

Franklin County Legal Journal

Vol. 28, No. 51

June 24, 2011

Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201-2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.

39th Judicial District of Pennsylvania Court Calendar for the Week of June 27, 2011

Monday, June 27

9 a.m. — Clermont v. Smith, civil pre-trial conference
9 a.m. — Macinnes v. Hershey, custody pre-trial conference
10 a.m. — Ransom v. Ransom, custody pre-trial conference
10 a.m. — Bailey v. Bailey, custody pre-trial conference
11 a.m. — Walker v. Stewart, scheduling conference
1:15 p.m. — Bench warrants
2 p.m. — One termination of parental rights matter
2:30 p.m. — Commonwealth v. Cook, post-sentence motion
3 p.m. — McCullough v. Mellott, claim for exemption
3:30 p.m. — Estate of Donald Michael

Tuesday, June 28

9 a.m. — Commonwealth v. Marks, non-jury trial
9 a.m. — Support contempts/appeals
9 a.m. — Clever, psychiatric evaluation
9 a.m. — Fulton County miscellaneous court
10 a.m. — Redano, competency to stand trial
11 a.m. — (Fulton case in Franklin) Custody presentation
1 p.m. — Balogh v. Paskewicz, petition for contempt

Wednesday, June 29

8:30 a.m. — Commonwealth v. Stottlemeyer, return to jail
9 a.m. — Commonwealth v. Weaver, non-jury trial
9 a.m. — Sentences
9 a.m. — Traxler v. Traxler, motion to modify custody
9 a.m. — Kennedy v. Kennedy, request for attorney fees
9 a.m. — Fulton County juvenile court
1 p.m. — Commonwealth v. Stine Sr., SVP hearing and sentencing
1 p.m. — Carbaugh v. Carbaugh, contempt hearing
1:30 p.m. — Arraignments/dispositions/violations

Continued on inside back cover



Franklin County Bar Association 2011 Calendar of Events

JUNE

- 28 **CLE program:** PBI simulcast, "Boundary Law in Pennsylvania," 8:30 a.m. – 12:45 p.m., bar office and law library.
- 29 **CLE program:** PBI simulcast, "General Practitioners Update 2011," 8:30 a.m. – 3:45 p.m., bar office and law library.

JULY

- 4 **Bar office and law library closed** for Independence Day holiday.
- 8 **Board of Directors**, 3:30 p.m., Shippensburg.
- 8 **Forest's annual bar party**, 4:30 p.m., Shippensburg.

Franklin County Legal Journal

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

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

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

PUBLIC NOTICES

ESTATE NOTICES

Notice is hereby given that in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. All persons having claims or demands against any of said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay, to the respective personal representatives thereof or their attorneys named below.

First Publication

Estate of Doris P. Ardinger, a/k/a Doris A. Ardinger, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Timothy L. Shoop
1922 Ashley Drive
Chambersburg, PA 17201
Attorney:
George E. Wenger Jr.
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

6/24,7/1,7/8/2011

Estate of Verda M. Bricker, late of Hamilton Township, Franklin County, Pennsylvania.

Personal representatives:
M. Linda Horst
349 Casell Drive
Chambersburg, PA 17201
and
Dennis W. Bricker
6937 Edenville-Cheesetown Road
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

6/24,7/1,7/8/2011

Estate of Albert J. Cook, late of Shippensburg, Franklin County, Pennsylvania.

Personal representative:
Lester Kenneth Wenger
13191 Mongul Hill Road
Shippensburg, PA 17257
Attorney:
Mark A. Mateya
55 W. Church Ave.
Carlisle, PA 17013

6/24,7/1,7/8/2011

Estate of Sharpless W. Crowe III, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Jenny C. Earley
c/o Gingrich, Smith, Klingensmith & Dolan
P.O. Box 267
Elizabethtown, PA 17022
Attorney:
John M. Smith
Gingrich, Smith, Klingensmith & Dolan
P.O. Box 267
Elizabethtown, PA 17022

6/24,7/1,7/8/2011

Estate of Arlette M. Harper, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Robyn L. Lovett
c/o Bradley L. Griffie
Griffie & Associates
100 Lincoln Way East, Suite D
Chambersburg, PA 17201
Attorney:
Bradley L. Griffie
Griffie & Associates
100 Lincoln Way East, Suite D
Chambersburg, PA 17201

6/24,7/1,7/8/2011

Estate of Mary K. Henry, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representatives:
Marion Carmack
2665 McDowell Road
Waynesboro, PA 17268
and
Charles W. Henry
5982 Schlentz Hill Road
Pipersville, PA 18947
and
D. Yvonne Frank
506 Edwards Ave. South
Chambersburg, PA 17202
Attorney:
George E. Wenger Jr.
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

6/24,7/1,7/8/2011

Estate of Virginia M. Niswander, late of Peters Township, Franklin County, Pennsylvania.

