

Franklin County Legal Journal

Vol. 28, No. 43

April 29, 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 May 2, 2011

Monday, May 2

- 9 a.m. — Commonwealth v. Ellis, jury trial
- 9 a.m. — Pappas v. Lititz Mutual Insurance Co., civil pre-trial conference
- 9 a.m. — Commonwealth v. Meketa, jury trial
- 9 a.m. — Metcalfe, et al., v. Leasure, et al., civil pre-trial conference
- 10 a.m. — Commonwealth v. Hawkins, post-sentence motion
- 10 a.m. — Ensminger v. Hussain & Orthopaedic Associates of Chambersburg, civil scheduling conference
- 11 a.m. — Commonwealth v. Taylor, motion to modify sentence
- 11 a.m. — Heare and Quintom v. Bakner and Martin, civil pre-trial conference
- 11:30 a.m. — Commonwealth v. Torres, motion to modify bail
- 1 p.m. — Commonwealth v. Cook, SIP hearing
- 1 p.m. — Martin v. Bennett, civil scheduling conference
- 1:30 p.m. — Commonwealth v. Graham, omnibus motion
- 1:30 p.m. — Bench warrants
- 2 p.m. — Fiorenza v. Fiorenza, civil pre-trial conference
- 3 p.m. — Deshong v. Barrett Jr., petition for entry of judgment of non pros
- 3 p.m. — Abelow v. Smith, civil pre-trial conference
- 3:30 p.m. — Commonwealth v. Williams, SIP revocation hearing

Tuesday, May 3

- 9 a.m. — Support contempts/appeals
- 9 a.m. — Commonwealth v. Meketa, jury trial continues
- 9 a.m. — Termination of parental rights matters
- 9 a.m. — Fulton County miscellaneous court

Continued on inside back cover



Franklin County Bar Association 2011 Calendar of Events

MAY

- 5 **Young Lawyers Division meeting and social**, 5 p.m., Chambersburg.
- 6 **Law Day**, 9 a.m., courthouse.
- 6-8 **27th annual Book Sale to benefit Legal Services**, Wilson College, Chambersburg.
- 13 **CLE: PBI course**, "Tough Problems in Workers' Compensation 2011," 8:30 a.m. – 12:45 p.m., bar office and law library.
- 20 **Board of Directors**, noon, bar office and law library.
- 25 **CLE: PBI course**, "Pennsylvania's New Adoption Amendments," 9 a.m. – 12:15 p.m., bar office and law library.
- 30 **Bar office closed** for Memorial Day holiday.

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 Marie C. Belter, a/k/a Marie Catherine Clopper, late of Montgomery Township, Franklin County, Pennsylvania.

Personal representatives:
Rodney L. Pittman and Teresa A. Gorman
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Mary Beth Shank
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

4/29,5/6,5/13/2011

Estate of Joseph D. Hixon, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Kenneth L. Mull
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

4/29,5/6,5/13/2011

Estate of Olive M. Homer, late of Quincy Township, Franklin County, Pennsylvania.

Personal representatives:
Cynthia K. Sanbury
2051 Shinham Road
Greencastle, PA 17225
and
Barbara L. Hopfer
3424 Woodside Road
Alexandria, VA 22310
Attorney:
Wertime & Guyer LLP
35 N. Carlisle St., Suite A
Greencastle, PA 17225

4/29,5/6,5/13/2011

Estate of Mary Kathryn Lowans, late of Antrim Township, Franklin County, Pennsylvania.

Personal representatives:
Dawn Crystal Lowans King
2689 S. Brooklyn Road
Mercersburg, PA 17236
and
Anita Lowans Sheffield
4356 Sportsmans Road
Greencastle, PA 17225
and
Kathryn Lowans Chilcote
6092 Charlestown Road
Mercersburg, PA 17236
Attorney:
Steiger & Steiger
120 N. Main St.
Mercersburg, PA 17236

4/29,5/6,5/13/2011

Estate of Jane E. Plasterer, late of Greene Township, Franklin County, Pennsylvania.

Personal representative:
Timothy A. Plasterer
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
John McD. Sharpe Jr.
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

4/29,5/6,5/13/2011

Estate of Bernice J. Whittington, a/k/a Bernice Whittington, late of Washington Township, Franklin County, Pennsylvania.

Personal representative:
Patricia D. Zimmerman
34 Edward Drive
Greencastle, PA 17225
Attorney:
J.L. Doyle
Dick, Stein, Schemel, Wine & Frey, LLP
13 W. Main St., Suite 210
Waynesboro, PA 17268

4/29,5/6,5/13/2011

Estate of Annaliese L. Wietry, late of Chambersburg, Franklin County, Pennsylvania.

Personal representative:
Linda L. Wietry, now Linda L. Jansen
5 Shadle Drive
Fayetteville, PA 17222
Attorney:
Thomas J. Finucane
Satzmann Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

4/29,5/6,5/13/2011

PUBLIC NOTICES

Estate of Jacob W. Zeis, late of Peters Township, Franklin County, Pennsylvania.

Personal representatives:
Roxanne A. Hauman
1681 Appleway
St. Thomas, PA 17252
and
Steven M. Zeis
13525 Rosenberry Drive
Fort Loudon, PA 17224
Attorney:
Steiger & Steiger
120 N. Main St.
Mercersburg, PA 17236

4/29, 5/6, 5/13/2011

Second Publication

Estate of Bernadette L. Butler, a/k/a Bernadette Butler, late of Waynesboro, Franklin County, Pennsylvania.

