

# Franklin County Legal Journal

Vol. 31, No. 26

December 27, 2013

## PUBLIC NOTICES

### **ESTATE NOTICES**

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

#### **First Publication**

Estate of Mark A. Beers, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Leo E. Beers, Jr.  
220 Whitetail Terrace  
Marysville, PA 17053  
Avis J. Beers

220 Whitetail Terrace  
Marysville, PA 17053

Attorney:

Adam P. Britcher  
Allen E. Hench Law Offices, P.C.  
232 Market Street  
Newport, PA 17074

12/27/2013, 1/3, 1/10/2014

Estate of Audrey E. Chamberlin, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Doris Jean Madden  
120 Summer Breeze Lane  
Chambersburg, PA 17202

Attorney:

Robert C. Schollaert  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

12/27/2013, 1/3, 1/10/2014

Estate of Frank B. Clark, Jr., a/k/a Frank B. Clark, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Martha B. Walker  
c/o Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

David F. Spang  
Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

12/27/2013, 1/3, 1/10/2014

Estate of Annabel S. Fries, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Gerald L. Fries  
Victoria F. Rhodes  
c/o Mark E. Halbruner  
Halbruner, Hatch & Guise, LLP  
2109 Market Street  
Camp Hill, PA 17011

Attorney:

Mark E. Halbruner  
Halbruner, Hatch & Guise, LLP  
2109 Market Street  
Camp Hill, PA 17011

12/27/2013, 1/3, 1/10/2014

Estate of Ruth A. Patterson, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representatives:

Sara V. Reamer  
3842 Lincoln Way West  
Chambersburg, PA 17201  
Catherine L. Helm  
12512 Long Lane  
Mercersburg, PA 17236

Attorney:

J. L. Doyle  
Dick, Stein, Schemel, Wine & Frey, LLP  
13 West Main Street, Suite 210  
Waynesboro, PA 17268

12/27/2013, 1/3, 1/10/2014

Estate of Robert A. Rotz, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Robert D. Rotz  
1612 Pennywhistle Arch  
Virginia Beach, VA 23464

Attorney:

Stephen E. Patterson  
Salzmann Hughes, P.C.  
239-B East Main Street  
Waynesboro, PA 17268

12/27/2013, 1/3, 1/10/2014

Estate of Herbert E. Rowland, a/k/a Herbert Elmer Rowland, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:

Kenneth E. Rowland  
1252 Canadochly Road  
York, PA 17406  
Roy A. Rowland  
245 Pine Street  
Hawthorne, FL 32640

Attorney:

Stephen E. Patterson  
Salzmann Hughes, P.C.  
239-B East Main Street  
Waynesboro, PA 17268

12/27/2013, 1/3, 1/10/2014

## PUBLIC NOTICES

Estate of Patricia R. Schroth, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Candace A. Reichard  
c/o Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
David F. Spang  
Walker, Connor and Spang, LLC  
247 Lincoln Way East  
Chambersburg, PA 17201

12/27/2013, 1/3, 1/10/2014

Estate of Kenneth D. Sheffler, late of Washington Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Kathy A. Wishard  
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

12/27/2013, 1/3, 1/10/2014

Estate of Mary Ellen Strang, late of Borough of Chambersburg,  
Franklin County, Pennsylvania.

Personal Representative:  
Richard W. Mackey, Jr.  
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

12/27/2013, 1/3, 1/10/2014

Estate of Harriett Alice Wolfe, a/k/a Harriett H. Wolfe, late of  
Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Linda R. Brown  
8052 Nyesville Road  
Chambersburg, PA 17202  
Attorney:  
J. Edward Beck, Jr.  
Keller, Keller and Beck, LLC  
1035 Wayne Avenue  
Chambersburg, PA 17201

12/27/2013, 1/3, 1/10/2014

Estate of Elizabeth H. Zalepa, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Attorney:  
Lawrence R. Rife, IV  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

12/27/2013, 1/3, 1/10/2014

## **Second Publication**

Estate of Dorothy M. Appel, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Jon M. Shade  
6637 Gehr Road  
St. Thomas, PA 17257  
Jeffery L. Shade  
131 Jackson Drive  
Chambersburg, PA 17252

Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

12/20, 12/27/2013, 1/3/2014

Estate of Mary H. Chesnut, a/k/a Mary Helen Chesnut,  
a/k/a M. Helen Chesnut, a/k/a Mary H. Chestnut, a/k/a Mary  
Helen Chestnut, a/k/a M. Helen Chestnut, late of Borough of  
Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:  
E. Ann Ziobrowski  
Claude E. Chesnut, Jr.  
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

12/20, 12/27/2013, 1/3/2014

Estate of David A. East, a/k/a David Alan East, late of  
Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Sharon L. East  
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

12/20, 12/27/2013, 1/3/2014

Estate of Miriam E. Hock, late of Borough of Shippensburg,  
Franklin County, Pennsylvania.