Personal representatives:
Harold W. Kuhn
1229 Tallow Hill Road
Chambersburg, PA 17202
and
Saundra Bitner Defenderfer
284 Mill St.
P.O. Box 452
Fort Loudon, PA 17224
Attorney:
Steiger & Steiger
120 N. Main St.
Mercersburg, PA 17236

6/24,7/1,7/8/2011

Estate of Keith D. Rowe, late of Greencastle Borough, Franklin County, Pennsylvania.

Personal representative:
Kirk D. Rowe
102 Wind Tree Lane
Conway, SC 29526
Attorney:
Wertme & Guyer LLP
35 N. Carlisle St., Suite A
Greencastle, PA 17225

6/24,7/1,7/8/2011

PUBLIC NOTICES

Estate of Arthur David Van Scyoc, a/k/a A. David Van Scyoc, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Randal L. Van Scyoc
2234 Springview Drive
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

6/24,7/1,7/8/2011

Estate of Louise S. Young, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Patricia A. Lencis
753 Daylight Drive
York, PA 17402
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

6/24,7/1,7/8/2011

Second Publication

Estate of Dolly V. Barkdoll, a/k/a Dolly Virginia Barkdoll, late of Washington Township, Franklin County, Pennsylvania.

Personal representative:
Joseph A. Smith
c/o R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306
Chambersburg, PA 17201
Attorney:
Jason S. Childers
R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306
Chambersburg, PA 17201

6/17,6/24,7/1/2011

Estate of Carol S. Besecker, late of Waynesboro, Franklin County, Pennsylvania.

Personal representative:
Dorothy S. Baker
c/o Jeffrey S. Evans
2025 E. Main St.
Waynesboro, PA 17268
Attorney:
Jeffrey S. Evans
2025 E. Main St.
Waynesboro, PA 17268

6/17,6/24,7/1/2011

Estate of June L. Holtry, late of Southampton Township, Franklin County, Pennsylvania.

Personal representatives:
Charles R. Beidel Jr. and Jerry W. Holtry
c/o Roger B. Irwin
Irwin & McKnight, P.C.
60 W. Pomfret St.
Carlisle, PA 17013
Attorney:
Roger B. Irwin
Irwin & McKnight, P.C.
60 W. Pomfret St.
Carlisle, PA 17013

6/17,6/24,7/1/2011

Estate of George Kormos, a/k/a George Kormos Jr., late of Guilford Township, Franklin County, Pennsylvania.

Personal representative:
Bonnie L.K. Pratt
c/o Walker, Connor & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201
Attorney:
David F. Spang
Walker, Connor & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

6/17,6/24,7/1/2011

Estate of Ann G. Shade, late of Waynesboro, Franklin County, Pennsylvania.

Personal representative:
Rosemary G. Woodring
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

6/17,6/24,7/1/2011

Estate of Ida L. Shriver, a/k/a Ida Lucille Shriver, a/k/a Lou Shriver, late of Guilford Township, Franklin County, Pennsylvania.

Personal representatives:
William F. Shriver and M. Angela Rocks
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

6/17,6/24,7/1/2011

PUBLIC NOTICES

Estate of Lois B. Stevens, a/k/a Lois B. Fraker Stevens, late of Dublin Township, Fulton County, Pennsylvania.

Personal representatives:
Joyce A. Henry
3568 Great Cove Road
Warfordsburg, PA 17267
and
Kent Fraker
202 S. Second St.
McConnellsburg, PA 17233
Attorney:
Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 E. Baltimore St.
Greencastle, PA 17225

6/17,6/24,7/1/2011

Estate of Herman H. Woodal, late of Greene Township, Franklin County, Pennsylvania.

Personal representatives:
Debra K. Kauffman
786 Alandale Drive
Chambersburg, PA 17202
and
Dennis A. Woodal
198 Falling Spring Road
Chambersburg, PA 17201
Attorney:
David C. Cleaver
Keller, Keller and Beck, LLC
1035 Wayne Ave.
Chambersburg, PA 17201

6/17,6/24,7/1/2011

Third Publication

Estate of Gladys L. Adams, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Carol L. Franzwick
c/o Bradley L. Griffie
Griffie & Associates
100 Lincoln Way East, Suite D
Chambersburg, PA 17201
Attorney:
Bradley L. Griffie
Griffie & Associates
100 Lincoln Way East, Suite D
Chambersburg, PA 17201

6/10,6/17,6/24/2011

Estate of Jean C. Curtis, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Orntown Bank
P.O. Box 250
Shippensburg, PA 17257
Attorney:
Glen and Glen
14 N. Main St., Suite 306
Chambersburg, PA 17201-1883

6/10,6/17,6/24/2011

Estate of Katherine H. Furl, a/k/a Katherine K. Furl, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representatives:
Floyd B. Furl Jr.
329 Wayne Ave.
Chambersburg, PA 17201
and
Dorothea Ann Corey
2000 Wenger Lane
Chambersburg, PA 17201
Attorney:
Robert C. Schollaert
82 W. Queen St.
Chambersburg, PA 17201

6/10,6/17,6/24/2011

Estate of Harold E. Heisey, late of Greene Township, Franklin County, Pennsylvania.