Personal representative:
Erica M. Gembe
300 Ridge Ave.
Waynesboro, PA 17268
Attorney:
J.L. Doyle
Dick, Stein, Schemel, Wine & Frey, LLP
13 W. Main St., Suite 210
Waynesboro, PA 17268

4/22, 4/29, 5/6/2011

Estate of Dorothy R. Butler, late of Guilford Township, Franklin County, Pennsylvania.

Personal representatives:
Randy L. Meyers
1005 Louisa Lane
Mechanicsburg, PA 17050
and
Darla M. Pilgrim
52 Edgewood Circle
Chambersburg, PA 17202
Attorney:
George E. Wenger Jr.
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

4/22, 4/29, 5/6/2011

Estate of Alberta I. Coons, late of Fannett Township, Franklin County, Pennsylvania.

Personal representatives:
Robert E. Coons
22143 Main St.
P.O. Box 1036
Doylesburg, PA 17219
and
Edward M. Coons
20112 Spring Run Road
Spring Run, PA 17262
Attorney:
Richard L. Bushman
16767 Path Valley Road
P.O. Box 51
Spring Run, PA 17262

4/22, 4/29, 5/6/2011

Estate of James R. Schellhase, late of Hamilton Township, Franklin County, Pennsylvania.

Personal representative:
Craig L. Schellhase
1037 Brechbill Road
Chambersburg, PA 17202
Attorney:
None

4/22, 4/29, 5/6/2011

Third Publication

Estate of Garret N. Bitner, late of Guilford Township, Franklin County, Pennsylvania.

Personal representative:
Constance D. Shatzer
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

4/15, 4/22, 4/29/2011

Estate of Janet E. Hege, a/k/a Janet Edith Hege, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Farmers and Merchants Trust Co.
of Chambersburg
20 S. Main St.
Chambersburg, PA 17201
Attorney:
George E. Wenger Jr.
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

4/15, 4/22, 4/29/2011

Estate of Patricia Johnson-Auchenbaugh, a/k/a Patricia A. (Sullivan) Auchenbaugh, late of Guilford Township, Franklin County, Pennsylvania.

Personal representative:
Mary I. Wolff
54 Riggs Road
Fredericksburg, VA 22405
Attorney:
Stephen E. Patterson
Salzmann Hughes, P.C.
239-B E. Main St.
Waynesboro, PA 17268

4/15, 4/22, 4/29/2011

Estate of Kathryn M. Jones, late of Guilford Township, Franklin County, Pennsylvania.

Personal representatives:
Shirley M. Monn-Myers and Bruce E. Jones
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Mary Beth Shank
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

4/15, 4/22, 4/29/2011

PUBLIC NOTICES

Estate of Margaret L. Martin, late of Montgomery Township, Franklin County, Pennsylvania.

Personal representative:
Judy L. Daley
5685 Montgomery Church Road
Greencastle, PA 17225
Attorney:
Stephen E. Patterson
Salzmann Hughes, P.C.
239-B E. Main St.
Waynesboro, PA 17268

4/15, 4/22, 4/29/2011

Estate of Elizabeth B. Oberholzer, late of Greene Township, Franklin County, Pennsylvania.

Personal representative:
Benjamin L. Martin
5481 Oakwood Drive
Mercersburg, PA 17236
Attorney:
Steiger and Steiger
120 N. Main St.
Mercersburg, PA 17236

4/15, 4/22, 4/29/2011

Estate of Jane Rigdon Pledger, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Victoria P. Krenitsky
6539 Little Mountain Terrace
Chambersburg, PA 17202
Attorney:
W. Scott Amoult
Amoult Law Office, LLC
14 N. Main St., Suite 314
Chambersburg, PA 17201

4/15, 4/22, 4/29/2011

Estate of Louise G. Powell, late of Southampton Township, Franklin County, Pennsylvania.

Personal representatives:
Donald R. Powell II and Lori A. Powell
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

4/15, 4/22, 4/29/2011

Estate of Nancy Ann Ross, a/k/a Nancy A. Ross, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Lisa Ann Foreman
c/o 10 E. High St.
Carlisle, PA 17013
Attorney:
Christopher E. Rice
Martson Law Offices
10 E. High St.
Carlisle, PA 17013

4/15, 4/22, 4/29/2011

Estate of Dorothy B. Schwamb, late of Greene Township, Franklin County, Pennsylvania.

Personal representative:
James D. Schwamb
P.O. Box 1565
Oldsmar, FL 34677
Attorney:
None

4/15, 4/22, 4/29/2011

Estate of Viola M. Shatzer, a/k/a Viola Mae Shatzer, late of Quincy Township, Franklin County, Pennsylvania.

