

**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 C. Jean Barton, aka Clara Jean Barton, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:  
Richard P. Barton and Joyce Washabaugh  
c/o Schall and Bard, LLC  
119 North Second Street  
McConnellsburg, PA 17233  
Attorney:  
James M. Schall  
Schall and Bard, LLC  
119 North Second Street  
McConnellsburg, PA 17233

8/31,9/7,9/14/2012

Estate of Linda Kay Devine, aka Linda K. Devine, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Dawn M. Brown  
c/o Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268  
Attorney:  
Andrew J. Benchoff  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

8/31,9/7,9/14/2012

Estate of Patricia A. Griffin, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
James H. Griffin  
13670 Welty Road  
Waynesboro, PA 17268  
Attorney:  
Clinton T. Barkdoll  
Kulla, Barkdoll, Ullman & Painter, P.C.  
9 East Main Street  
Waynesboro, PA 17268

8/31,9/7,9/14/2012

Estate of Nancy J. Meyers, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Dean E. Meyers  
3975 Williamson Road  
Greencastle, PA 17225  
Attorney:  
Steiger and Steiger  
120 North Main Street  
Mercersburg, PA 17236

8/31,9/7,9/14/2012

Estate of Larry E. Newman, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Marjorie S. Hamsher  
c/o Mark E. Halbruner  
Gates, Halbruner, Hatch & Guise, P.C.  
1013 Mumma Road, Suite 100  
Lemoyne, PA 17043  
Attorney:  
Mark E. Halbruner  
Gates, Halbruner, Hatch & Guise, P.C.  
1013 Mumma Road, Suite 100  
Lemoyne, PA 17043

8/31,9/7,9/14/2012

Estate of Anna Louise Schroyer Harris, aka Anna S. Harris, aka Anna L. S. Harris, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Elizabeth A. McCleafe  
10358 Amsterdam Road  
Waynesboro, PA 17268  
Attorney:  
Stephen E. Patterson  
Salzmann Hughes, P.C.  
239-B East Main Street  
Waynesboro, PA 17268

8/31,9/7,9/14/2012

**Second Publication**

Estate of John H. Baker, aka John Herman Baker, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:  
Bessie F. Hamilton, Clarence B. Baker, Walter C. Baker, and John L. Baker  
c/o Richard L. Webber, Jr.  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257  
Attorney:  
Richard L. Webber, Jr.  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

8/24,8/31,9/7/2012

Estate of Marian E. Bolan, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Richard C. Bolan  
32408 N. 50th Street  
Cave Creek, AZ 85331  
Attorney:  
Jerrold A. Sulcove  
82 West Queen Street  
Chambersburg, PA 17201

8/24,8/31,9/7/2012

## PUBLIC NOTICES

Estate of Mary W. Fogelsanger, aka Mary Elizabeth Fogelsanger, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Mary Ann Fogelsanger  
25 Colonial Court  
Shippensburg, PA 17257  
Attorney:  
Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

8/24,8/31,9/7/2012

Estate of Fred R. Hammond, Jr., late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Fred R. Hammond, III  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

8/24,8/31,9/7/2012

Estate of Rachel J. Hoffman, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representative:  
David J. Hoffman, Jr.  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

8/24,8/31,9/7/2012

Estate of Travis William Lewis, late of Metal Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert L. Lewis, Sr.  
9700 Sharpsburg Pike  
Hagerstown, MD 21740  
Attorney:  
J. Edgar Wine  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

8/24,8/31,9/7/2012

Estate of Anna M. Norcross, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Frances G. Bigler  
5825 Lady Way  
Hope Mills, NC 28348  
Attorney:  
Steiger & Steiger  
120 North Main Street  
Mercersburg, PA 17236

8/24,8/31,9/7/2012

Estate of Lloyd M. Pearson, aka Lloyd M. Pearson, Sr., late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Bruce Alan Pearson  
c/o R. Thomas Murphy & Associates, P.C.  
14 N. Main Street, Suite 306  
Chambersburg, PA 17201  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
14 N. Main Street, Suite 306  
Chambersburg, PA 17201

8/24,8/31,9/7/2012

Estate of M. Delee Shatzer, aka Mildred Delee Shatzer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Gary W. Shatzer, Sr.  
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

8/24,8/31,9/7/2012

Estate of Helen I. Shatzer, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Eugene C. Shatzer  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, Pa 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

8/24,8/31,9/7/2012

Estate of Barbara A. Stanton, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representatives:  
Thomas J. Smith and Kirk P. Smith  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

8/24,8/31,9/7/2012

Estate of Richard D. Wagner, aka Richard Dennis Wagner, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Robin S. Wagner  
5284 Applecross Avenue  
Chambersburg, Pa 17202  
Attorney:  
Rachel C. Schreck  
Mooney & Associates  
67 N. Main Street  
Chambersburg, PA 17201

8/24,8/31,9/7/2012

# PUBLIC NOTICES

Estate of Claude H. Wickers, aka Claude Howard Wickers, late of Waynesboro, Pennsylvania.