Personal representative:
Harold E. Heisey II
11239 Weaver Road
Orntown, PA 17244
Attorney:
Robert C. Schollaert
82 W. Queen St.
Chambersburg, PA 17201

6/10,6/17,6/24/2011

Estate of George F. Jones, late of Greene Township, Franklin County, Pennsylvania.

Personal representative:
Gregory Plasiner
575 Colonial Drive
Chambersburg, PA 17202
Attorney:
William C. Cramer
14 N. Main St., Suite 414
Chambersburg, PA 17201

6/10,6/17,6/24/2011

Estate of Jeannette Keller, a/k/a Jeannette Elizabeth Keller, late of Montgomery Township, Franklin County, Pennsylvania.

Personal representatives:
Stephen D. Kulla
9 E. Main St.
Waynesboro, PA 17268
and
David F. Spang
247 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Kulla, Barkdoll, Ullman & Painter, P.C.
9 E. Main St.
Waynesboro, PA 17268

6/10,6/17,6/24/2011

PUBLIC NOTICES

Estate of Helen L. Kreitz, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal representatives:
Evangelical Lutheran Church
43 S. Church St.
Waynesboro, PA 17268
and
St. Andrew Catholic Church
12 N. Broad St.
Waynesboro, PA 17268
Attorney:
Clinton T. Barkdoll
Kulla, Barkdoll, Ullman & Painter, P.C.
9 E. Main St.
Waynesboro, PA 17268

6/10, 6/17, 6/24/2011

Estate of Chad Curtis Silver, late of Southampton Township, Franklin County, Pennsylvania.

Personal representative:
Teresa L. Silver
455 Briar Lane
Chambersburg, PA 17202
Attorney:
William T. Tully
2595 Interstate Drive, Suite 101
Harrisburg, PA 17110

6/10, 6/17, 6/24/2011

NAME CHANGE NOTICE

Notice is hereby given that Renee L. Wildeson and Christopher Michael Sheffler of Waynesboro, Franklin County, Pennsylvania, have petitioned the Court of Common Pleas of the 39th Judicial District of Pennsylvania to legally change the name of Christopher Michael Sheffler to Christopher Michael Wildeson. A hearing on the matter will be held on July 25, 2011, at 10 a.m. in Courtroom 2, Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

Carol A. Redding, attorney for petitioner
Redding Law Office
19 N. Main St.
Chambersburg, PA 17201

6/24/2011

**IN THE COURT OF COMMON PLEAS
OF THE 39TH JUDICIAL DISTRICT
OF FRANKLIN COUNTY,
PENNSYLVANIA,
ORPHANS' COURT DIVISION**

The following list of executors, administrators and guardian accounts, proposed schedules of distribution and notice to creditors and reasons why distribution cannot be proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans' Court Division, for confirmation on July 7, 2011:

GIBSON: First and final account, statement of proposed distribution and notice to the creditors of Lucia Welsh, personal representative for the estate of Eva W. Gibson, late of Greencastle Borough, Franklin County, Pennsylvania.

MEYERS: First and final account, statement of proposed distribution and notice to the creditors of M&T Bank, Waynesboro, PA, and Nancy A. Robinson, personal representatives of the estate of J. Randolph Meyers, a/k/a John Randolph Meyers, a/k/a Randy Meyers, late of Mercersburg Borough, Franklin County, Pennsylvania.

STATLER: First and final account, statement of proposed distribution and notice to the creditors of Darryl Dale Crunkleton, personal representative for the estate of Dorothy C. Statler, a/k/a Dorothy E. Statler, late of Greencastle Borough, Franklin County, Pennsylvania.

WINGERT: First and final account, statement of proposed distribution and notice to the creditors of Harold W. Bricker, executor of the estate of N. Ernest Wingert, late of Chambersburg Borough, Franklin County, Pennsylvania.

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

6/24, 7/1/2011

PUBLIC NOTICES

SHERIFF'S SALE

July 8, 2011

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 8, 2011, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE #1
2011-88**

**EMC MORTGAGE CORPORATION
V.**

**THEODORE RICHARDSON
AND ANNIE RICHARDSON
ATTY: MCCABE WEISBERG & CONWAY**

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 8514 Harper Drive, Waynesboro, Pa. Franklin County Deed Book Volume 3286, Page 531. Tax Parcel #23-Q7-326.

