JR.

All that following described real estate, together with
improvements thereon erected, lying and being situate in
Peters Township, Franklin County, Pennsylvania, having
a street address of 1077 Fort Loudon Road, a/k/a Lot 8
Fort Loudon Road, Fort Loudon, Pennsylvania. Franklin
County Deed Book Volume 1369, Page 390. Tax Parcel
#18-0K08-.053A-000000.

SALE #54
2011-3631

HSBC BANK USA NA AS TRUSTEE ON BEHALF
OF ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST AND FOR THE REGISTERED HOLDERS
OF ACE SECURITIES CORP. HOME EQUITY LOAN
TRUST, SERIES 2006-ASAP6, ASSET BACKED
PASS-THROUGH CERTIFICATES
ATTY: UDREN LAW OFFICES
V.
DONNA RAE MAINES AND JOSHUA PAUL MULLEN

All that certain lot or piece of ground situate in Guilford
Township, Franklin County, Pennsylvania, having a street
address of 3559 Brechbill Loop Road, Chambersburg,
Pennsylvania. Franklin County Deed Book Volume 3275,
Page 1. Property ID #01-D15-64.

SALE #55
2012-825

THE BANK OF NEW YORK MELLON TRUST
COMPANY NATIONAL ASSOCIATION, F/K/A
THE BANK OF NEW YORK TRUST COMPANY NA,
AS SUCCESSOR TO JPMORGAN CHASE BANK NA
AS TRUSTEE FOR RAMP 2005RZ4
ATTY: PHELAN HALLINAN & SCHMIEG
V.
HAROLD R. BURGER, A/K/A HAROLD BURGER,
AND SRI W. BURGER, A/K/A SRI BURGER

All the following described real estate lying and being
situate in Antrim Township, Franklin County, Pennsylv-
ania, having a street address of 830 Rutherford Drive,
Greencastle, Pennsylvania. Franklin County Deed Book
Volume 3019, Page 64. Tax Parcel #01-0A32-321.

SALE #56
2011-623

PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN & SCHMIEG
V.
CRAIG D. VELDHIJZEN
AND LORENA L. CARBAUGH

All the following described real estate locally known
as 4840 Gray Hawk Drive, lying and being situate in
Washington Township, Franklin County, Pennsylvania.
Franklin County Deed Book Volume 3053, Page 249.
Tax Parcel #23-0Q05-.145-000000.

PUBLIC NOTICES

SALE #57
2011-4582

AURORA LOAN SERVICES LLC
ATTY: PHELAN HALLINAN & SCHMIEG
V.
MICHAEL L. SNOWBERGER

All the following described real estate, with improvements thereon erected, lying and being situate in Orrstown Borough, Franklin County, Pennsylvania, having a street address of 10372 Rowe Run Road, a/k/a 10372 Rowerun Road, Orrstown, Pennsylvania. Franklin County Deed Book Volume 921, Page 443. Tax Parcel #28-7A14-.003-.000000.

SALE #58
2011-4923

BANK OF AMERICA NA, SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING LP, F/K/A
COUNTRYWIDE HOME LOANS SERVICING LP
ATTY: PHELAN HALLINAN & SCHMIEG
V.
NORA E. CUYLER

All the certain tract of real estate situate at 1843 Bell Ave. in Hamilton Township, Franklin County, Chambersburg, Pennsylvania, having a street address of 1843 Bell Ave., Chambersburg, Pennsylvania. Instrument #201002865. Tax Parcel #11-0E13A-047-00000. Reference #225813338.

SALE #59
2009-2129

JPMORGAN CHASE BANK
NATIONAL ASSOCIATION, S/B/M TO
CHASE HOME FINANCE LLC
ATTY: PHELAN HALLINAN & SCHMIEG
V.
JOHN R. DAUS AND JENNIFER L. DAUS

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2858 Galaxy Drive, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3073, Page 584. Tax Parcel #09-0C19-.425-000000.