Personal Representative:  
Jared S. Childers  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

8/24,8/31,9/7/2012

Estate of Lillian K. Wingert, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Beth Ann Wingert  
c/o Greg Wingert  
1761 N. Berrett  
Mesa, AZ 85207  
Attorney:  
None

8/24,8/31,9/7/2012

## **Third Publication**

Estate of Sharon Ann Caldwell, aka Sharon A. Caldwell, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Sidney R. Caldwell  
2244 Loop Road  
Chambersburg, PA 17202  
Attorney:  
George E. Wenger, Jr.  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

8/17,8/24,8/31/2012

Estate of Russell L. Edwards, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
James R. Edwards  
3928 Church Road  
Chambersburg, PA 17202  
Attorney:  
David C. Cleaver  
Keller, Keller and Beck, LLC  
1035 Wayne Avenue  
Chambersburg, PA 17201

8/17,8/24,8/31/2012

Estate of George A. Truax, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:  
Mark G. Truax  
212 North Center Street  
Frackville, PA 17931  
and  
Troy A. Truax  
8556 Hades Church Road  
Waynesboro, PA 17268  
Attorney:  
J. Edward Beck, Jr.  
Keller, Keller and Beck, LLC  
1035 Wayne Avenue  
Chambersburg, PA 17201

8/17,8/24,8/31/2012

## **LEGAL NOTICE**

Notice is hereby given that a hearing has been scheduled with regard to a Petition for Approval of Private Sale of Real Estate, filed by the Board of Education of the Tuscarora School District, for the sale of real property owned by the District. The Petition seeks to sell property consisting of the former Administrative Building to Edgar and Kimberly Twine. The hearing on the Petition will be held in the Court of Common Pleas of Franklin County, Pennsylvania on the 6th day of September, 2012, at 11:30 a.m. in Courtroom No. 2.

Attorney:  
Patrick J. Fanelli  
Andrews & Beard  
3366 Lynnwood Drive  
Altoona, PA 16602

8/17,8/24/8/31/2012

## **NAME CHANGE NOTICE**

Notice is hereby given that on August 10, 2012, the Petition of Florence Laura King was filed in the Court of Common Pleas of the 39th Judicial District of Pennsylvania praying for a decree to change the name of said individual to Floralou Bitterlich King. The Court has fixed Monday, October 1, 2012 at 2:30 p.m. in Courtroom No. 2 of the Franklin County Courthouse as the time and place for a 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.

Attorney:  
George E. Wenger, Jr.  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

8/31/2012

## **CORPORATION NOTICE**

Notice is hereby given that The Woods Company, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Attorney:  
Arthur J. Becker, Jr.  
Becker & Strasbaugh, P.C.  
544 Carlisle Street  
Hanover, PA 17331

8/31/2012

## **NAME CHANGE NOTICE**

Notice is hereby given that Natalie Grace Miller, a minor, by Sarah C. Miller and Anthony R. Miller, her natural parents, of Chambersburg, Pennsylvania, has filed a Petition in the Court of Common Pleas of Franklin County, Pennsylvania, requesting a decree to change her name from Natalie Grace Miller to Natalie Grace Miller-Turesky, and that a hearing on said Petition will be held on the 1st day of October, 2012 at 1:30 p.m. in Courtroom No. 2 at the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, Pennsylvania, at which time and place you may attend if you have any objections.

Attorney:  
Michael J. Connor  
Walker, Connor & Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

8/31/2012

## PUBLIC NOTICES

### FICTITIOUS NAME NOTICE

Notice is hereby given that an Application for Registration of a Fictitious Name was filed in the Commonwealth of Pennsylvania on July 6, 2012, for Guilford Hills Dental Care, located at 912 Alandale Drive, Chambersburg, PA 17202. The name and address of the individual interested in the business is G. Adam Fulton, D.D.S., 13531 Cambridge Dr, Hagerstown, MD 21742. This was filed in accordance with 54 Pa. C.S. 311.

8/31/2012

### 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 by Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for confirmation on September 6, 2012:

**GIPE:** First and final account, statement of proposed distribution and notice to the creditors of Kathy Ann Hoff, Executrix for the Estate of William G. Gipe, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

**JOHNSON-AUCHENBAUGH:** First and final account, statement of proposed distribution and notice to the creditors of Mary I. Wolff, Executrix of the Estate of Patricia Johnson-Auchenbaugh aka Patricia A. Sullivan Auchenbaugh aka Patricia A. Auchenbaugh, late of Guilford Township, Franklin County, Pennsylvania, deceased.

**KLING:** First and final account, statement of proposed distribution and notice to the creditors of Roy E. Kline and Janice A. Kline, Personal Representatives for the Estate of Roy M. Kline, late of Quincy Township, Franklin County, Pennsylvania, deceased.

**MILLER:** First and final account, statement of proposed distribution and notice to the creditors of Tammy L. Bender, Vice President & Trust Officer of Susquehanna Trust & Investment Company, Executor for the Estate of John J. Miller, late of Waynesboro, Franklin County, Pennsylvania, deceased.

**PUKMEL:** First and final account, statement of proposed distribution and notice to the creditors of Marilyn H. Pukmel, Executrix for the Estate of William T. Pukmel, late of Greene Township, Franklin County, Pennsylvania, deceased.

**STACHE:** First and final account, statement of proposed distribution and notice to the creditors of Betty B. White, Personal Representative for the Estate of George W Stache, late of Greene Township, Franklin County, Pennsylvania.