Personal representatives:
Joyce A. Hykes, Lois A. Knott and
A. Maxine Stahley
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

4/15, 4/22, 4/29/2011

Estate of Catherine E. Six, a/k/a Catherine Elizabeth Six, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
David S. Morningstar
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

4/15, 4/22, 4/29/2011

Estate of Arlene C. Staley, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representatives:
Gregory A. Greenwood
4745 Carbaugh Road
Fayetteville, PA 17222
and
Jeffrey L. Greenwood
307 Hickory St.
Mont Alto, PA 17237
Attorney:
Timothy W. Misner
39 S. Broad St.
Waynesboro, PA 17268

4/15, 4/22, 4/29/2011

PUBLIC NOTICES

Estate of Ann Talian, a/k/a Ann H. Talian, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representatives:
Mark T. Talian
1776 Shine Hill Road
RR1, Box 1776
Henryville, PA 18332
and
James Talian
2609 Hurdle Hill Road
Lynchburg, VA 24503
Attorney:
None

4/15,4/22,4/29/2011

Estate of Irene Zepka, late of Fannett Township, Franklin County, Pennsylvania.

Personal representative:
Frank P. Zepka
22466 Maple Ave.
Amberson, PA 17210
Attorney:
Richard L. Bushman
16767 Path Valley Road
P.O. Box 51
Spring Run, PA 17262

4/15,4/22,4/29/2011

NAME CHANGE NOTICE

**In Re: Cooper Raines Mitchell
Petition to Name Father of Child
No. 2011-1489**

Notice is hereby given that Meredith Jarrels Mitchell of Fayetteville, Franklin County, Pennsylvania, has petitioned the Court of Common Pleas of the 39th Judicial District of Pennsylvania to legally change the name of her son, Cooper Raines Platt. A hearing on the matter shall be held on Wednesday, June 6, 2011, at 3:30 p.m. at the Franklin County Courthouse, Chambersburg, Pennsylvania. All interested parties may attend and be heard.

Stephen D. Kulla, attorney for petitioner
Kulla, Barkdoli, Ullman & Painter, P.C.
9 E. Main St.
Waynesboro, PA 17268

4/29/2011

NOTICE OF SALE OF REAL ESTATE

Notice is hereby given that Chambersburg Area School District proposes to sell at private sale to Chambersburg Memorial YMCA, a Pennsylvania non-profit corporation with principal offices located at 570 E. McKinley St., Chambersburg, Franklin County, Pennsylvania, for the sum of three hundred eighty-seven thousand (\$387,000.00) dollars, a parcel of real estate consisting of 4.14 acres, more or less, located and being situate in Chambersburg Borough, Franklin County, Pennsylvania, and having a street address of 756 S. Coldbrook Ave., said parcel being more particularly described in a certain deed recorded among the records of the Recorder of Deeds of Franklin County in Franklin County Deed Book Volume 448, Page 520.

Said real estate is no longer used or necessary for school purposes.

A hearing on said sale will be held on Friday, May 13, 2011, at 9 a.m. in the Franklin County Courthouse, located at 157 Lincoln Way East, Chambersburg, Pennsylvania, in the courtroom designated by the Court Administrator.

Steven Dart, business manager
Chambersburg Area School District
Jan G. Sulcove, solicitor
Black and Davison
82 W. Queen St.
Chambersburg, PA 17201

4/29,5/6,5/13/2011

PUBLIC NOTICES

**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 May 5, 2011:

EVERLY: First and final account, statement of proposed distribution and notice to the creditors of Angela J. Malone and Harry W. Every III, co-administrators of the estate of Justin S. Every, late of Southampton Township, Franklin County, Pennsylvania.

MOATS: First and final account, statement of proposed distribution and notice to the creditors of Donald E. Moats, personal representative for the estate of Matthew Alan Moats, late of Peters Township, Franklin County, Pennsylvania.

RAKER: First and final account, statement of proposed distribution and notice to the creditors of Curtis Raker, executor of the estate of Charles C. Raker, late of Montgomery Township, Franklin County, Pennsylvania.

RUMLER: First and final account, statement of proposed distribution and notice to the creditors of Karen R. Loden and Farmers and Merchants Trust Company of Chambersburg, co-executors of the estate of Robert H. Rumler, late of Chambersburg Borough, Franklin County, Pennsylvania.

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

4/22,4/29/2011

**SHERIFF'S SALE
May 13, 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 June 13, 2011, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**SALE #1
2010-4363
HSBC MORTGAGE CORPORATION (USA)
V.
PADRAIC ROBERT O'TOOLE
ATTY: UDREN LAW OFFICE**

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 315 E. Liberty St., Chambersburg, Pa. Franklin County Deed Book Volume 3276, Page 192. Tax Parcel #04-1E10-034.

**SALE #2
CANCELLED**

**SALE #3
2010-4733
WELLS FARGO BANK NA
V.
JASON M. KUHN AND MICHELLE L. KUHN
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 2850 Galaxy Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2785, Page 259. Tax Parcel #09-0C19-424.000000.

**SALE #4
2010-4627
DEUTSCHE BANK NATIONAL TRUST COMPANY
AS INDENTURE TRUSTEE FOR NEW CENTURY
HOME EQUITY LOAN TRUST 2004-3
V.
ADRIAN R. KUHS AND CHARLOTTE L. KUHS
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 4984 Treher Road, Fayetteville, Pa. Franklin County Deed Book Volume 1024, Page 245. Tax Parcel #09-0C23R-010B.

**SALE #5
CANCELLED**

PUBLIC NOTICES

SALE #6

CANCELLED

SALE #7

2010-4936

HSBC BANK USA

V.

KEITH W. THOMPSON AND DAWN E. HOFFMAN

ATTY: UDREN LAW OFFICES

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 420 Macintosh Court, Shippensburg, Pa. Franklin County Deed Book Volume 2119, Page 74. Tax Parcel #21-0N17-321.