Personal Representative:  
Rankin E. Hock  
c/o Thomas P. Gleason  
49 West Orange Street, Suite 3  
Shippensburg, PA 17257  
Attorney:  
Thomas P. Gleason  
49 West Orange Street, Suite 3  
Shippensburg, PA 17257

12/20, 12/27/2013, 1/3/2014

## PUBLIC NOTICES

Estate of Mary Lou Kyler, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Mark A. Bumbaugh  
1660 Anthony Highway  
Chambersburg, PA 17202

Barbara A. Sellers  
7312 Lincoln Way East  
Fayetteville, PA 17222

Attorney:

Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

12/20, 12/27/2013, 1/3/2014

Estate of Mary N. Lehman, a/k/a Mary Naomi Lehman, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:

Daniel B. Lehman  
2698 Keefer Road  
Chambersburg, PA 17201

Lee B. Lehman  
2065 Sollenberger Road  
Chambersburg, PA 17202

Attorney:

William C. Cramer  
14 North Main Street, Suite 414  
Chambersburg, PA 17201

12/20, 12/27/2013, 1/3/2014

Estate of Elmer E. Naugle, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Orrstown Bank  
77 East King Street  
Shippensburg, PA 17257

Attorney:

Jerry A. Weigle  
Weigle & Associates, P.C.  
126 East King Street  
Shippensburg, PA 17257

12/20, 12/27/2013, 1/3/2014

Estate of George R. Smetzer, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Brenda Patterson  
c/o Keller, Keller and Beck, LLC  
343-B South Potomac Street  
Waynesboro, PA 17268

Attorney:

J. Edward Beck  
Keller, Keller and Beck, LLC  
343-B South Potomac Street  
Waynesboro, PA 17268

12/20, 12/27/2013, 1/3/2014

### **Third Publication**

Estate of Mary Chider, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

George Chider III  
c/o Brett B. Weinstein  
Weinstein Law Offices PC  
705 West DeKalb Pike  
King of Prussia, PA 19406

Attorney:

Brett B. Weinstein  
Weinstein Law Offices PC  
705 West DeKalb Pike  
King of Prussia, PA 19406

12/13, 12/20, 12/27/2013

Estate of Esther L. Cordell, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Jeffrey S. Evans  
c/o Jeffrey S. Evans  
2025 East Main Street  
Waynesboro, PA 17268

Attorney:

Jeffrey S. Evans  
2025 East Main Street  
Waynesboro, PA 17268

12/13, 12/20, 12/27/2013

Estate of Mary Elizabeth Crist, a/k/a Mary E. Crist, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Nancy Virginia Horst  
1090 Tallow Hill Road  
Chambersburg, PA 17202

Attorney:

J. Edward Beck, Jr.  
Keller, Keller and Beck, LLC  
1035 Wayne Avenue  
Chambersburg, PA 17201

12/13, 12/20, 12/27/2013

Estate of Edgar B. Martin, a/k/a Edgar Baer Martin, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Landis E. Martin  
15085 Trolley Road  
Waynesboro, PA 17268

Attorney:

Wertime & Guyer LLP  
35 North Carlisle Street, Suite A  
Greencastle, PA 17225

12/13, 12/20, 12/27/2013

## PUBLIC NOTICES

Estate of Bertha Ann Muck, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Martha B. Walker

c/o Walker, Connor and Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

Attorney:

David F. Spang

Walker, Connor and Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

12/13, 12/20, 12/27/2013

Estate of Jane S. Rinehart, a/k/a Jane Naomi Rinehart, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Jo Ellen E. Daley

1095 Jason Drive

Greencastle, PA 17225

Attorney:

Maxwell Law Offices

LeRoy S. Maxwell, Jr.

12 Wynnecrest Drive

Waynesboro, PA 17268

12/13, 12/20, 12/27/2013

Estate of Elsie M. Waugh, a/k/a Elsie May Waugh, a/k/a Betty Waugh, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Ronda Hykes

14101 Molly Pitcher Highway

Greencastle, PA 17225

Attorney:

Wertime & Guyer LLP

35 North Carlisle Street, Suite A

Greencastle, PA 17225

12/13, 12/20, 12/27/2013

Estate of Evelyn B. Zentmyer, a/k/a Evelyn Black Zentmyer, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Debra M. Fleegal

1784 Blakewood Drive

Chambersburg, PA 17201

Attorney:

William C. Cramer

14 North Main Street, Suite 414

Chambersburg, PA 17201

12/13, 12/20, 12/27/2013

### **FICTITIOUS NAME NOTICE**

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA, for an Application for the conduct of business in Franklin County, Pennsylvania, under the assumed or fictitious name, style or designation of Guernsey – the workplace source, with a principal place of business at 151 N. Washington St., Greencastle, PA 17225. The names and address of the entity interested in said business is Guernsey, Inc., 45070 Old Ox Rd., Dulles, VA 20166.

12/27/2013

### **FICTITIOUS NAME NOTICE**

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA, for an Application for the conduct of business in Franklin County, Pennsylvania, under the assumed or fictitious name, style or designation of Guernsey Office Products, with a principal place of business at 151 N. Washington St., Greencastle, PA 17225.

The name and address of the entity interested in said business is Guernsey, Inc., 45070 Old Ox Rd., Dulles, VA 20166.

12/27/2013

### **PUBLIC NOTICE OF COUNCIL MEETINGS FOR YEAR 2014**

NOTICE is given that beginning MONDAY, January 13, 2014, regular meetings of the Mayor and Town Council of the Borough of Chambersburg (hereinafter "Council") shall be held on the second and fourth MONDAYS of each and every month during the calendar year 2014 with the exceptions listed below, and thereafter, unless changed by action of Council.

NOTICE is also given that in May, 2014, there will only be one meeting held on the second Monday and also in December, 2014, there will only be one meeting held on the second Monday, unless it is necessary to hold an extra meeting on the fourth Monday in December.