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

8/24, 8/31/2012

### IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF PENNSYLVANIA FRANKLIN COUNTY BRANCH

Long-Mar LLC, Lesley McCleaf, and Brian & Kelly Clever, Plaintiffs v. Unknown, Defendant

Court of Common Pleas, Civil Division  
Civil Action No. 2012-3138

#### NOTICE

A Complaint for Adverse Possession for Certain Land Situated between Geiser Avenue and Strickler Avenue, Washington Township, Franklin County, Pennsylvania, has been filed August 1, 2012, and posted by publication by Order of Court entered August 8, 2012. Sand land is described as: Beginning at an existing iron pin along Geiser Avenue (T-404) along land now or formerly of Long Mar, LLC, South 70 degrees 00 minutes 00 seconds East 180.00 feet to an existing iron pin; thence along lands now or formerly of Lesley R. McCleaf, South 70 degrees 00 minutes 00 seconds East 120.00 feet; thence along Strickler Avenue (T-406) South 20 degrees 00 minutes 00 seconds West 6.93 feet to a point; thence along same South 20 degrees 00 minutes 00 seconds West 6.93 feet to an existing iron pin; thence along lands now or formerly of Brian K. Clever and wife; North 70 degrees 17 minutes 24 seconds West 140.41 feet to an existing iron pin; thence continuing along same South 19 degrees 42 minutes 36 seconds West 54.18 feet to an existing iron pin; thence along same North 70 degrees 13 minutes 43 seconds West 9.87 feet to an existing iron pin; thence along lands now or formerly of Long Mar, LLC, North 20 degrees 00 minutes 00 seconds East 53.82 feet to an existing iron pin; thence along same North 70 degrees 00 minutes 00 seconds West 140.00 feet to Geiser Avenue (T-404); thence along Geiser Avenue (T-404) North 19 degrees 30 minutes 26 seconds East 7.50 feet to a point; thence along same North 19 degrees 30 minutes 26 seconds East 7.50 feet to the place of beginning.

#### 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 within twenty (20) days from date of publication. 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 paper 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.

PA Bar Association Lawyer Referral Service

Telephone No.: 1-800-692-7375 (PA Only)

or (717)-238-6715

Attorney:

Clinton T. Barkdoll

Kulla, Barkdoll, Ullman & Painter, P.C.

9 East Main Street

Waynesboro, PA 17268

## PUBLIC NOTICES

### **SHERIFF'S SALE September 14, 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  
2012-239

WELLS FARGO BANK NA AS TRUSTEE FOR THE ASSET-BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES SERIES 2007-nc1 BY IT ATTORNEY IN FACT LITTON LOAN SERVICING, LP C/O OCWEN LOAN SERVICING, LLC  
ATTY: STERN & EISENBERG

V.

MATTHEW DONALD OTT, NATHAN ANTHONY OTT AND CHASIDY M. GIFT AKA CHASIDY M. OTT

All the following lands and property together with all improvements located thereon, lying in Guilford Township, Franklin County, Pennsylvania, having a street address of 219 Hartzell Drive, Fayetteville, Pennsylvania. Franklin County Deed Book Volume 2707, Page 528. Parcel #10-0d10-056.

SALE #2  
2012-1459

ORRSTOWN BANK

ATTY: JAMES SMITH DIETTERICK AND CONNELLY

V.

ANIELLO SCOTTO-DI-CARLO AND CINZIA SCOTTO-DO-CARLO

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 114 S. Main St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2103, Page 392. Parcel #03-1e01-009.

SALE #3  
2012-152

WELLS FARGO BANK

ATTY: ZUCKER GOLDBERG & ACKERMAN

V.

PAUL EDWARD MALINGOWSKI

All the following described tract of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 73 S. Meadowcreek Dr., aka 73 Meadowcreek Dr., Chambersburg, Pennsylvania. Franklin County Deed Book Instrument #201007664. Parcel #11-0e15-222.

SALE #4  
2011-5193

WELLS FARGO BANK NA

ATTY: ZUCKER GOLDBERG & ACKERMAN

V.

MICHAEL L. O'CONNOR

All the following described real estate lying and being situate in Shippensburg Borough, formerly Southampton Township, Franklin County, Pennsylvania, having a street address of 419 Clifton Rd., Shippensburg, Pennsylvania. Franklin County Deed Book Instrument #2009-25032. Parcel #27-6A08-024.

SALE #5  
2011-5444

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JP MORGAN CHASE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST SERIES 2006-2 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES 2006-2  
ATTY: KML LAW GROUP

V.

STEPHANIE A. DEPASQUE AND DAVID J. DEPASQUE

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 8017 Dogwood Dr., Fayetteville, Pennsylvania. Franklin County Deed Book Volume 3074, Page 213. Tax Parcel #09-0C27R-095.

SALE #6  
2011-4615

OCWEN LOAN SERVICING LLC  
ATTY: UDREN LAW OFFICES

V.

MICHAEL L. PIPER AND MILDRED C. PIPER

All that certain piece of parcel of land situate in Shippensburg Borough, Franklin County, Pennsylvania, having a street address of 501 N. Morris St., Shippensburg, Pennsylvania. Franklin County Deed Book Volume 3511, Page 354. Property ID #27-6A16-028.

## PUBLIC NOTICES

SALE #7  
2011-5459

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

JOSHUA A. FICKS AND MICHAELA P. TOMASELLO

All that certain lot or piece of ground situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 11314 Punch Bowl Rd., Mercersburg, Pennsylvania. Franklin County Deed Book Volume 2008-22046. Parcel #17-0J16-101

SALE #8  
2011-5443

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

DAVID A. KAUFFMAN

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 13733 Lower Edgemont Rd., Waynesboro, Pennsylvania. Instrument #201010658. Parcel #23-0Q19F-104.

SALE #9  
2012-237

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

KAYLA R. JOHNSON

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1278 Boyer Mill Rd., Chambersburg, Pennsylvania. Instrument #200921768. Parcel #11-0E16-218.

SALE #10  
2012-236

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

JOHN D. SCHILDT AND MELISSA A. SCHILDT

All the following described real estate locally known as 8973 Kline Dr., lying and being situate in Antrim Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1945, Page 455. Parcel #01-0A11-237.

SALE #11  
2012-314

WELLS FARGO BANK NA SUCCESSOR BY  
MERGER TO WELLS FARGO HOME MORTGAGE  
INC.