SALE #2

CANCELLED

**SALE #3
2011-441**

**DEUTSCHE BANK NATIONAL TRUST AS TRUSTEE
V.**

**CLARK PATTERSON
AND LAVONDA M. PATTERSON
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER**

All the following described tracts of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3853 Church Road, Chambersburg, Pa. Franklin County Deed Book Volume 2848, Page 63. Tax Parcel #10-0D22-011A.

**SALE #4
2010-2346**

**PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
V.**

**HOLLY M. KAUFFMAN,
A/K/A HOLLY M. BAYLOR
ATTY: LOUIS P. VITTI**

All the following described two contiguous tracts of real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 7909 Monn Drive, Waynesboro, Pa. Franklin County Deed Book Volume 2285, Page 449. Tax Parcel #19-0L16-018B.

**SALE #5
2011-577**

**DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE**

V.

**WILLIAM S. FOSTER JR.
AND DEBORAH L. FOSTER
ATTY: UDREN LAW OFFICES**

All the following described real estate, lying and being situate in "Sheffield Manor," Washington Township, Franklin County, Pennsylvania, having a street address of 11632 Anthony Highway, Waynesboro, Pa. Franklin County Deed Book Volume 1447, Page 590. Tax Parcel #23-0Q07-177.

SALE #6

CANCELLED

**SALE #7
2010-3277**

**PHH MORTGAGE CORPORATION
V.**

**ERIC W. DIAZ
ATTY: PHELAN HALLINAN & SCHMIEG**

All the following described real estate lying and being situate in Chambersburg Borough (formerly Guilford Township), Franklin County, Pennsylvania, having a street address of 863 Stouffer Ave., Chambersburg, Pa. Franklin County Deed Book Volume 2823, Page 570. Tax Parcel #06-1E60-002-000000.

**SALE #8
2011-87**

**EMC MORTGAGE CORPORATION
V.**

**FRIMPONG KODUA
ATTY: MCCABE WEISBERG & CONWAY**

All that certain piece, parcel or tract of land situate, lying and being in Greencastle Borough, Franklin County, Pennsylvania, having a street address of 504 S. Carlisle St., Greencastle, Pa. Franklin County Deed Book Volume 3185, Page 258. Tax Parcel #08-2B00-008.

**SALE #9
2010-3549**

**THE FIRST NATIONAL BANK OF MERCERSBURG
V.**

**LESTER R. CLAY
ATTY: KORNFELD & BENCHOFF**

All the following described real estate, lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 500 Fourth St., Waynesboro, Pa. Franklin County Deed Book Volume 3134, Page 567. Tax Parcel #26-6C-06-16A.

PUBLIC NOTICES

SALE #10
2011-182
M&T BANK

V.
DARREN R. REASNER
ATTY: MCCABE WEISBERG & CONWAY

All the following described real estate, together with the improvements thereon erected, lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 431 S. Fourth St., Chambersburg, Pa. Franklin County Deed Book Instrument #2009-23539. Tax ID #06-1E18-031.

SALE #11
2011-89

WELLS FARGO BANK NA
V.
JAMES A. SWANK AND NICOLE R. SWANK
ATTY: ZUCKER GOLDBERG & ACKERMAN

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 8752 Rice Road, Shippensburg, Pa. Instrument #2008-17348. Parcel #21-0N13-066.

SALE #12
2011-167

NATIONSTAR MORTGAGE, LLC,
F/K/A CENTEX HOME EQUITY COMPANY LLC
V.
WAYNE E. EBERSOLE
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate locally known as 12561 Main St., lying and being situate in Peters Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2581, Page 248. Tax Parcel #18-K6-24.

SALE #13
2010-1568

AURORA LOAN SERVICES, LLC
V.
BRENDA A. SIDLER, A/K/A BRENDA SIDLER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, locally known as 14933 Wayne Highway, lying and being situated in Washington Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1596, Page 495. Tax Parcel #23-0Q17-.005-.000000.

SALE #14 (A)
2011-547
FARMERS AND MERCHANTS TRUST
V.

ROBERT G. HENRY
ATTY: JAMES SMITH DIETTERICK & CONNELLY

All that certain tract of real estate, lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, having a street address of 13780 Gilbert Road, Upper Strasburg, Pa. Franklin County Deed Book Volume 3260, Page 274. Tax Parcel #s 12-0F20-033, 12-0F20-033-L0 and 12-0F20-033-L01.