Furthermore, there will not be a Council meeting on the first MONDAY of any month or on any fifth MONDAY except for November, 2014, meetings will be held the first and second Monday of the month.

All meetings shall be held at 7:00 o'clock p.m. in Council Hall, Second Floor, Municipal Building, 100 South Second Street, Chambersburg, Pennsylvania. (Enter through Police Station Lobby). Any person who needs an accommodation in order to gain access to or participate in the meetings should call 261-3201 (TDD 261-3227) prior to the meeting they desire to attend.

12/27/2013

## 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: January 2, 2014.

**FREET:** First and Final account, statement of proposed distribution and notice to the creditors of Charlotte M. Goshorn, Executrix of the Estate of Ernest W. Freet, late of Fannett Township, Franklin County, Pennsylvania, deceased.

**GUYER:** First and Final account, statement of proposed distribution and notice to the creditors of Craig J. Keefer and Archer S. Keefer, Executors of the Estate of Nancy A. Guyer, late of Montgomery Township, Franklin County, Pennsylvania, deceased.

**PINE:** First and Final account, statement of proposed distribution and notice to the creditors of Earl R. Pine, Jr., Personal Representative of the Estate of Ruth A. Pine, late of Montgomery Township, Franklin County, Pennsylvania, deceased.

**QUINN:** First and Final account, statement of proposed distribution and notice to the creditors of Ruth M. Quinn, Judith Q. Sullivan, John L. Quinn, Jr., and Ann E. Quinn, Executors of the Estate of John L. Quinn, late of the Borough of Mercersburg, Franklin County, Pennsylvania, deceased.

**STOOPS:** First and Final account, statement of proposed distribution and notice to the creditors of Farmers and Merchants Trust Company of Chambersburg, Executor of the Estate of Hazel W. Stoops, late of Greene Township, Franklin County, Pennsylvania, deceased.

**WEST:** First and Final account, statement of proposed distribution and notice to the creditors of Dorothy V. Miley, Executrix of the Estate of Ralph E. West, late of Greene Township, Franklin County, Pennsylvania, deceased.

**ZULLINGER:** First and Final account, statement of proposed distribution and notice to the creditors of James T. Zullinger, Executor of the Estate of Rosemary Zullinger, late of the Township of Southampton, Franklin County, Pennsylvania, deceased.

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

12/20, 12/27/2013

### **SHERIFF'S SALE**

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania, at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on FEBRUARY 7, 2013 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

**SALE # 1  
2013-2866**

**JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
WENDY L. BILLER**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 443 South Broad Street, Waynesboro, Pa. Instrument Number 2009-16233. Tax Parcel # 24-5C40.-034.-000000

**SALE # 2  
2013-3081**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
S/B/M WELLS FARGO MORTGAGE, INC.  
ATTY: PHELAN HALLINAN  
V.  
MELISSA D. KENT**

All the following described real estate, locally known as 3590 Pinecrest Court, lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 3590 Pinecrest Court, Fayetteville, Pa. Instrument Number 2009-04256. Tax Parcel # 09-0C23C-057.-000000

**SALE # 3  
2013-2971**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
S/B/M TO WELLS FARGO HOME MORTGAGE, INC.  
F/K/A NORWEST MORTGAGE, INC.  
ATTY: PHELAN HALLINAN  
V.  
LOUANN M. DICE**

All that certain tract or parcel of real estate lying and being situated in Peters Township, Franklin County, Pennsylvania, having a street address of 9080 Tea Drive, Mercersburg, Pa. Franklin County Deed Book Volume 2342, Page 558. Tax Parcel # 18-0K30.-062.-000000

**PUBLIC NOTICES**

**SALE # 4  
2013-2593  
CITIMORTGAGE, INC.  
ATTY: PHELAN HALLINAN  
V.  
JOANNE GULLETT**

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 2957 South Brooklyn Road, Mercersburg, Pa. Franklin County Deed Book Volume 2972, Page 443. Tax Parcel # 18-0K12.-011A-000000

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**SALE # 5  
2012-4769  
NATIONSTAR MORTGAGE, LLC  
ATTY: PHELAN HALLINAN  
V.  
CLARK D. HERMAN AND SHIRLEY G. HERMAN**

All that certain lot or piece of ground situates in the Borough of Shippensburg, Franklin County, Pennsylvania, having a street address of 605 Prospect Avenue, Shippensburg Pa. Franklin County Deed Book Volume 3393 Page 585. Tax Parcel #27-088-021

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**SALE # 6  
2012-4421  
BRANCH BANKING AND TRUST COMPANY  
ATTY: PHELAN HALLINAN  
V.  
DAWN PRICE, IN HER CAPACITY AS ADMINISTRATOR  
CTA OF THE ESTATE OF STEPHEN W. PRICE A/K/A  
STEPHEN WAYNE PRICE**

All that certain tract of real estate situate at 1719 Barnegat Light Drive, in Greene Township, Franklin County, Pennsylvania, having a street address of 1719 Barnegat Light Drive, Chambersburg, Pa. Instrument Number 2009-001144. Tax Parcel # 09-0C18H.-102.-000000

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**SALE # 7  
2013-454  
M&T BANK  
ATTY: KML LAW GROUP  
V.  
VALERIE R. MCCLANAHAN**

All the following described real estate lying and being situate in Chambersburg, Franklin County, Pennsylvania, having a street address of 350 Grandview Avenue, Chambersburg, PA. Instrument Number 2009-02264. Tax Parcel # 05-1B39-022