ATTY: ZUCKER GOLDBERG & ACKERMAN  
V.

ASHLEY M. BRENNEMAN AKA ASHLEY BRENNEMAN

All the following described real estate lying and being situate in Scotland Village, Franklin County, Pennsylvania, having a street address of 4110 Scotland Main St., Scotland, Pennsylvania. Instrument #201016721. Parcel #09-0C13H-015.

SALE #12  
2012-1064

BANK OF AMERICA NA S/B/M TO BAC HOME  
LOANS SERVICING LP F/K/A COUNTRYWIDE  
HOME LOANS SERVICING LP  
ATTY: KML LAW GROUP

V.

CHRISTINA J. CARRAWAY A/K/A CHRISTINA J.  
ODEN

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6394 Duffield Rd., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2851, Page 502. Tax Parcel #10-0D23D-067.

SALE #13  
2012-1439

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ATTY: MARTHA E. VON ROSENSTIEL  
V.

JOHNNA C. HELMAN

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1080 Willowbrook Dr., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 1984, Page 456. Parcel ID #10-0D04.-121.-000000.

SALE #14  
2012-1559

EVERBANK

ATTY: SHAPIRO & DENARDO  
V.

JEFFREY L. HELMAN AND MELISSA M. HELMAN

All that certain parcel of land situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11408 Anthony Highway, Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1438, Page 544. Parcel #23-Q7-12.

## PUBLIC NOTICES

SALE #15  
2012-938

DEUTSCHE BANK NATIONAL TRUST COMPANY  
AS TRUSTEE FOR HARBORVIEW MORTGAGE  
LOAN TRUST MORTGAGE LOAN PASS-THROUGH  
CERTIFICATES SERIES 2007-5

ATTY: MCCABE WEISBERG & CONWAY  
V.

DAVID J. YOUNG AND AUDREY B. YOUNG

All that tract of real estate lying and being situate  
in Blue Ridge Summit, Washington Township,  
Franklin County, Pennsylvania, having a street  
address of 12664 Monterey Ln., Blue Ridge Summit,  
Pennsylvania. Franklin County Deed Book Volume  
3467, Page 488. Tax ID #23-0Q14Q-008.

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SALE #16  
2010-4075

PNC BANK NATIONAL ASSOCIATION  
ATTY: UDREN LAW OFFICES

V.

SHARYN D. OVERCASH

All that certain lot of piece of ground situate in Greene  
Township, Franklin County, Pennsylvania, having a  
street address of 3595 Pinecrest Ct., Fayetteville,  
Pennsylvania. Franklin County Deed Book Volume  
3363, Page 196. Property ID #09-0C23C.

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SALE #17  
2012-1564

BANK OF AMERICA NA  
ATTY: UDREN LAW OFFICES

V.

PAUL E. EVERETTS

All the following described real estate lying and being  
situate in Waynesboro Borough, Franklin County,  
Pennsylvania, having a street address of 420 W. 5th  
St., Waynesboro, Pennsylvania. Franklin County  
Deed Book Instrument #2008-019328. Property ID  
#26-5C14.

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SALE #18  
2012-1699

BANK OF AMERICA NA  
ATTY: UDREN LAW OFFICES

V.

EZEKIEL SUTAK A/K/A EZEKIEL F. SUTAK, FRANK  
SUTAK AND MARIA SUTAK

All that real estate lying and being situate in  
Washington Township, Franklin County, Pennsylvania,  
having a street address of 4272 Sheely Rd.,  
Waynesboro, Pennsylvania. Franklin County Deed  
Book Volume 3587, Page 316. Property ID #23-  
Q10-85.

SALE #19  
2011-4137  
M & T BANK

ATTY: MCCABE WEISBERG & CONWAY

V.

RONNIE D. TURNER AKA RONNIE D. TURNER JR.  
AND SHERRIE D. TURNER

All the following described real estate lying and being  
situate in Mercersburg Borough, Franklin County,  
Pennsylvania, having a street address of 39 W.  
Fairview Ave., Mercersburg, Pennsylvania. Franklin  
County Deed Book Volume 1629, Page 274. Tax ID  
#14-3A51-.001.

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SALE #20  
2012-866

METLIFE HOME LOANS A DIVISION OF METLIFE  
BANK NA

ATTY: PHELAN HALLINAN & SCHMIEG

V.

ROBERT W. HOWES AND MARY JO HOWES

All that certain lot or piece of ground situate in  
Letterkenny Township, Franklin County, Pennsylvania,  
having a street address of 10056 Blue Jay Circle,  
Orstown, Pennsylvania. Franklin County Deed Book  
Volume 2953, Page 116. Tax Parcel #12-0F05-.111.-  
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SALE #21  
2011-3912

OCWEN LOAN SERVICING LLC  
ATTY: UDREN LAW OFFICES

V.

JAMES A. COLE AND TARA N. COLE AKA TARA  
N. OKAI

All the following described real estate lying and  
being situate in Antrim Township, Franklin County,  
Pennsylvania, having a street address of 9302  
Willowdale Dr., Greencastle, Pennsylvania. Franklin  
County Deed Book, Volume 2374, Page 278.  
Property ID #A11-372A.

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SALE #22  
2009-2182

JPMC SPECIALTY MORTGAGE LLC  
ATTY: ZUCKER GOLDBERG & ACKERMAN

V.

GLENN H. ZIMMERMAN

All the following described real estate lying and  
being situate in Montgomery Township, Franklin  
County, Pennsylvania, having a street address of  
11340 Punch Bowl Rd., Mercersburg, Pennsylvania.  
Franklin County Deed Book Volume 3114, Page 549.  
Parcel #17-O-J16-108.