SALE #14 (B)
2011-547

FARMERS AND MERCHANTS TRUST
V.
ROBERT G. HENRY
ATTY: JAMES SMITH DIETTERICK & CONNELLY

All that real estate lying and being situate in Metal Township, Franklin County, Pennsylvania, having a street address of 10961 Redwood Ave., Fannettsburg, Pa. Franklin County Deed Book Volume 2446, Page 097. Tax Parcel #15-0412S-012F.

SALE #15
2010-920

JAMES H. COFFMAN
V.
MARY F. COFFMAN, A/K/A MARY F. CLARK,
AND WILLIAM O. VAN GILDER, GARNISHEE
ATTY: KORNFIELD & BENCHOFF

All the following described real estate, lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of Rumlir Road, Lots 12, 14 and 17, Chambersburg, Pa. Instrument #2010-20944. Tax Parcel #11-E-04-50B.

SALE #16
2010-5394

PNC MORTGAGE
V.
ROBERT W. CARNES AND LORI A. LANDIS
ATTY: LOUIS P. VITTI

All the following described real estate, lying and being situate in St. Thomas, Franklin County, Pennsylvania, having a street address of 2689 Apple Way, Chambersburg, Pa. Instrument #2002-071536. Parcel #20-0M05-128.

SALE #17
2010-4198
M&T BANK
V.

DAVID FRANKLIN MINNICH,
A/K/A DAVID F. MINNICH
ATTY: MCCABE WEISBERG & CONWAY

All the following described four (4) tracts of real estate, lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 13462 Worleytown Road, Greencastle, Pa. Franklin County Deed Book Volume 982, Page 169. Tax Parcel #01-0A26.

SALE #18
2009-4098

WELLS FARGO BANK NA AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST 2005-4
ASSET-BACKED CERTIFICATES, SERIES 2005-4
V.

CAROL L. SWART AND DONALD R. SWART
ATTY: MCCABE WEISBERG & CONWAY

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 448 W. Fourth St., Waynesboro, Pa. Franklin County Deed Book Volume 1805, Page 489. Tax Parcel #26-5C06.024.

SALE #19
2010-5291

METLIFE HOME LOANS,
A DIVISION OF METLIFE BANK NA
V.

BRIAN A. COLEMAN
ATTY: ZUCKER GOLDBERG & ACKERMAN

All that certain lot or piece together with the improvements thereon, locally known as 454 Frick Ave., situate in Waynesboro Borough, Franklin County, Pennsylvania. Instrument #2009-13942. Parcel #25-5A39-027.

SALE #20
2011-672

WELLS FARGO BANK, NA
V.

PHILIP W. ROBERTS AND RITA N. ROBERTS
ATTY: ZUCKER GOLDBERG & ACKERMAN

All the following described real estate, lying and being situate in Hamilton and Letterkenny townships, Franklin County, Pennsylvania, having a street address of 4 Surrey Court, Chambersburg, Pa. Franklin County Deed Book Volume 3094, Page 241. Tax Parcel #11-0E10-111.

PUBLIC NOTICES

SALE #21
2011-761

THE FIRST NATIONAL BANK OF MERCERSBURG
V.
BRADLEY D. GARBER AND TRACY L. GARBER
ATTY: KORNFIELD & BENCHOFF

All the following described real estate, lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 7815 Mount Olivet Road, Chambersburg, Pa. Instrument #2008-006966.

SALE #22
2010-5378

PHH MORTGAGE CORPORATION
V.
JOSE J. MACIAS
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 11198 Hades Church Road, Greencastle, Pa. Franklin County Deed Book Volume 3329, Page 468. Tax Parcel #01-0A18.-052.-000000. Reference #01-A-18-52.

SALE #23
2010-291

US BANK NATIONAL ASSOCIATION AS TRUSTEE
V.
DEBORAH A. DAMBROSIA
ATTY: MARTHA VON ROSENSTIEL

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1266 Pleasant View Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1620, Page 148. Tax Parcel #11-0E16J-091.

SALE #24
2011-560

WELLS FARGO BANK NA
V.
CURTIS R. ALLEN AND BRENDA J. ALLEN
ATTY: ZUCKER GOLDBERG & ACKERMAN

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3672 Mountain Shadow Drive, Fayetteville, Pa. Franklin County Deed Book Volume 3643, Page 35. Tax Parcel #09-0C23C-046.

PUBLIC NOTICES

SALE #25
2011-948
FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG
V.
HELEN M. BITNER AND
GERALD N. BITNER, DECEASED
ATTY: JAMES SMITH DIETTERICK & CONNELLY

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 570 Nelson St., Chambersburg, Pa. Franklin County Deed Book Volume 576, Page 402. Tax Parcel #03-1E03-156.

SALE #26
2010-5764
PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION
V.
DONNA L. DAVIS AND BOBBY L. DAVIS
ATTY: LOUIS P. VITTI

All that following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 519 Bracken Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3281, Page 490. Tax Parcel #02-1C06-062.