SALE #60
2011-5268

HSBC BANK USA NATIONAL ASSOCIATION AS
TRUSTEE FOR NOMURA ASSET ACCEPTANCE
CORPORATION MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-AF1
ATTY: PHELAN HALLINAN & SCHMIEG
V.
DIANE JEAN BANNER

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 2982 Anthony Highway, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2921, Page 481. Tax Parcel #10-0D23D-031-.000000.

SALE #61
2011-4719

AURORA LOAN SERVICES LLC
ATTY: PHELAN HALLINAN & SCHMIEG
V.
KENNETH SNOWDEN SR.
AND RHONDA L. CLEVELAND

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 80 Equestrian Drive, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3505, Page 554. Tax Parcel #10-0D05-.349-.000000.

SALE #62
2011-3216

BRANCH BANKING AND TRUST COMPANY
ATTY: PHELAN HALLINAN & SCHMIEG
V.
CHRISTOPHER D. CHANCE
AND JENNIFER A. CHANCE

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 649 S. Fourth St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3564, Page 285. Tax Parcel #06-1E26-.035D-.000000.

SALE #63
2011-5269

BANK OF AMERICA NA, S/B/M TO
BAC HOME LOANS SERVICING LP, F/K/A
COUNTRYWIDE HOME LOANS SERVICING LP
ATTY: PHELAN HALLINAN & SCHMIEG
V.
JOANNE M. MARZOLF

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1205 Progress Road, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3118, Page 75. Tax Parcel #04-1G01.153B-000000.

PUBLIC NOTICES

SALE #64
2010-4127

US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR THE STRUCTURED ASSET INVESTMENT
LOAN TRUST 2006-2

ATTY: PHELAN HALLINAN & SCHMIEG
V.

MARY ANN HECKMAN AND CHRIS E. HEINBAUGH

All the following described tract of real estate lying and being situate in Mont Alto Borough, Franklin County, Pennsylvania, having a street address of 1 Beech St., Mont Alto, Pennsylvania. Franklin County Deed Book Volume 1676, Page 099. Tax Parcel #16-4A54.-042.-000000.

SALE #65
2012-406

CITIMORTGAGE INC.

ATTY: PHELAN HALLINAN & SCHMIEG
V.

JESSICA L. WOODRING AND TOBY L. DITCH

All the following described real estate locally known as 321 W. Seventh St. located in Waynesboro Borough, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3303, Page 251. Tax Parcel #26-5C30.-025.-000000.

SALE #66
2012-487

WELLS FARGO BANK NA

ATTY: PHELAN HALLINAN & SCHMIEG
V.

MARION W. DIAZ

All that certain tract or parcel of real estate, together with the improvements thereon and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 10556 Reeder Road, Mercersburg, Pennsylvania. Franklin County Deed Book Volume 3570, Page 31. Tax Parcel #17-0J12-055.-000000.

SALE #67
2011-5388

US BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR RASC 2006KS9
ATTY: PHELAN HALLINAN & SCHMIEG

V.

GLENN GREGORY HOLDER
AND DIANE M. HOLDER

The land referred to in this policy is situated in Guilford Township, Franklin County, Pennsylvania, having a street address of 520 Shadyside Drive, Chambersburg, Pennsylvania. Instrument #10-0D04-075.

SALE #68
2011-5020

GMAC MORTGAGE LLC

ATTY: PHELAN HALLINAN & SCHMIEG
V.

SHELLY POTTS, A/K/A SHELLY RAE POTTS,
A/K/A SHELLY RAE WAGNER

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 228 Geiser Ave., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 2844, Page 46. Tax Parcel #23-0Q12Q-023.-000000.

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 July 23, 2012, at 4 p.m. prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on July 27, 2012, at 1 p.m. prevailing time in the Franklin County Courthouse, Third Floor, 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 2012

<u>CUT-OFF</u>	<u>SALE DATE</u>
7/6/2012	9/14/2012
9/7/2012	11/9/2012

Dane M. Anthony, Sheriff
Franklin County, Pennsylvania

6/22,6/29,7/6/2012