## PUBLIC NOTICES

SALE #23  
2012-1285

BANK OF NEW YORK AS TRUSTEE FOR THE  
BENEFIT OF THE CERTIFICATE HOLDERS OF  
CWABS INC. ASSET-BACKED CERTIFICATES,  
SERIES 2004-15 C/O BANK OF AMERICA NA  
ATTY: MCCABE WEISBERG & CONWAY  
V.

JAMES M. FOWLER

All the following described real estate , locally known  
as 13917 Pennersville Rd., lying and being situate in  
Washington Township, Franklin County, Pennsylvania.  
Franklin County Deed Book Volume 2628, Page 267.  
Tax ID #23-0Q20-044-000000.

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SALE #24  
2012-680

PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.

KATE D. GRENKE

All the following described real estate lying and being  
situate in Chambersburg Borough, Franklin County,  
Pennsylvania, having a street address of 709-711  
Broad St., Chambersburg, Pennsylvania. Franklin  
County Deed Book Volume 3553, Page 345. Tax  
Parcel #02-1C34-.069-000000.

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SALE #25  
2012-1553

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWABS, INC. ASSET-  
BACKED CERTIFICATES SERIES 2005-16  
ATTY: MCCABE WEISBERG & CONWAY  
V.

PHYLLIS J. MARTIN

All the following described tract of real estate lying  
and being situate in Chambersburg Borough, Franklin  
County, Pennsylvania, having a street address of  
995 E. McKinley St., Chambersburg, Pennsylvania.  
Franklin County Deed Book Volume 2714, Page 445.  
Tax ID #06-1E36-038.

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SALE #26  
2011-4454

MIDFIRST BANK  
ATTY: PURCELL KRUG & HALLER  
V.

JEFFREY A. DIEFFENBACH AND SANDRA L.  
DIEFFENBACH

All that certain parcel of ground located in  
Chambersburg Borough, Franklin County,  
Pennsylvania, having a street address of 535  
Woodstock Rd., Chambersburg, Pennsylvania.  
Franklin County Deed Book Volume 1966, Page 439.  
Tax Map #02-1C06. Parcel #024.

SALE #27  
2012-403

JP MORGAN CHASE BANK NATIONAL  
ASSOCIATION SUCCESSOR BY MERGER TO  
CHASE HOME FINANCE LLC SUCCESSOR BY  
MERGER TO CHASE MANHATTAN MORTGAGE  
CORPORATION

ATTY: SHAPIRO & DENARDO  
V.

NATASHA NORTON-SMITH AND JAMIE MULLINS  
AKA JAMIE R. MULLINS

All that real estate lying and being situate in  
Mercersburg Borough, Franklin County, Pennsylvania,  
having a street address of 122 S. Park Ave.,  
Mercersburg, Pennsylvania. Franklin County Deed  
Book Volume 2408, Page 456. Parcel #14-3A35-4.

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SALE #28  
2012-1239

JP MORGAN CHASE BANK NATIONAL  
ASSOCIATION SUCCESSORY BY MERGER TO  
CHASE HOME FINANCE LLC  
ATTY: SHAPIRO & DENARDO  
V.

RONALD E. BRYAN AND HELEN L. BRYAN

All that certain lot or piece of ground situate in  
Mercersburg Borough, Franklin County, Pennsylvania,  
having a street address of 34 Loudon Rd.,  
Mercersburg, Pennsylvania. Deed Instrument  
#200918489. Parcel #14-3A00-001D.

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SALE #29  
2012-1453

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK AS INDENTURE TRUSTEE  
FOR CERTIFICATE HOLDERS CWABS ASSET-  
BACKED NOTES TRUST 2006-SD4  
ATTY: KML LAW GROUP  
V.

ARTHUR MOREY

All the following real estate being situate in Guilford  
Township, Franklin County, Pennsylvania, having  
a street address of 68 W. Main St., Fayetteville,  
Pennsylvania. Franklin County Deed Book Volume  
2721, Page 0105. Instrument #2005-006396.



## PUBLIC NOTICES

SALE #30  
2012-1136  
HAROLD E. BURGER AND JO ANN BURGER  
ATTY: KORNFIELD & BENCHOFF  
V.  
EUGENE S. ALBERT JR. AND DARLEAN M.  
ALBERT

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of Lot #27 Lemar Rd., Mercersburg, Pennsylvania. Franklin County Deed Book Volume 3095, Page 363. Tax Parcel #18-K-30-83B.

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SALE #31  
2012-277  
ORRSTOWN BANK  
ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.  
DAVID R. PEIFFER AND HEATHER N. PEIFFER

All the following described real estate situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 8737 Tomstown Rd., Waynesboro, Pennsylvania. Plat Book 2881, Page ? Parcel #19-0L13-049.

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SALE #32  
2012-271  
ORRSTOWN BANK  
ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.  
PEIFFER ENTERPRISES LLC

All the following described real estate lying and being situate in Waynesboro Borough, Pennsylvania, having a street address of 2-12 Philadelphia Ave., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 288K, Page 186. Parcel #26-5C16-029.

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SALE #33  
2012-272  
ORRSTOWN BANK  
ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.  
PEIFFER ENTERPRISES LLC

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 42 W. 2nd St., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 288K, Page 186. Parcel #26-5C16-029A.

SALE #34  
2012-1446  
ONE WEST BANK FSB  
ATTY: UDREN LAW OFFICES  
V.  
CORA L. SANTOS AND RAMON A. SANTOS JR.