SALE #27
2011-862
AMERICAN GENERAL CONSUMER
DISCOUNT COMPANY
V.
ANTHONY J. STARLIPER
AND BREE A. STARLIPER
ATTY: FOX AND FOX

All the following described real estate, locally known as 145 S. Church St., lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1443, Page 621. Tax Parcel #24-5C-16-66.

SALE #28
2010-4482
WELLS FARGO BANK NA
V.
JOHN M. BURKHART
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 332 Martina Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3409, Page 127. Tax Parcel #04-1G00S-020C-000000.

SALE #29
2008-3684
NATIONAL CITY MORTGAGE,
A DIVISION OF NATIONAL CITY BANK
V.
PERIA A. FLORY, DAVID FLORY AND
ALL OTHER HEIRS OF GARNET E. FLORY,
KNOWN AND UNKNOWN
ATTY: VITTI & VITTI

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 617 Brookens Road, Fayetteville, Pa. Franklin County Deed Book Volume 3474, Page 451. Tax Parcel #09-0C23Q-004.

SALE #30
2010-5204
FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG
V.
CHRISTOPHER A. SMITH AND ASHLEY M. GRIES
ATTY: GRENNEN & BIRSIC

All the following described real estate situated in Greene Township, Franklin County, Pennsylvania, having erected thereon a dwelling being known and numbered as 3714 Main St., Scotland, a/k/a 3714 Scotland Main St., Chambersburg, Pa. Instrument #2008-010488. Parcel #09-0C13M-049.

SALE #31
2010-4209
GMAC MORTGAGE, LLC
V.
ROBERT P. JULIEN
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, known and numbered as 33 Commerce St., Chambersburg, Pa. Instrument #2008-003741. Tax Parcel #02-1C34.017.-000000. Reference #02-1C-34-17.

SALE #32
2010-2835
CITIFINANCIAL SERVICES, INC.
V.
CHAD E. COOK
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2962 Cook Road, Fayetteville, Pa. Franklin County Deed Book Volume 3001, Page 370. Tax Parcel #09-0C23.-013.-000000.

PUBLIC NOTICES

SALE #33
2010-3450
WELLS FARGO BANK
V.
BRADLEY L. FOX
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, locally known as 11376 Anne Lane, lying and being situate in Montgomery Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3289, Page 419. Tax Parcel #17-0J16.-085A-000000.

SALE #34
2011-831
WELLS FARGO BANK
V.
CHERYL PEER AND PAUL PEER II
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 13562 Grant Shook Road, Greencastle, Pa. Franklin County Deed Book Volume 1485, Page 187. Tax Parcel #01-0A26-086A.

SALE #35
2010-1822
PNC MORTGAGE
V.
ERIC G. MARTIN
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 6741 Lincoln Way West, St. Thomas, Pa. Instrument #2006-027196. Tax Parcel #20-0M14N-021.

SALE #36
CANCELLED

SALE #37
CANCELLED

SALE #38
2011-665
WELLS FARGO BANK NA
V.
CHRISTOPHER T. JONES AND
KRISTIN M. RUNYON, DECEASED
ATTY: ZUCKER GOLDBERG & ACKERMAN

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 8091 Sunflower Circle, St. Thomas, Pa. Franklin County Deed Book Volume 286J, Page 354. Tax Parcel #20-0M18-236.

SALE #39
2010-4829
WELLS FARGO BANK
V.
JANA L. FISHER AND BRENDA M. PLASTERER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Chambersburg Borough, formerly Guilford Township, Franklin County, Pennsylvania, having a street address of 1138 Stanley Ave., Chambersburg, Pa. Franklin County Deed Book Volume 1179, Page 294. Tax Parcel #06-1E-060.-26.

SALE #40
2010-4286
CHASE HOME FINANCE LLC
V.
SHIRLEY Y. BARNHART
AND MELISSA M. BARNHART
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, locally known as 11473 Timmons Drive, lying and being situate in Montgomery Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1341, Page 411. Tax Parcel #17-0J19-062-000000.

SALE #41
2011-209
WELLS FARGO BANK
V.
LAURA ANN STEELE
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 12375 Mentzer Gap Road, Waynesboro, Pa. Franklin County Deed Book Volume 2460, Page 395. Tax Parcel #23-0Q13.-227.-000000.

SALE #42
2011-49
WELLS FARGO BANK
V.
PAUL C. BARBOUR
ATTY: ZUCKER GOLDBERG & ACKERMAN

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 11373 Punch Bowl Road, Mercersburg, Pa. Franklin County Deed Book Volume 2361, Page 158. Tax Parcel #17-0516-091.