**SALE # 8  
2013-651  
OCWEN LOAN SERVICING  
ATTY: POWERS, KIRN & JAVARDIAN  
V.  
SCOTT KINSEY AND BARBARA KINSEY**

All the following described real estate situate along the south side of Milnor Road, Antrim Township, Franklin County, Pennsylvania, having a street address of 1378 Milnor Road, Greencastle, Pa. Franklin County Deed Book Volume 2914, Page 540. Parcel # 01-A-26-74

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**SALE # 9  
2013-1207  
NATIONSTAR MORTGAGE, LLC  
ATTY: MILSTEAD & ASSOCIATES  
V.  
ROBERT E. RANSOM AND JENNIFER M. RANSOM**

All the following described real estate, locally known as 25 Lincoln Drive, lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 25 Lincoln Drive, Fayetteville, Pa. Franklin County Deed Book Volume 1286, Page 431. Tax Parcel # 10-0D10F-059-000000

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**SALE # 10  
2013-2846  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
JASON S. BROWN**

All that certain lot or piece of ground situate in Hamilton Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 1312 Mallard Drive East, Chambersburg, Pa. Instrument Number 2009-27846. Tax Parcel # 11-0E17.-409.-000000

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**SALE # 11  
2013-2425  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
DAVID L. DICE**

All the following described tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 198 Black Gap Road, Fayetteville, Pa. Instrument Number 2008-014546. Tax Parcel # 09-0C27F-033.-000000

**PUBLIC NOTICES**

**SALE # 12  
2013-3125**

**DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUSTEE OF THE HOME EQUITY MORTGAGE LOAN  
ASSET-BACKED TRUST SERIES INABS 2007-A,  
HOME EQUITY MORTGAGE LOAN ASSET-BACKED  
CERTIFICATES, SERIES INABS 2007-A UNDER THE  
POOLING AND SERVICING AGREEMENT DATED  
MARCH 1, 2007  
ATTY: SHAPIRO & DENARDO**

**V.**

**LARRY W. LEISHER, JR., AND LISA A. LEISHER**

All that certain lot or piece of ground situate in Guilford Township, County

of Franklin, Commonwealth of Pennsylvania, having a street address of 3678 Haulman Road, Chambersburg, Pa. Franklin County Deed Book Volume 2648, Page 40. Tax Parcel # 10-0D22

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**SALE # 13  
2013-2424**

**NATIONSTAR MORTGAGE, LLC  
ATTY: PHELAN HALLINAN**

**V.**

**KAROLE DEVLIN A/K/A KAROLE K. DEVLIN**

All the following described real estate generally known as 310 West Sixth Street, lying and being situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 310 West 6th Street, Waynesboro, Pa. Franklin County Deed Book Volume 1138, Page 563.

Tax Parcel # 26-5C22.-060.-000000

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**SALE # 14  
2013-2685**

**ONE WEST BANK, FSB  
ATTY: MCCABE, WEISBERG & CONWAY**

**V.**

**CONSTANCE W. KINLEY**

All the following described real estate, situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 43 East 2nd Street, Waynesboro, Pa. Franklin County Deed Book Volume 722, Page 881. Tax I.D. #24-5D09-088

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**SALE # 15  
2010-997**

**RESIDENTIAL FUNDING REAL ESTATE HOLDINGS  
LLC**

**ATTY: PHELAN HALLINAN**

**V.**

**DAVID E. MILLER, SR**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 11880 Williamsport Pike, Greencastle, Pa. Franklin County Deed Book 2174, Page 263. Tax Parcel # 01-0A22.-98.-000000

**SALE # 16  
2013-2719**

**BANK OF AMERICA NATIONAL ASSOCIATION AS  
SUCCESSOR BY MERGER TO BAC HOME LOANS  
SERVICING LP F/K/A COUNTRYWIDE HOME LOANS  
SERVICING LP**

**ATTY: PHELAN HALLINAN**

**V.**

**JOHN M. SWOPE AND REBECCA SWOPE**

All that certain lot or piece of ground situate in Metal Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 9058 Path Valley Road, Fort Loudon, Pa. Instrument Number 2009-22323. Tax Parcel #15-0H15.-053.-000000

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**SALE # 17  
2007-2061**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
ATTY: MCCABE, WEISBERG & CONWAY**

**V.**

**RICHARD A. GRIFFITH, JR., A/K/A RICHARD A.  
GRIFFITH AND ANNETTE KELLEY GRIFFITH A/K/A  
ANNETTE GRIFFITH**

All that certain tract of land situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1463 States Street, Chambersburg, Pa. Franklin County Deed Book Volume 1408, Page 263. Tax I.D. # 09-OC13-382

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**SALE # 18  
2009-5291**

**U.S. BANK NATIONAL ASSOCIATION SUCCESSOR  
TRUSTEE TO WACHOVIA BANK NATIONAL  
ASSOCIATION FKA, FIRST UNION NATIONAL BANK  
AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN  
TRUST 2002-2**

**ATTY: KML LAW GROUP**

**V.**

**DENNIS G. JORDAN AND WENDY S. LUKER**

All that certain lot, piece or parcel of land, with the buildings and improvements therein, erected, situate, lying and being in the Township of Greene, County of Franklin, Commonwealth of Pennsylvania, having a street address of 39 Fifth Avenue, Fayetteville, PA. Franklin County Deed Book Volume 1858, Page 292. Tax Parcel # 09-0C-23N-039