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 8432 Buchanan Trail West, Mercersburg, Pennsylvania. Franklin County Deed Book Volume 2501, Page 435. Property ID #17-0L08-036.

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SALE #35  
2012-1096  
LOANCARE A DIVISION OF FNF SERVICING INC  
ATTY: KML LAW GROUP  
V.  
SHERRY HAWKINS LESINA AND VICTOR MARTIN  
LESINA

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 217 Mill R.d, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3571, Page 367. Tax Parcel #04-1G02C-004.

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SALE #36  
2012-1288  
FLAGSTAR BANK FSB  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
MICHAEL J. GRIFONE

All the following described real estate lying and being situate in Green Township, Franklin County, Pennsylvania, having a street address of 2442 Orion Dr., Chambersburg, Pennsylvania. Instrument #200914974. Tax Parcel #09-0C19-505.-000000.

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SALE #37  
2012-1582  
BANK OF AMERICA NA SUCCESSOR BY MERGER  
TO BAC HOME LOANS SERVICING LP FKA  
COUNTRYWIDE HOME LOANS SERVICING  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
JENNIFER L. REED AKA JENNIFER L. LININGER  
AND NICHOLAS S. REED AKA NICHOLAS S.  
SHUMATE

All that certain parcel of land situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 200 Lincoln Dr., Fayetteville, Pennsylvania. Franklin County Deed Book Volume 2557, Page 457. Tax Parcel #10-0D10F-078.

## PUBLIC NOTICES

SALE #38  
2012-739

WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
MICHAEL P. LEVENGOOD AND AKATARINE N.  
LEVENGOOD

All that certain tract of real estate situate at 2292  
Ocracoke Island Ct., Chambersburg in Greene  
Township, Franklin County, Pennsylvania. Franklin  
County Deed Book Volume 3221, Page 200. Tax  
Parcel #09-0C18H-081.-000000.

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SALE #39  
2012-1721

US BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR THE PENNSYLVANIA HOUSING FINANCE  
AGENCY  
ATTY: PHELAN KRUG & HALLER  
V.  
KEVIN L. SANDERS

All the following described real estate lying and being  
situate in Chambersburg Borough, Franklin County,  
Pennsylvania, having a street address of 158 S. 4th  
St., Chambersburg, Pennsylvania. Instrument #2009-  
000005. Tax Map #03-1E02. Parcel #152.

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SALE #40  
2011-4649

GMAC MORTGAGE LLC  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
ESTEBAN BANDA JR. AND LARA MELINDA BANDA  
AKA LARA M. BANDA

All the following described real estate lying and  
being situate in Guilford Township, Franklin County,  
Pennsylvania, having a street address of 6129 Angle  
Rd., Chambersburg, Pennsylvania. Franklin County  
Deed Book Volume 3528, Page 446. Tax Parcel #10-  
0D27.-034.-000000.

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SALE #41  
2010-723

JP MORGAN CHASE BANK NATIONAL  
ASSOCIATION SBM TO CHASE HOME FINANCE  
LLC  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
CONNIE R. CREAGER

All the following described real estate lying and being  
situate in Washington Township, Franklin County,  
Pennsylvania, having a street address of 11587 Old  
Rt. 16, Waynesboro, Pennsylvania, 17268. Tax  
Parcel #23-0Q19A-020.-000000.

SALE #42  
2009-5613

BANK OF AMERICA NA AS SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING LP  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
ROBERT F. LESHNER

All that certain lot or piece of ground situate  
in Chambersburg Borough, Franklin County,  
Pennsylvania, having a street address of 869 Long  
Lane, Chambersburg, Pennsylvania. Franklin County  
Deed Book Instrument #2008-024189. Tax Parcel  
#06-1E43-042.

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SALE #43  
2012-998

GMAC MORTGAGE LLC  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
ERNEST J. ROBERTS AND GLENDA S. ROBERTS

All that certain tract or parcel of land together with  
the improvements thereon, and all the rights, ways,  
privileges and appurtenances, thereunto belonging  
or in anywise appertaining, situate in Washington  
Township, Franklin County, Pennsylvania, having a  
street address of 10220 Calimer Dr., Waynesboro,  
Pennsylvania. Franklin County Deed Book Volume  
2860, Page 503. Tax Parcel #23-0Q08-119.-000000.

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SALE #44  
2012-924

BANK OF AMERICA  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
TERESA MICHELLE FLOOD

All the following real estate lying and being  
situate in Waynesboro Borough, Franklin County,  
Pennsylvania, having a street address of 462 W. 4th  
St., Waynesboro, Pennsylvania. Franklin County  
Deed Book Volume 1278, Page 427. Tax Parcel #26-  
5C06-018-000000.

## PUBLIC NOTICES

SALE #45  
2010-1603

BANK OF AMERICA NA AS SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING LP  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
ADAM M. SANDERS

All the following described real estate, together with improvements thereon, and all the rights, ways, privileges, and appurtenances, thereunto belonging or in anywise appertaining, lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 127 Frick Ave., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 3409, Page 506. Tax Parcel #25-5A46-009-000000.

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SALE #46  
2011-4398

BANK OF AMERICA NA AS SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING LP  
FKA COUNTRYWIDE HOME LOANS SERVICING LP  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
MICHAEL D. REISINGER AKA MICHAEL  
REISINGER AKA MICHAEL DAVIS REISINGER AND  
STEPHANIE REISINGER

All that certain parcel of land situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 553 Jonathan St., Shippensburg, Pennsylvania. Instrument #2009028170. Tax Parcel #21-0N17.-183.-000000.