PUBLIC NOTICES

SALE #43
2011-831

PHH MORTGAGE CORPORATION,
F/K/A PHH MORTGAGE SERVICES
V.
JERRY L. HOUPT AND JOANN L. HOUPT
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described lot of ground lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 7256 Ruritan Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2273, Page 374. Tax Parcel #01-0A08-095.000000.

SALE #44
2010-4319

NATIONWIDE ADVANTAGE
MORTGAGE COMPANY
V.
DAVID L. WALLECH,
A/K/A DAVID L. WALLECH JR.,
AND AMBER R. WALLECH
ATTY: MARTHA E. VON ROSENSTIEL

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 13923 Worleytown Road, Greencastle, Pa. Franklin County Deed Book Volume 3019, Page 426. Tax Parcel #01-0A26-271.

SALE #45
2011-788

WELLS FARGO BANK NA
V.
KATRINA L. DUDLEY
AND MARILYN L. FOGERSANGER
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain lot or parcel of real estate lying and being situate in Mercersburg Borough, Franklin County, Pennsylvania, having a street address of 19 Oregon St., Mercersburg, Pa. Franklin County Deed Book Volume 2699, Page 403. Tax Parcel #14-03A20-.24-000000.

SALE #46
2011-862

GRAYSTONE TOWER BANK,
SUCCESSOR IN INTEREST TO
THE FIRST NATIONAL BANK
OF GREENCASTLE
V.
PAULA L. HUMELSINE
ATTY: KORNFIELD & BENCHOFF

All the following described real estate, lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of Leafmore Road, Lot 13, Chambersburg, Pa. Franklin County Deed Book Volume 3047, Page 579. Tax Parcel #11-E15-207.

SALE #47
2008-1701

FIRST HORIZON HOME LOANS,
A DIVISION OF FIRST TENNESSEE BANK
NATIONAL ASSOCIATION
V.
CHRISTOPHER HOOVER,
A/K/A CHRISTOPHER EARL HOOVER,
AND ROXANNE HOOVER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, situate in Washington Township, Franklin County, Pennsylvania, having a street address of 13973 Lower Edgemont Road, Waynesboro, Pa. Franklin County Deed Book Volume 3316, Page 132. Tax Parcel #23-0Q19-.025D.

SALE #48
2011-307

US BANK NATIONAL ASSOCIATION,
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY
V.
AMY M. SAUDER, N/K/A AMY M. KAPPER
ATTY: PURCELL KRUG & HALLER

All the following described real estate, lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 9046 Anthony Highway, Waynesboro, Pa. Franklin County Instrument #2008-17523. Tax Map #19-0L18A, Parcel #019.

SALE #49
2010-5061

US BANK NATIONAL ASSOCIATION,
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY
V.
MICHELLE L. ADAMS AND ROGER N. ADAMS
ATTY: PURCELL KRUG & HALLER

All the following described real estate, locally known as 205 Fairview Ave., Waynesboro, Pa., lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania. In-ststrument #2009-19020. Tax Map #26-5C07, Parcel #078.

SALE #50
2010-4421

US BANK NATIONAL ASSOCIATION,
TRUSTEE FOR THE PENNSYLVANIA
HOUSING FINANCE AGENCY
V.
ERIK J. FISHER
ATTY: PURCELL KRUG & HALLER

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 4502 Scotland Main St., Chambersburg, Pa. Franklin County Deed Book Volume 3505, Page 146. Tax Map #09-0C08, Parcel #212.

PUBLIC NOTICES

SALE #51
2011-7

ORRSTOWN BANK
V.
JARED W. JONES AND
RENEE E. BLESSING JONES
ATTY: BARIC & SCHERER

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 9515 Muddy Run Road, Orrstown, Pa. Franklin County Deed Book Volume 3510, Page 070. Tax Parcel #21-0N09-090.

SALE #52
2011-844

PNC BANK NATIONAL ASSOCIATION
V.
RODNEY L. CREAGER JR.
ATTY: VITTI & VITTI

All the following described real estate, lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 203 Homewood Ave., Waynesboro, Pa. Franklin County Deed Book Volume 3281, Page 009. Tax Parcel #24-5009-073.

SALE #53
2011-847

PHH MORTGAGE CORPORATION
V.
JAY D. VELDHIJZEN
AND LUANN E. VELDHIJZEN
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, locally known as 4828 Gray Hawk Drive, lying and being situate in Washington Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3046, Page 505. Tax Parcel #23-0Q05-.145A-000000.

SALE #54
2011-623

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

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.

SALE #55
2010-1158

CIT SMALL BUSINESS LENDING CORPORATION
V.
JIMBO'S BOWLING GROUP, INC.
ATTY: HARTMAN UNDERHILL & BRUBAKER LLP

All that certain tract of land with improvements erected thereon, situate in Shippensburg Borough, Franklin County, Pennsylvania, having a street address of 876 Park Place, Shippensburg, Pa. Franklin County Deed Book Volume 2443, Page 214. Tax Parcel #27-6A48.002.