SALE #8

2010-2613

NATIONSTAR MORTGAGE LLC

V.

JULIE M. DEHART

ATTY: PHELAN HALLINAN & SCHMIEG

All that certain real estate lying and being situate along the east side of South Second Street, together with improvements thereon known and numbered as 536 S. Second St., in Chambersburg Borough, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1742, Page 495. Tax Parcel #04-1E17-094.

SALE #9

2010-4906

BRANCH BANKING AND TRUST COMPANY

V.

DEBORAH POTTER, IN HER CAPACITY AS CO-EXECUTOR AND DEVISEE OF THE ESTATE OF DELORIS U. MILLS, AND MICHAEL POTTER, IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF DELORIS U. MILLS

ATTY: PHELAN HALLINAN & SCHMIEG

All that following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1673 Hamilton Hills Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3182, Page 535. Tax Parcel #11-0E13C-024.

SALE #10

2010-3287

PHH MORTGAGE CORPORATION

V.

DAVID A. MONN AND STEPHANIE N. MONN

ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, locally known as 424 Martina Drive, lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3504, Page 96. Tax Parcel #04-1G00S-041B-000000.

SALE #11

2010-4327

GMAC MORTGAGE LLC

V.

CHRIS GEARHART AND SUZANNE GEARHART

ATTY: PHELAN HALLINAN & SCHMIEG

All the following real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 8601 Harper Drive, Waynesboro, Pa. Franklin County Deed Book Volume 3286, Page 496. Tax Parcel #23-0Q07-302-000000.

SALE #12

2011-8

MALVERN FEDERAL SAVINGS BANK

V.

JUST WOOD INDUSTRIES, INC.

ATTY: FOX ROTHSCHILD LLP

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

SALE #13

2010-2064

PNC MORTGAGE, A DIVISION OF PNC BANK NATIONAL ASSOCIATION, S/B/M/T ACCUBANC MORTGAGE, A DIVISION OF NATIONAL CITY BANK

V.

MARK W. KNABLE AND HEATHER L. KNABLE

ATTY: VITTI & VITTI

All that certain lot or piece of ground situate in Peters Township, Franklin County, Pennsylvania, having a street address of 589 Path Valley Road, Fort Loudon, Pa. Franklin County Deed Book Volume 2752, Page 482. Tax Parcel #009A/18-0K04.

SALE #14

2008-4622

GMAC MORTGAGE, LLC, S/B/M
GMAC MORTGAGE CORPORATION

V.

CHRISTINA L. TEDRICK

AND CHRISTOPHER M. TEDRICK

ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described real estate lying and being situate in Greencastle Borough, Franklin County, Pennsylvania, having a street address of 29 Starlight Drive, Greencastle, Pa. Franklin County Deed Book Volume 2004, Page 289. Tax Parcel #8-2B-3-57.

SALE #15

2010-5271

M&T BANK

V.

JANICE L. KULP

ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

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 83 N. Federal St., Chambersburg, Pa. Franklin County Deed Book Volume 2536, Page 6. Instrument #2004-019594. Tax Parcel #05-1B56-073.

SALE #16

2010-4827

PHH MORTGAGE CORPORATION

V.

STEVE R. VERO

ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 2379 Lindsay Lot Road and 2371 Lindsay Lot Road, Shippensburg, Pa. Franklin County Deed Book Volume 2092, Page 594. Tax Parcel #s 21-0N17-053-000000 and 21-0N17-054-.000000.

SALE #17

2010-4644

CITIMORTGAGE INC.

V.

LARRY R. GAMBY, JOYCE A. GAMBY,

MICHAEL S. GAMBY AND MARY A. GAMBY

ATTY: PHELAN HALLINAN & SCHMIEG

All the following property located in Antrim Township, Franklin County, Pennsylvania, having a street address of 1071 Redwood Drive, Waynesboro, Pa. Franklin County Deed Book Volume 3548, Page 587. Tax Parcel #01-0A32M-87-.000000.

SALE #18

CANCELLED

SALE #19

2008-1533

HSBC BANK USA NATIONAL ASSOCIATION
AS TRUSTEE FOR NAAC 2007-2

V.

SAMUEL T. WOODRING

AND SHERRY L. WOODRING

ATTY: PHELAN HALLINAN & SCHMIEG

All the following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 85 Fifth Ave., Fayetteville, Pa. Franklin County Deed Book Volume 2649, Page 587. Tax Parcel #09-0C23N-045.

PUBLIC NOTICES

SALE #20

2010-3612

FINANCIAL FREEDOM ACQUISITION LLC

V.

SAMUELA ROYER II, ONLY KNOWN SURVIVING

HEIR OF SAMUEL A. ROYER, DECEASED

MORTGAGOR AND REAL OWNER, AND

UNKNOWN SURVIVING HEIR OF SAMUEL A.

ROYER, DECEASED MORTGAGOR AND REAL

OWNER

ATTY: MCCABE WEISBERG & CONWAY

All the following building lots situate in Waynesboro Borough, Franklin County, Pennsylvania, known as Lots No. 68, 70 and 72 on the plot of Highland Improvement Company, having a street address of 226 Highland Ave., Waynesboro, Pa. Franklin County Deed Book Volume 402, Page 131. Tax Parcel #24-5D10-023.

SALE #21

2009-4405

BENEFICIAL CONSUMER DISCOUNT COMPANY,

D/B/A BENEFICIAL MORTGAGE CO. OF

PENNSYLVANIA

V.