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SALE #47  
2012-232

NATIONSTAR MORTGAGE LLC  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
GEORGE SIMMERS AKA GEORGE CRAIG  
SIMMERS AND ELIZABETH A. SIMMERS AKA ANN  
SIMMERS ELIZABETH

All the following described real estate with the improvements thereon erected, lying and being situated in Marion Village, Guilford Township, Franklin County, Pennsylvania, having a street address of 146 Kennedy St. Marion, Pennsylvania. Instrument #2008-016396. Tax Parcel #10-0D20N-111.-000000, 10-0D20N-111.-LR0000.

SALE #48  
2011-3524

ORRSTOWN BANK  
ATTY: BARIC SCHERER LLC  
V.

O. JOHN BENISEK AKA OSCAR J. BENISED  
AKA JOHN OSCAR BENISEK AND PAULA L.  
SCHLOSSER HUSBAND AND WIFE

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 345 Channing Dr., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3355, Page 198. Parcel #04-1601R-106.

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SALE #49  
2011-2036

ORRSTOWN BANK  
ATTY: BARIC SCHERER  
V.  
BILTWOOD PROPERTIES LLC

All that tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 544 Buchanan Trail West, Greencastle, Pennsylvania. Franklin County Deed Book Volume 1773, Page 324. Parcel #01-0A17-103.

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SALE #50  
2012-1382

FREEDOM MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
CHRISTOPHER E. KENNEDY AND SARAH L.  
KENNEDY

All that certain lot or piece of ground situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 221 S. Broad St., Waynesboro, Pennsylvania. Instrument #2008019490. Tax Parcel #24-5D25-005.-000000.

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SALE #51

CANCELLED

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## PUBLIC NOTICES

SALE #52  
2009-5283

BANK OF AMERICA NA AS SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.

EDGAR L. SCOTT JR. AND VERONICA L. SCOTT

All the following real estate lying and being situate  
in Chambersburg Borough, Franklin County,  
Pennsylvania, having a street address of 545  
Philadelphia Ave., Chambersburg, Pennsylvania.  
Franklin County Deed Book Volume 1235, Page 579.  
Tax Parcel #02-1C34-.034.-000000.

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SALE #53  
2012-1193

DEUTSCHE BANK NATIONAL TRUST COMPANY  
AS TRUSTEE FOR HSI ASSET LOAN OBLIGATION  
TRUST 2007-WF1

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

PETER L. GIBAUD AND TAMMY L. GIBAUD

All the following described real estate lying and  
being situate in Chambersburg Borough, Franklin  
County, Pennsylvania, having a street address of  
666 Philadelphia Ave., aka 670 Philadelphia Ave.,  
Chambersburg, Pennsylvania. Franklin County Deed  
Book Volume 2545, Page 500. Tax Parcel #02-1C34.-  
041.-000000.

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SALE #54  
2012-1784

SUSQUEHANNA BANK  
ATTY: KORNFIELD & BENCHOFF

V.

ELAM GLEN OBERHOLZER AND BONNIE LARUE  
OBERHOLZER

All the following described real estate lying and being  
situate in Greencastle Borough, Franklin County,  
Pennsylvania, having a street address of 68 Wilhelm  
St., Greencastle, Pennsylvania. Franklin County  
Deed Book Volume 660, Page 271. Tax Parcel #08-  
2B-36-039.

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SALE #55  
2012-1360

SUSQUEHANNA BANK  
ATTY: KORNFIELD & BENCHOFF

V.

KAREN M. SIMPSON AND RAYMOND A. SIMPSON

All the following described real estate lying and  
being situate in Antrim Township, Franklin County,  
Pennsylvania, having a street address of 9804 Hades  
Church Rd., Greencastle, Pennsylvania. Franklin  
County Deed Book Volume 3385, Page 353. Tax  
Parcel #01-A-14-50.

SALE #56  
2012-2002

UNITED BANK SUCCESSOR IN INTEREST TO  
CENTRA BANK INC.

ATTY: KORNFIELD & BENCHOFF  
V.

EUGENE S. ALBERT JR. AND DARLEAN M.  
ALBERT

All the following described real estate lying and being  
situate in Washington Township, Franklin County,  
Pennsylvania, having a street address of 12256 Red  
Hawk Dr., Waynesboro, Pennsylvania. Franklin  
County Deed Book Volume 3547, Page 387. Tax  
Parcel #23-Q-05-166.

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SALE #57  
2010-845

JPMORGAN CHASE BANK NATIONAL  
ASSOCIATION SBM TO CHASE HOME FINANCE  
LLC

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

DANIELLE W. RIDGE AND JOHN J. RIDGE

All the following described real estate lying and  
being situate in Washington Township, Franklin  
County, Pennsylvania, having a street address of  
13202 Delaware Circle, Waynesboro, Pennsylvania.  
Franklin County Deed Book Volume 2403, Page 155.  
Tax Parcel #23-0Q12.-268.-00000.

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SALE #58  
2010-4200

BANK OF AMERICA NA AS SUCCESSOR TO BAC  
HOME LOANS SERVICING LP

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

CHASTITY R. MACKEY

All the following described real estate situate  
in Chambersburg Borough, Franklin County,  
Pennsylvania, having a street address of 520  
Cumberland Ave., Chambersburg, Pennsylvania.  
Franklin County Deed Book Volume 1385, Page 332.  
Tax Parcel #06-1E50-018-000000.