**PUBLIC NOTICES**

**SALE # 19  
2013-3143  
EMBRACE HOME LOANS  
ATTY: STERN AND EISENBERG  
V.**

**SCOTT M. SHROYER AND TAMMY S. SHROYER**

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 1200 Ashton Drive, Shippensburg Pa. Franklin County Deed Book Volume 1735, Page 295 Tax Parcel # 21-0N10C-030A

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**SALE # 20  
2013-2712  
FIFTH THIRD MORTGAGE COMPANY  
ATTY: PHELAN HALLINAN  
V.**

**ANDREW D. KOONTZ AND TRACIE L. KOONTZ**

All that lot or parcel of land, situate in Washington Township, Franklin County, Pennsylvania, having a street address of 15170 Dutrow Avenue a/k/a Dutrow Avenue, Blue Ridge Summit, Pa. Franklin County Deed Book Volume 3360, Page 484. Tax Parcel # 23-0Q20P-015.-000000

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**SALE #21  
2013-2804  
SUSQUEHANNA BANK SUCCESSOR TO THE FIRST  
NATIONAL BANK OF GREENCASTLE  
ATTY: BARLEY SNYDER  
V.**

**LARRY A. REASNER**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 6426 Lincoln Way East, Fayetteville, Pa. Franklin County Deed Book Volume 1489, Page 595. Tax # 09-C-27-34A

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**SALE # 22  
2013-1069  
WELLS FARGO BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.**

**DAVID S. CORWELL**

All that certain lot or piece of ground situate in Hamilton Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 20 Surrey Drive, Chambersburg, Pa. Instrument Number 2008-018832. Tax Parcel # 11-OE10.-067.-0000

**SALE # 23  
2012-1193  
DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUSTEE FOR HIS ASSET LOAN OBLIGATION TRUST  
2007-WF1**

**ATTY: PHELAN HALLINAN  
V.**

**PETER L. GIBAUD AND TAMMY L. GIBAUD**

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

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**SALE # 24  
2012-2637  
CANCELLED**

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**SALE # 25  
2012-5029  
ACM THORNELL IV B, LLC  
ATTY: JAMES, SMITH, DIETTERICK & CONNELLY  
V.  
TRINBAR, LLC**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 6852 Lincoln Way East, Fayetteville, Pa. Franklin County Deed Book Volume 3437, Page 592. Tax Parcel # 09-0C271C-00

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**SALE # 26  
2012-5030  
ACM THORNELL IV B, LLC  
ATTY: JAMES, SMITH, DIETTERICK & CONNELLY  
V.  
TRINBAR, LLC**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 33A, 33B, 34A & 34B Greene Acres Development, Fayetteville, Pa. Franklin County Deed Book Volume 3437, Page 592. Tax Parcel # 09-0C271C-00

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**PUBLIC NOTICES**

**SALE # 27  
2012-1607  
NATIONSTAR MORTGAGE, LLC  
ATTY: PHELAN HALLINAN  
V.  
LINDA C. BUTTS AND RONALD BUTTS**

All the following described real estate, known as Lot No. 5, Section D on plan of lots known as Long Meadow Acres Estates, lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 10469 Monta Vista Drive, Waynesboro, Pa. Franklin County Deed Book Volume 2644, Page 26. Tax Parcel # 23-0Q18D-034.-000000

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**SALE # 28  
2013-2306  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: KML LAW GROUP  
V.  
SHANNON MYERS AND THOMAS MYERS**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Commonwealth of Pennsylvania, having a street address of 220 Hade Road, St. Thomas, Pa. Instrument Number 2008-013339. Tax Parcel #20-0M15J-013

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**SALE # 29  
2013-763  
M&T BANK S///T MANUFACTURES TRADERS TRUST  
COMPANY  
ATTY: MCCABE, WEISBERG & CONWAY  
V.  
RICKY E. SHANK EXECUTOR OF THE ESTATE OF  
GEORGE W. SHANK, DECEASED MORTGAGE AND  
REAL OWNER**

All the following described real estate, known locally as 7344 Slabtown Road, lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 7344 Slabtown Road, Waynesboro, Pa. Franklin County Deed Book Volume 2139, Page 94. Tax I.D. #19-0L08.-085.-000000

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**SALE # 30  
2013-2878  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN  
V.  
JEFF S. TRINDEL**

All the following described real estate lying and being situate in Greene Township, Franklin County, Commonwealth of Pennsylvania, having a street address of 3288 Muirfield Drive, Chambersburg, Pa. Instrument Number 2010-16417. Tax Parcel #09-0C13.-422.-000000

**SALE # 31  
2012-2358  
WELLS FARGO BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
MARK D. MAXFIELD AND LORI A. MAXFIELD**

All that certain piece, parcel or tract of land, together with the improvements thereon erected, situate, lying and being in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1882 Falcon Lane, Chambersburg, Pa. Franklin County Deed Book Volume 2810, Page 1. Tax Parcel # 11-0E17.-037.-000000

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**SALE # 32  
2011-227  
THE BANK OF NEW YORK MELLON TRUST  
COMPANY NATIONAL ASSOCIATION AS GRANTOR  
TRUSTEE OF THE PROTIUM MASTER GRANTOR  
TRUST  
ATTY: STERN AND EISENBERG  
V.  
RONALD A. MACKER AND LISA FILKOSKI MACKER**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 1447 Alexander Avenue, Chambersburg, Pa. Franklin County Deed Book 1538, Page 466. Parcel # 02-1C12-034