LARRY E. STOTLER AND DONNA J. STOTLER

ATTY: UDREN LAW OFFICES

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 9705 Rabbit Road South, Greencastle, Pa. Franklin County Deed Book Volume 951, Page 16. Tax Parcel #01-0A15-053.

SALE #22

2010-2278

METLIFE HOME LOANS,
A DIVISION OF METLIFE BANK, NA

V.

KEVIN R. FURA

ATTY: ZUCKER GOLDBERG & ACKERMAN

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 2052 Powell Drive, Chambersburg, Pa. Instrument #200910437. Tax Parcel #02-1C07-105.

SALE #23

2010-5277

PNC MORTGAGE, A DIVISION OF PNC BANK NA

V.

RICHARD A. MUMPOWER

ATTY: VITTI & VITTI

All that following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 5188 Spruce Road, Fayetteville, Pa. Franklin County Deed Book Volume 3544, Page 290. Tax Parcel #19-0L05-107A.

PUBLIC NOTICES

SALE #24
2010-5197

DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE OF THE HOME EQUITY MORTGAGE
LOAN ASSET-BACKED TRUST SERIES INABS
2006-A, HOME EQUITY MORTGAGE LOAN
ASSET-BACKED CERTIFICATES, SERIES INABS
2006-A, UNDER THE POOLING AND SERVICING
AGREEMENT DATED JANUARY 1, 2006
V.
ALLEN B. RUSSELL AND SANDRA K. RUSSELL
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described real estate, locally known
as 307 Fairview Ave., located in Waynesboro Borough,
Franklin County, Pennsylvania. Franklin County Deed
Book Volume 2952, Page 27. Tax Parcel #26-5C14-
044A.

SALE #25
2010-5480

FINANCIAL FREEDOM ACQUISITION LLC
V.
PATRICIA J. PENTIS, EXECUTRIX OF THE ESTATE
OF VIRGINIA WISHARD, DECEASED MORTGAGOR
AND REAL OWNER
ATTY: MCCABE WEISBERG & CONWAY

All the following tract of real estate lying and being
situate in Washington Township, Franklin County, Penn-
sylvania, having a street address of 11809 Gehr Road,
Waynesboro, Pa. Franklin County Deed Book Volume
475, Page 611. Tax Parcel #23-0Q07-048-000000.

SALE #26
2010-5377

US BANK NATIONAL ASSOCIATION AS TRUSTEE
V.
MICHAEL E. SWEENEY
ATTY: MCCABE WEISBERG & CONWAY

All the following described real estate lying and being
situate in Franklin County, Pennsylvania, having a street
address of 8763 Kings Road, Waynesboro, Pa. Franklin
County Deed Book Volume 2617, Page 569. Tax Parcel
#23-0Q07K-015.

SALE #27
2007-1967

US BANK NATIONAL ASSOCIATION AS
SUCCESSOR TRUSTEE TO BANK OF AMERICA,
NATIONAL ASSOCIATION, AS SUCCESSOR BY
MERGER TO LASALLE BANK NA, AS TRUSTEE
FOR THE MLMI TRUST SERIES 2006-HE3
V.
PAUL D. REITZ AND SUSAN REITZ
ATTY: MARTHA VON ROSENSTIEL

All the following described real estate lying and being
situate in Hamilton Township, Franklin County, Penn-
sylvania, having a street address of 2729 Jack Road,
Chambersburg, Pa. Franklin County Deed Book Volume
609, Page 741-742. Tax Parcel #11-0E19-061.

SALE #28
2010-4676

CHASE HOME FINANCE, LLC
V.
BRIAN W. HIPPENSTEELE
AND CORNELIA U. HIPPENSTEELE
ATTY: MCCABE WEISBERG & CONWAY

All the following described real estate lying and being
situate in Quincy Township, Franklin County, Penn-
sylvania, having a street address of 8830 Mormon
Church Road, Waynesboro, Pa. Franklin County Deed
Book Volume 1158, Page 598. Tax ID #19-L13Q-52.

SALE #29

CANCELLED

SALE #30
2010-5175

CHASE HOME FINANCE, LLC
V.
GARY W. MARSHALL JR.
AND SAMANTHA J. SAUNDERS
ATTY: MCCABE WEISBERG & CONWAY

All the following described real estate lying and being
situate in Franklin County, Pennsylvania, having a street
address of 23 Reynolds Ave., Mont Alto, Pa. Franklin
County Deed Book Volume 3350, Page 526. Tax Parcel
#16-4A52-044.

SALE #31
2010-2307

PNC MORTGAGE, A DIVISION OF PNC BANK
NATIONAL ASSOCIATION
V.
RICHARD L. RAMSEY AND MEGAN A. RAMSEY
ATTY: LOUIS P. VITTI

All the following described real estate, together with the
improvements thereon erected, lying and being situated
in Hamilton Township, Franklin County, Pennsylvania,
having a street address of 1402 Brechbill Road, Cham-
bersburg, Pa. Franklin County Deed Book Volume 3197,
Page 221. Instrument #2006-017648.