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SALE #59  
2012-854

HSBC BANK USA NATIONAL ASSOCIATION AS  
TRUSTEE FOR GSMPS 2005-RP1

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

WILLIAM COOLEY AND DIANE L. COOLEY

All that certain lot of land with the improvements  
thereon situate in Southampton Township, Franklin  
County, Pennsylvania, having a street address of  
1024 Kessler Dr., Shippensburg, Pennsylvania.  
Franklin County Deed Book Volume 1349, Page 18.  
Tax Parcel #21-0N10C-006C-000000.

## PUBLIC NOTICES

SALE #60  
2010-436

JPMORGAN CHASE BANK NATIONAL  
ASSOCIATION SBM TO CHASE HOME FINANCE  
LLC

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

GEORGE J. SASSO AND PEGGY A. SASSO

All the following described real estate lying and being situate in Metal Township, Franklin County, Pennsylvania, having a street address of 14445 Shady Pine Rd., Willow Hill, Pennsylvania. Franklin County Deed Book Volume 288C, Page 391. Tax Parcel #15-0H01-.050B.

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SALE #61  
2012-638

WELLS FARGO BANK NA

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

JERRY LEWIS

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 10730 Old Forge Road, Waynesboro, Pennsylvania. Franklin County Deed Book Volume 3514, Page 397. Tax Parcel #23-QQ08-250-00000.

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SALE #62  
2011-4580

WELLS FARGO BANK NA SBM WELLS FARGO  
HOME MORTGAGE INC

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

UNKNOWN HEIRS SUCCESSORS ASSIGNS  
AND ALL PERSONS FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT TITLE OR INTEREST FROM OR  
UNDER SALLY L. SLUSER DECEASED

All the following described real estate lying and being situate in Chambersburg, Franklin County, Pennsylvania, having a street address of 227 Whitley Dr., Chambersburg, Pennsylvania. Instrument #200926916. Tax Parcel #04-1G02C-084-.000000.

SALE #63  
2011-5470

US BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR MASTER ASSET-BACKED SECURITIES  
TRUST 2006-WMC2

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

MARSHA LEE SHOEMAKER

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 9700 Circle Dr., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 1137, Page 484. Tax Parcel #20-0m05-.032-.000000.

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SALE #64  
2012-1192

WELLS FARGO BANK NA

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

TENNA M. WOODRING

All the following described real estate situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 148 Hamilton Avenue, Waynesboro, Pennsylvania. Franklin County Deed Book Volume 2674, Page 469. Tax Parcel #26-5C07-.045-.000000, 26-5C07-.044-.000000.

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SALE #65  
2010-1554

ORRSTOWN BANK

ATTY: BARIC SCHERER  
V.

BRADLEY C. MCNEW AND ROSEMARIE MCNEW

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 995 Black Gap Rd., Fayetteville, Pennsylvania. Franklin County Deed Book Volume 288D, Page 533. Parcel #09-0C24-0916.

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SALE # 66  
2011-5132

WELLS FARGO BANK

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

SUE L. BIVENS AND DOUGLAS S. BIVENS

All that certain lot or piece of ground situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 6814 Brant Dr., Mercersburg, Pennsylvania. Franklin County Deed Book Volume 1342, Page 358. Tax Parcel #17-0J02-123.000000.

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## PUBLIC NOTICES

SALE #67  
2012-1304

PHH MORTGAGE CORPORATION FKA PHH  
MORTGAGE SERVICES

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

RICHARD E. SHUBERT

All the following described real estate lying and being  
situate in Washington Township, Franklin County,  
Pennsylvania, having a street address of 12683  
Skiway Ave., Waynesboro, Pennsylvania. Franklin  
County Deed Book Volume 3293, Page 269. Tax  
Parcel #23-0Q13-022A-000000.

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SALE #68  
2012-1245

DEUTSCHE BANK NATIONAL TRUST COMPANY  
AS TRUSEE FOR THE CERTIFICATEHOLDERS  
OF THE FIRST FRANKLIN MORTGAGE LOAN  
TRUST 2006-FF13, MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2006-FF13

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

STEVEN R. MURRAY

All the following described real estate lying and  
being situate in Guilford Township, Franklin County,  
Pennsylvania, having a street address of 202  
Colorado St., Marion, Pennsylvania. Franklin County  
Deed Book Volume 3198, Page 257. Tax Parcel #10-  
0020N-085.

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SALE #69  
2011-4816

CITIMORTGAGE INC.

ATTY: RICHARD M. SQUIRE & ASSOCIATES  
V.

ERNEST J. LUCAS AND JESSICA R. LUCAS

All the following described real estate lying and being  
situate in the Greene Township, Franklin County,  
Pennsylvania, having a street address of 2434 Orion  
Drive, Chambersburg, Pennsylvania. Franklin County  
Deed Book Volume 3604, Page 197. Tax Parcel  
#09-0C18-487A.

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SALE #70  
2012-1155

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

ATTY: PHELAN HALLINAN & SCHMIEG  
V.

LYNNE R. GARTRELL

All the following described real estate lying and being  
situate in Woodlawn Estates Subdivision, Antrim  
Township, Franklin County, Pennsylvania, having  
a street address of 778 Allison Dr., Greencastle,  
Pennsylvania. Franklin County Deed Book Volume  
2886, Page 318. Tax Parcel #01-A-18-174.

### 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 SEPT. 24,  
2012 AT 4:00 PM prevailing time. Otherwise, all money  
previously paid will be forfeited and the property will be  
resold on SEPT. 28, 2012 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 2012

CUT OFF	SALE DATE
11/03/11	01/13/12
01/06/12	03/09/12
03/02/12	05/11/12
05/04/12	07/13/12
07/06/12	09/14/12
09/07/12	10/09/12

Dane M. Anthony, sheriff  
Franklin County, Pennsylvania

8/24,8/31,9/7/2012