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**SALE # 33  
2013-1973  
CANCELLED**

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**SALE # 34  
2013-885  
BRANCH BANKING AND TRUST COMPANY  
ATTY: PHELAN HALLINAN  
V.  
GEORGE I. FAMILLETTE A/K/A GEORGE IRVING  
FAMILLETTE AND SARAH A. FAMILLETTE A/K/A SARAH  
ANN FAMILLETTE**

All the following described real estate, situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1690 Elizabeth Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1446, Page 390. Tax Parcel # 11-0E15D-003G-000000

**PUBLIC NOTICES**

**SALE # 35  
2012-4899**

**JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
DOUG SCHLOTTERBECK AND KATHY  
SCHLOTTERBECK**

All that certain lot or parcel of land situate in the Montgomery Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 11306 Anne Lane, Mercersburg, Pa. Instrument Number 2008-002413. Tax Parcel # 17-0J16.-069.-000000

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**SALE # 36  
2013-3382**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
MATTHEW R. SPRECHER**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 5735 Timmons Drive, Greencastle, Pa. Instrument Number 2012-06065. Tax Parcel #17-0J19.-045.-000000

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**SALE # 37  
2013-3365**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
MARY E. COOPER AND LONNIE E. COOPER**

All that certain lot or piece of ground situate in Southampton Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 107 Quentin Circle, Shippensburg, Pa. Franklin County Deed Book Volume 3612, Page 136. Tax Parcel # 21-0N10C-017.-000000

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**SALE # 38  
2013-3383**

**JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: SHAPIRO & DENARDO  
V.  
NASSER MOTAVASSELI AND CHERYL MOTAVASSELI**

Situated in the Township of Saint Thomas, County of Franklin, Pennsylvania, having a street address of 6051 Bettiker Lane, Saint Thomas, Pa. Instrument Number 2009-13627. Parcel # 20-M-18-58B

**SALE # 39  
2013-2606**

**U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR THE PENNSYLVANIA, HOUSING FINANCE  
AGENCY  
ATTY: PURCELL, KRUG & HALLER  
V.  
JOANNA L. HATCH AND GEORGE W.S. MILLER, III**

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 395 West Queen Street, Chambersburg, Pa. Instrument Number 2011-12973. Tax Map # 05-1B-63-021

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**SALE # 40  
2013-3524**

**DLJ MORTGAGE CAPITAL, INC.  
ATTY: MARTHA E. VON ROSENSTIEL  
V.  
JEFFREY C. MILLER AND SARAH B. MILLER**

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 166 Hamilton Avenue, Waynesboro, Pa. Franklin County Deed Book Volume 3572, Page 489. Parcel # 26-5C07-100.00000

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**SALE # 41  
2013-2942**

**PENNYMAC MORTGAGE INVESTMENT TRUST  
HOLDINGS I, LLC  
ATTY: PHELAN HALLINAN  
V.  
RICKY L. CHILCOTE A/K/A RICKY LEE CHILCOTE**

All that certain property situated in the Township of Southampton, in the County of Franklin, Commonwealth of Pennsylvania, having a street address of 5890 White Church Road, Shippensburg, Pa. Franklin County Deed Book Volume 1863, Page 45. Tax Parcel # 21-0N19.-005.-000000 and 21-0N19.-005.-LO0000

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**SALE # 42  
2013-2373**

**NATIONSTAR MORTGAGE, LLC D/B/A CHAMPION  
MORTGAGE COMPANY  
ATTY: KML LAW GROUP  
V.  
JOSEPH SAVITSKI SOLELY IN HIS BAPACITY AS  
HEIR OF PAULETTE L. SAVITSKI, DECEASED, THE  
UNKNOWN HEIRS OF PAULETTE L. SAVITSKI,  
DECEASED**

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 2315 Aronimink Circle, Fayetteville, Pa. Franklin County Deed Book Volume 1588, Page 648. Tax Parcel # 10-0D23-145

**PUBLIC NOTICES**

**SALE # 43  
2013-1232  
CITIMORTGAGE, INC  
ATTY: PHELAN HALLINAN  
V.**

**JAMES NATHAN SKRABAK AND BETHANY J.  
HUDSON A/K/A BETHANY HUDSON**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 655 Williamson Road, Greencastle, Pa. Franklin County Deed Book Volume 3458, Page 264. Tax Parcel # 01-0A12-100-000000

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**SALE # 44  
2013-3403**

**SUSQUEHANNA BANK SUCCESSOR BY MERGER TO  
CITIZENS BANK OF SOUTHERN PENNSYLVANIA  
ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.  
RONALD B. WAGAMAN**

All that real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 812 West Main Street, Waynesboro, Pa. Franklin County Deed Book Volume 2100, Page 335. Parcel # 26-5A54-026

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**SALE # 45  
2012-594**

**NATIONSTAR MORTGAGE, LLC  
ATTY: ZUCKER, GOLDBERG & ACKERMAN  
V.**

**REBEKAH A. SPATES AND STAVROULA A. SARRIS**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 13292 Whispering Spring Drive, Greencastle, Pa. Franklin County Deed Book Volume 2629, Page 492. Parcel # 01-A-26-333

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**SALE # 46  
2013-3569**

**SUSQUEHANNA BANK SUCCESSOR BY MERGER TO  
THE FIRST NATIONAL BANK OF GREENCASTLE  
ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.  
GINGER L. EDMONDSON**