SALE #32
2010-4127

US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR THE STRUCTURED ASSET INVESTMENT
LOAN TRUST 2006-2
V.
MARY ANN HECKMAN AND CHRIS E. HEINBAUGH
ATTY: PHELAN HALLINAN & SCHMIEG

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

PUBLIC NOTICES

SALE #33
2010-2123

PNC MORTGAGE, A DIVISION OF PNC BANK, NA
V.
JASON A. FREEMAN
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, situate in
Waynesboro Borough, Franklin County, Pennsylvania,
having a street address of 119 Tritle Ave., Waynesboro,
Pa. Instrument #2008-002535. Tax Parcel #25-5A47-
025-000000.

SALE #34
2010-5677

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

All the following described real estate lying and being
situate in Washington Township, Franklin County, Penn-
sylvania, having a street address of 11921 Thames
Lane, Waynesboro, Pa. Franklin County Deed Book
Volume 2190, Page 372. Parcel #23-0207-216.

SALE #35
2010-5579

WELLS FARGO BANK NA
V.
SHANNON ALLEN AND JESSICA HOWE
ATTY: ZUCKER GOLDBERG & ACKERMAN

All the following real estate lying and being situate in
Waynesboro, Franklin County, Pennsylvania, having
a street address of 111 E. North St., Waynesboro, Pa.
Franklin County Deed Book Volume 2008-020016. Tax
Parcel #24-5D01-038.

SALE #36
2010-4735

M&T BANK
V.
LARRY L. FERGUSON AND KRISTIN L. WEDEL
ATTY: MCCABE WEISBERG & CONWAY

All the following two (2) parcels of real estate located
and being situate in Greene Township, Franklin County,
Pennsylvania, having a street address of 74 Mount
Pleasant Road, Fayetteville, Pa. Franklin County
Deed Book Volume 3280, Page 340. Tax Parcel #09-
C23-280.

SALE #37
2009-763

AURORA LOAN SERVICES LLC
V.
GEORGE B. BINKLEY II
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being
situate in Hamilton Township, Franklin County, Penn-
sylvania, having a street address of 1262 Pleasantview
Drive, Chambersburg, Pa. Franklin County Deed Book
Volume 2900, Page 137. Tax Parcel #11-0E16.111-
000000.

SALE #38
2010-5534

PATRIOT FEDERAL CREDIT UNION
V.
JEREMY F. COOK AND EMILY R. COOK
ATTY: KORNFIELD & BENCHOFF

All the following described real estate lying and being
situate in Southampton Township, Franklin County,
Pennsylvania, with a property address of 2438 Lindsay
Lot Road, Shippensburg, Pa. Franklin County Deed
Book Volume 3565, Page 467. Tax Parcel #21-N17-
60A.

SALE #39
2010-40

GMAC MORTGAGE, LLC
V.
SCOTT V. HENDERSON
AND VIRGINIA L. HENDERSON
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being
situate in Guilford Township, Franklin County, Penn-
sylvania, having a street address of 809 Cider Press
Road, Chambersburg, Pa. Franklin County Deed
Book Volume 2746, Page 478. Tax Parcel #10-0D08-
029A-000000.

SALE #40
2010-5335

METLIFE HOME LOANS,
A DIVISION OF METLIFE BANK NA
V.
JAMES R. STULL
ATTY: ZUCKER GOLDBERG & ACKERMAN

All that real estate or lot of ground with improvements
thereon erected, generally known as 116 N. Broad St.,
Waynesboro Borough, Franklin County, Pennsylvania.
Document #200921634. Tax Parcel #24-5D02-050.

PUBLIC NOTICES

SALE #41
2010-5538
GMAC MORTGAGE LLC, S/B/M
GMAC MORTGAGE CORPORATION
V.
LORRIE A. MCGONIGAL
AND SCOTT E. MCGONIGAL
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 14053 Timothy Drive, Greencastle, Pa. Franklin County Deed Book Volume 288G, Page 5. Tax Parcel #01-0A27-120A.

SALE #42
2010-2379
FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG
V.
JOHN A. SLEE
ATTY: JAMES SMITH DIETTERICK & CONNELLY

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, having a street address of 6583 Orrstown Road, Orrstown, Pa. Franklin County Deed Book Volume 1159, Page 5. Tax Parcel #12-0F18A-027.

SALE #43
2010-4288
CAPITAL ONE, NA
V.
JENNIFER WILLIAMS AND JOSEPH WILLIAMS
ATTY: MCCABE WEISBERG & CONWAY

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3521 Turnberry Drive, Chambersburg, Pa. Deed Instrument #200815417. Tax ID #09-0C13-263.

SALE #44
2010-1352
HOMESALES, INC.
V.
JUAN P. RIOJAS
ATTY: SHAPIRO & DENARDO

All that certain real estate, together with any improvements thereon, situated in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 502 S. Main St., Chambersburg, Pa. Franklin County Deed Book Volume 2244, Page 3. Parcel #29, Map 04-1E17.

SALE #45
2010-5391
US BANK NATIONAL ASSOCIATION, AS TRUSTEE
FOR MASTR ALTERNATIVE LOAN TRUST 2005-1
V.
STEVEN M. JENKINS
AND CONSTANCE M. JENKINS
ATTY: PHELAN HALLINAN & SCHMIEG

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 147 S. Sixth St., Chambersburg, Pa. Franklin County Deed Book Volume 2591, Page 246. Tax Parcel #03-1E03-076-000000.