SALE #56
2011-833

PHH MORTGAGE CORPORATION
V.
TIMOTHY J. NELSON,
A/K/A TIMOTHY JAMES NELSON,
AND JAMIE L. NELSON
ATTY: SHAPIRO & DENARDO

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 147 Camelot Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3256, Page 540. Tax Parcel #09-0C27E-10D.

SALE #57

CANCELLED

SALE #58
2010-1976

WACHOVIA MORTGAGE CORPORATION
V.
GARRY L. KAISER JR. AND DANAL. KAISER
ATTY: GREGORY JAVARDIAN

All that certain piece or parcel of land situate, lying and being in Antrim Township, Franklin County, Pennsylvania, having a street address of 1171 Jason Drive, Greencastle, Pa. Franklin County Deed Book Volume 2162, Page 524. Parcel #01-0A17-251.

SALE #59
2011-594

GRAYSTONE TOWER BANK
V.
ROBERT D. PETERSON JR.
AND CARLA L. PETERSON
ATTY: KORNFIELD & BENCHOFF

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 2584 Leafmore Road, Chambersburg, Pa. Franklin County Deed Book Volume 3527, Page 575. Tax Parcel #11-E15-215.

PUBLIC NOTICES

SALE #60
2011-832
WORLD ALLIANCE FINANCIAL CORPORATION
V.
JOHN W. DAYWALT,
EXECUTOR FOR THE ESTATE OF
EARL R. DAYWALT JR., DECEASED
ATTY: POWERS, KIRN & JAVARDIAN

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 12148 Loop Road, Fayetteville, Pa. Franklin County Deed Book Volume 393, Page 409. Tax Parcel #10-0D32-050.

SALE #61
2011-956
FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG
V.
TROY A. FLEAGLE AND SAMUEL E. CURREY
ATTY: GRENEK & BIRSIC

All that following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 155 Hampton Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1524, Page 211. Tax Parcel #09-0C273-002B.

SALE #62
2011-289
METRO BANK
V.
FRANKLIN COUNTY HOLDINGS LLC
ATTY: SMIGEL ANDERSON & SACKS

All the following described real estate lying and being situate in Chambersburg Borough, having a street address of 1086 Wayne Ave., Chambersburg, Pa. Franklin County Deed Book Volume 3653, Page 369. Parcel #06-1F00-003.

SALE #63
2010-1681
DEUTSCHE BANK NATIONAL TRUST COMPANY
V.
TONY R. PURVIS
ATTY: THE LAW OFFICES OF BARBARA FEIN

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 2304 Country Road, Chambersburg, Pa. Franklin County Deed Book Volume 2939, Page 235. Tax Parcel #10-0D06-063.

SALE #64
2009-2861
MANUFACTURERS AND TRADERS TRUST
COMPANY
V.
ROY N. WASHINGTON
ATTY: THE LAW OFFICES OF BARBARA A. FEIN

All that certain piece or parcel of land, situate in Greencastle Borough, Franklin County, Pennsylvania, having a street address of 42 W. Franklin St., Greencastle, Pa. Franklin County Deed Book Volume 1171, Page 214. Tax Parcel #08-2B28-046.

SALE #65
2010-4240
CITIFINANCIAL SERVICES, INC.
V.
EARL R. HANK AND CAROLA A. HANK
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2895 Fillmore Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1422, Page 576. Tax Parcel #09-0C12C-057-000000. Reference #09-C-12C-57.

SALE #66
2011-1234
LNV CORPORATION
V.
LINDA E. EVES
ATTY: MISTEAD & ASSOCIATES

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2946 Black Gap Road, Chambersburg, Pa. Franklin County Deed Book Volume 723, Page 845. Tax Parcel #09-0C14-017.

SALE #67
2010-936
CHASE HOME FINANCE LLC
V.
TIMMY L. ZEIS JR. AND JESSICA P. ZEIS
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 2889 Hill Road, Greencastle, Pa. Franklin County Deed Book Volume 2955, Page 267. Tax Parcel #01-0A16-.040C-000000.

PUBLIC NOTICES

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 18, 2011, at 4 p.m. prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on July 22, 2011, at 1 p.m. prevailing time in the Franklin County Courthouse, Third Floor, Jury Assembly Room, Chambersburg, Franklin County, Pa., at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full.

SHERIFF'S REAL ESTATE SALES FOR 2011

CUT OFF	SALE DATE
7/1/2011	9/9/2011
9/2/2011	11/10/2011*

* November's sale is on a Thursday because of the Veterans' Day holiday.

Dane M. Anthony, Sheriff
Franklin County, Pennsylvania

6/17,6/24,7/1/2011