All the following described tract of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 940 Warm Spring Road, Chambersburg, Pa. Franklin County Deed Book Volume 2773, Page 159. Parcel # 11-0E18-066

**SALE # 47  
2013-2944**

**ESTATE OF WALTER W. KINGS, BY BARBARA  
COLUNGA, PERSONAL REPRESENTATIVE  
ATTY: LAW OFFICE OF STANLEY J. KERLIN  
V.  
DEBORAH A. HARR**

All that certain tract or parcel of real estate situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 5555 Timmons Drive, Greencastle. Instrument Number 2008-018045. Parcel # 17-0J19.-0156000000

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**SALE # 48  
2013-3244**

**NATIONSTAR MORTGAGE, LLC  
ATTY: PHELAN HALLINAN  
V.  
JOHN H. DOUGLASS**

All that certain lot or piece of ground situate in St. Thomas Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 1242 Hade Road, Chambersburg, Pa. Instrument Number 2009-15059. Tax Parcel # 20-0M19-002A-000000

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**SALE # 49  
2013-1022**

**U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA NATIONAL  
ASSOCIATION AS SUCCESSOR BY MERGER TO  
LASALLE BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN  
MORTGAGE LOAN TRUST MORTGAGE LOAN ASSET-  
BACKED CERTIFICATES, SERIES 2007-4  
ATTY: PHELAN HALLINAN  
V.  
MATTHEW L. PYLES AND JACKIE L. PYLES**

All that certain lot or piece of ground situate in the County of Franklin, Antrim Township, Commonwealth of Pennsylvania, having a street address of 852 Bristol Drive, Greencastle, Pa. Franklin County Deed Book 3482, Page 324. Tax Parcel # 01-0A32.-343.-000000

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**SALE # 50  
2013-3566**

**JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
DOUGLAS R. GROVE**

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 659 Mason Dixon Road, Greencastle, Pa. Franklin County Deed Book Volume 3168, Page 127. Tax Parcel #01-0A32.-005B-000000

**PUBLIC NOTICES**

**SALE # 51  
2013-3579**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
SONDRA J. CURTIS AND WILLIAM L. CURTIS**

All that certain tract of land situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 1160 Mainsville Road, Shippensburg, Pa. Franklin County Deed Book Volume 1046, Page 433. Tax Parcel # 21-0N14P-030.-000000

**SALE # 52  
2013-3295**

**JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: MCCABE, WEISBERG & CONWAY  
V.  
JAMES K. GORDON, JR. AND CATHERINE SHAFFER**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 6343 Dell Circle, Fayetteville, Pa. Franklin County Deed Book Volume 3247, Page 557. Tax I.D. # 09-0C26-038

**SALE # 53  
2013-2624  
M&T BANK  
ATTY: KML LAW GROUP  
V.**

**WILLA M. JESSEE AND CHARLES E. LANTZ**

All the following described real estate lying and being situate in Township of Southampton, County of Franklin, Commonwealth of Pennsylvania, having a street address of 9987 McCreay Road, Shippensburg, Pa. Franklin County Deed Book Volume 1358, Page 14. Tax Parcel # 21-0N10-103

**SALE # 54  
2013-696**

**JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
MARK A. STRALEY A/K/A MARK A. STRALEY, SR.  
AND KENDRA STRALEY**

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 7292 Village Lane, Saint Thomas, Pa. Instrument Number 2008-18811. Tax Parcel # 20-0M13.-142.-000000

**SALE # 55  
2013-1462**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.  
KATHLEEN M. DUNN**

All that tract of real estate, together with the improvements erected thereon and known as 55 Brown Street, lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 55 Brown Street, Waynesboro, Pa. Franklin County Deed Book Volume 3255, Page 132. Tax Parcel # 25-5B58.-082.-000000

**SALE # 56  
2009-5282**

**BANK OF AMERICA NATIONAL ASSOCIATION  
SUCCESSOR BY MERGER TO BAC HOME LOANS  
SERVICING LP  
ATTY: PHELAN HALLINAN  
V.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST FROM OR UNDER JAY  
KEMP APPLE A/K/A JAY K. APPLE, DECEASED**

All that certain lot of piece of ground, situate in the Township of Washington, County of Franklin, Commonwealth of Pennsylvania, having a street address of 12492 Jackson Avenue, Waynesboro, Pa. Instrument Number 2008-011505. Tax Parcel # 23-Q12-32A

**SALE # 57  
2010-4941**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
ATTY: ZUCKER, GOLDBERG & ACKERMAN  
V.  
LEAN ADAMS, III AND LEA J. ADAMS**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2863 Big Dipper Lane, Chambersburg, Pa. Franklin County Deed Book Volume 2583, Page 565. Parcel # 09-009-405

**SALE # 58  
2013-2031**

**NATIONSTAR MORTGAGE, LLC  
ATTY: KML LAW GROUP  
V.  
GARY J. FOX AND KATHY K. FOX**

All the following described two tracts of real estate lying and being situate on the south side of East Liberty Street in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 320 East Liberty Street, Chambersburg, Pa. Franklin County Deed Book Volume 2578, Page 484. Tax Parcel # 04-1E10-051

**PUBLIC NOTICES**

**SALE # 59  
2013-3568**

**HSBC BANK USA NATIONAL ASSOCIATION AS  
INDENTURE TRUSTEE FOR THE REGISTERED  
NOTEHOLDERS OF RENAISSANCE HOME EQUITY  
LOAN TRUST 2006-2  
ATTY: UDREN LAW OFFICES**