SALE #46
2010-4041
BENEFICIAL CONSUMER DISCOUNT COMPANY,
D/B/A BENEFICIAL MORTGAGE CO. OF
PENNSYLVANIA
V.
STEVEN L. TELLER AND KATHY L. TELLER
ATTY: MILSTEAD & ASSOCIATES

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 1322 Summerwood Drive, St. Thomas, Pa. Franklin County Deed Book Volume 2657, Page 84. Tax Parcel #20-M-13-207A.

SALE #47
2009-4135
WELLS FARGO BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR SECURITIZED ASSET-BACKED
RECEIVABLES LLC 2005-OP2 MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2005-OP2
V.
TERRI L. PHEBUS
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that tract of real estate together with the improvements erected thereon known as 13677 Crest Ave., Waynesboro, Pa. Franklin County Deed Book Volume 1658, Page 384. Tax Parcel #23-Q-19-168.

SALE #48
2009-4285
JP MORGAN CHASE BANK NA AS ACQUIRER
OF CERTAIN ASSETS AND LIABILITIES OF
WASHINGTON MUTUAL BANK FROM THE
FEDERAL DEPOSIT INSURANCE CORPORATION
ACTING AS RECEIVER,
F/K/A WASHINGTON MUTUAL BANK FA
V.
DEBRA HORNBERGER AND JOEL VANASDLEN
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 1017 Celeste Drive, Shippensburg, Pa. Instrument #2008-018144. Tax Parcel #21-0N10C-010C.

PUBLIC NOTICES

SALE #49
2010-4777
BENEFICIAL CONSUMER DISCOUNT COMPANY,
D/B/A BENEFICIAL MORTGAGE CO. OF
PENNSYLVANIA
V.
MARTIN ALVAREZ AND YRMA ALVAREZ
ATTY: MILSTEAD & ASSOCIATES

All the following tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 2045 Farmall Drive, Greencastle, Pa. Franklin County Deed Book Volume 288F, Page 336. Tax Parcel #01-A-21-269.

SALE #50
2010-4420
ARCH BAY HOLDINGS, LLC, SERIES 2010B, A
DELAWARE LIMITED LIABILITY COMPANY
V.
DAVID E. SNADER AND RHONDA G. BYERS,
A/K/A RHONDA G. SNADER
ATTY: MILSTEAD & ASSOCIATES

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 300 Reservoir Ave., Waynesboro, Pa. Franklin County Deed Book Volume 2669, Page 137. Tax Parcel #24-5B-58-084.

SALE #51
2010-192
BENEFICIAL CONSUMER DISCOUNT COMPANY,
D/B/A BENEFICIAL MORTGAGE CO. OF
PENNSYLVANIA
V.
JAMES A. HAMMOND AND MARY F. HAMMOND
ATTY: MILSTEAD & ASSOCIATES

All the following described tracts of real estate lying and being situate in Metal Township, Franklin County, Pennsylvania, having a street address of 10986 Chestnut Ave., Fannettsburg, Pa. Franklin County Deed Book Volume 3054, Page 509. Tax Parcel #s 15-HLS3N (house) and 15-H1284N (lot).

SALE #52
2010-2492
BAYVIEW LOAN SERVICING, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
V.
ROBIN LINDSEY AND BRIAN LINDSEY
ATTY: MILSTEAD & ASSOCIATES

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 9798 Molly Pitcher Highway, Shippensburg, Pa. Franklin County Deed Book Volume 3296, Page 314. Tax Parcel #21-N10-87.

SALE #53

CANCELLED

SALE #54
2010-3657
BENEFICIAL CONSUMER DISCOUNT COMPANY,
D/B/A BENEFICIAL MORTGAGE CO. OF
PENNSYLVANIA
V.
DOROTHY P. MCINTYRE
ATTY: MILSTEAD & ASSOCIATES

All the described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 6220 Montgomery Church Road, Greencastle, Pa. Franklin County Deed Book Volume 788, Page 295. Tax Parcel #17-J-14-105.

SALE #55
2010-4116
BENEFICIAL CONSUMER DISCOUNT COMPANY,
D/B/A BENEFICIAL MORTGAGE CO. OF
PENNSYLVANIA
V.
RUSTY E. STRANG AND CHRISTINE M. STRANG
ATTY: MILSTEAD & ASSOCIATES

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 11044 South Mountain Road, Fayetteville, Pa. Franklin County Deed Book Volume 1128, Page 148. Tax Parcel #19-CL05K-39C.

SALE #56
2010-5415
WELLS FARGO BANK NA
V.
WILLIAM D. ARMSTRONG
ATTY: ZUCKER GOLDBERG & ACKERMAN

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 5541 Philadelphia Ave., Chambersburg, Pa. Franklin County Deed Book Volume 2008-01280. Parcel #09-0C04P-025.

SALE #57
2010-4754
CITIMORTGAGE INC., S/B/M TO
ABN AMRO MORTGAGE GROUP, INC.
V.
RICHARD J. MARSIGLIA
AND TRACEY A. MARSIGLIA
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate, known locally as 6933 Landfill Road, lying and being situate in Quincy Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1208, Page 508. Tax Parcel #s 19-0L08-049.00-000000 and 19-0L08-049-LR0000.

PUBLIC NOTICES

PUBLIC NOTICES

SALE #58
2010-3289
MANUFACTURERS AND TRADERS
TRUST COMPANY
V.
RABHA HOLDINGS, LLC
ATTY: KEEFER WOOD ALLEN & RAHAL, LLP

All the following real estate numbered and known as 4301 Philadelphia Ave. in Greene Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2530, Page 384. Tax Parcel #09-0C07-161.

SALE #59
2010-5599
PHH MORTGAGE CORPORATION
V.
MARTIN CORDERO
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 246 S. Second St., Chambersburg, Pa. Franklin County Deed Book Volume 1962, Page 291. Tax Parcel #04-1E09-019-000000.

SALE #60
2010-5665
US BANK NATIONAL ASSOCIATION, TRUSTEE
V.
JONATHAN STORM REASNER, ADMINISTRATOR
OF THE ESTATE OF CRAIG R. REASNER,
DECEASED, AND THE FARMERS HOME
ADMINISTRATION, UNITED STATES DEPARTMENT
OF AGRICULTURE
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 5681 Cumberland Highway, Chambersburg, Pa. Franklin County Deed Book Volume 1067, Page 453. Tax Parcel #09-0C04-205.

SALE #61
2010-3660
DEUTSCHE BANK NATIONAL TRUST COMPANY
V.
AARON D. MORELAND SR.
AND CECILIA ANN MORELAND
ATTY: UDREN LAW OFFICE

All that certain piece or tract of land lying and situate in Greencastle Borough, Franklin County, Pennsylvania, having a street address of 45 W. Dahlgren St., Greencastle, Pa. Franklin County Deed Book Volume 1312, Page 307. Tax Parcel #08-2B28-063.

SALE #62

CANCELLED

SALE #63
2010-3418
BRANCH BANKING AND TRUST COMPANY
V.
ELMER HERSHBERGER
AND BEVERLY HERSHBERGER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1634 W. Strohm Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1896, Page 312. Tax Parcel #11-0E15D-015G-000000.

SALE #64
2010-1554
ORRSTOWN BANK
V.
BRADLEY C. MCNEW AND ROSEMARIE MCNEW
ATTY: BARIC & SCHERER

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 995 Black Gap Road, Fayetteville, Pa. Franklin County Deed Book Volume 2158, Page 440. Tax Parcel #09-0C24-0916.

SALE #65
2010-231
ORRSTOWN BANK
V.
REGGIE L. BAKER
ATTY: BARIC & SCHERER

All that certain parcel or piece of land situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 2-4 Redwood St., Chambersburg, Pa. Franklin County Deed Book Volume 2852, Page 099. Tax Parcel #04-1D-16-41.

SALE #66
2010-5417
FINANCIAL FREEDOM ACQUISITION LLC
V.
LILLIAN R. URQUHART
ATTY: MCCABE WEISBERG & CONWAY

The following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 637 Brookens Road, Fayetteville, Pa. Franklin County Deed Book Volume 3626, Page 288. Tax ID #09-0C23Q-005A-000000.

SALE #67
2010-1610
CHASE HOME FINANCE LLC
V.
WILLIAM J. SHEFFIELD AND KELLY A. SHEFFIELD
ATTY: MCCABE WEISBERG & CONWAY

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1509 Springview Circle, Chambersburg, Pa. Franklin County Deed Book Volume 3163, Page 56. Tax Parcel #10-0D09-006F.

SALE #68
2010-4656
GRAYSTONE TOWER BANK
V.
OSCAR M. CHANEY
ATTY: KORNFIELD & BENCHOFF

All the following described real estate lying and being situate in Mercersburg Borough, Franklin County, Pennsylvania, having a street address of 19 W. Fairview Ave., Mercersburg, Pa. Franklin County Deed Book Volume 3206, Page 318. Tax Parcel #14-3A-51-007.

SALE #69
2010-4418
WELLS FARGO BANK NA
V.
BRIAN D. WEISHAAR AND NICOLE L. RICKETT
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain lot or piece of ground situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6038 Molly Pitcher Highway, Chambersburg, Pa. Franklin County Deed Book Volume 2892, Page 442. Tax Parcel #10-0D26-013D-000000.

SALE #70
CANCELLED

SALE #71
2011-915
SUSQUEHANNA BANK
V.
EL2 HOTEL GROUP LLC,
KETAN PATEL AND BINAKUMARI PATEL
ATTY: GEBHARDT & SMITH LLP

All that certain tract or parcel of land situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1110 Sheller Ave., Chambersburg, Pa. Franklin County Deed Book Volume 288-A, Page 172. Tax Parcel # not provided.

SALE #72
2009-1382
DEUTSCHE BANK NATIONAL TRUST COMPANY
V.
MINH VAN PHAM AND XUAN THINGOC THIEU
ATTY: PHELAN HALLINAN & SCHMIEG

All the following real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 8853 Harper Drive, Waynesboro, Pa. Franklin County Deed Book Volume 3080, Page 564. Tax Parcel #23-0Q07-.295-000000.

SALE #73
2010-5671
AURORA LOAN SERVICES LLC
V.
MITCH L. HILL
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 2510 Sardonyx Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3113, Page 282. Tax Parcel #11-0E15C-003D-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 May 23, 2011, at 4 p.m. prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on May 27, 2011, 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 2011

CUT-OFF	SALE DATE
5/6/2011	7/8/2011
7/1/2011	9/9/2011
9/2/2011	11/10/2011*

*Because of the Veterans' Day holiday, sale will be held Thursday.

Dane M. Anthony, Sheriff
Franklin County, Pennsylvania

4/22, 4/29, 5/6/2011