**V.**

**CATHERINE MCLINDEN AND DANIEL MCLINDEN  
A/K/A DANIEL J. MCLINDEN**

All that following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 373 Cortland Circle, Shippensburg, Pa. Franklin County Deed Book Volume 2647, Page 573. Property I.D. # 21-0N17

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**SALE # 60  
2013-3243**

**PNC BANK NATIONAL ASSOCIATION  
ATTY: UDREN LAW OFFICES**

**V.**

**LISSA P. DIFFENDERFER**

All that certain track of real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania, having a street address of 548-550 Nelson Street, Chambersburg, Pa. Instrument Number 2010-14469. Property ID # 03-1E03-014A and 03-1E03-014

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**SALE # 61  
2008-2591**

**ONE WEST BANK F.S.B.  
ATTY: UDREN LAW OFFICES**

**V.**

**RYAN DICK AND ROCHELLE SILVER**

All that certain lot or piece of ground situate in Southampton Township, County of Franklin, Commonwealth of Pennsylvania, having a street address of 239 Stoney Point Avenue, Shippensburg, Pa. Franklin County Deed Book Volume 3432, Page 496. Property ID # 332-21-0N17

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**SALE # 62  
2011-1944**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
ATTY: ZUCKER, GOLDBERG & ACKERMAN**

**V.**

**JOSHUA B. BINGHAM AND ANGELA K. BINGHAM**

All that certain tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2332 Austin Avenue, Chambersburg, Pa. Instrument #2008-21977. Parcel # 09-0C170D-107

**SALE # 63  
2013-2879**

**PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN**

**V.**

**MICHAEL THOMAS MOHNEY A/K/A MICHAEL T.  
MOHNEY AND KAREN MOHNEY A/K/A KAREN A.  
MOHNEY**

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 12610 Licking Creek Court, Mercersburg, Pa. Instrument Number 2010-07580. Tax Parcel # 17-0J11-102-000000

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**SALE # 64  
2013-3291**

**THE COLUMBIA BANK SUCCESSOR BY MERGER TO  
HAGERSTOWN TRUST COMPANY  
ATTY: HENRY & BEAVER**

**V.**

**STEFAN W. MORRIS AND APRIL E. MORRIS**

All that real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 13764 Worleytown Road, Greencastle, Pa. Franklin County Deed Book Volume 2458, Page 532. Tax Parcel # 01-0A26-015

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**SALE # 65  
2013-1250**

**THE BANK OF NEW YORK MELLON TRUST  
COMPANY NATIONAL ASSOCIATION SUCCESSOR TO  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
SUCCESSOR TO THE CHASE MANHATTAN BANK  
SUCCESSOR TO CHEMICAL BANK AS TRUST FOR  
IMC HOME EQUITY LOAN TRUST 1997-3**

**ATTY: THE LAW OFFICE OF BARBARA A. FEIN**

**V.**

**RONALD WELSH A/K/A RONALD L. WELSH AND  
SHIRLEY J. WELSH**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 9449 Masters Road, Waynesboro, Pa. Franklin County Deed Book Volume 1460, Page 246. Tax Parcel # 19-0L19-011A

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**SALE # 66  
2013-1340**

**FLAGSTAR BANK FSB  
ATTY: MCCABE, WEISBERG & CONWAY**

**V.**

**BRENDA HILDEBRAND AND DANIEL HILDEBRAND**

All the certain tract of land lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 17 Noble Drive, Shippensburg, Pa. Franklin County Deed Book Volume 3150, Page 566. Tax I.D. # 21-0N10B-066

**PUBLIC NOTICES**

**SALE # 67  
2011-4353**

**THE BANK OF NEW YORK MELLON TRUST  
COMPANY NATIONAL ASSOCIATION FKA THE  
BANK OF NEW YORK TRUST COMPANY NATIONAL  
ASSOCIATION AS SUCCESSOR TO JPMORGAN  
CHASE BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR RAMP 2006RZ4  
ATTY: ZUCKER, GOLDBERG & ACKERMAN  
V.  
MARGARET A. PRICE**

All the following described real estate, together with improvements thereon erected, lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 33 Brindle Drive, Fayetteville, Pa. Franklin County Deed Book Volume 3165, Page 399. Parcel # 10-D-10-99

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**SALE # 68  
2013-735**

**DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUSTEE FOR MORGAN STANLEY ABC CAPITAL I  
INC. TRUST 2006-HE4  
ATTY: ZUCKER, GOLDBERT & ACKERMAN  
V.  
JOSEPH M. STOPYRA AND AMY M. STOPYRA**

All that certain lot or piece of ground situate in the Chambersburg Borough, County of Franklin, Commonwealth of Pennsylvania, having a street address of 707 East Washington Street, Chambersburg, Pa. Franklin County Deed Book Volume 3057, Page 447. Parcel # 03-1E11-020

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**SALE # 69  
2013-822**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
TRUSTEE FOR RMAC REMIC TRUST SERIES 2009-3  
ATTY: FEDERMAN & ASSOCIATES  
V.  
GARRY MEBANE A/K/A GARRY ANTHONY MEBANE  
AND BERNICE J. MEBANE**

All the following described tract or real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 173 Rocky Fountain Drive, Greencastle, Pa. Franklin County Deed Book Volume 1292, Page 65. Parcel # 01-0A-32G-048

**SALE # 70  
2013-2799**

**NATIONSTAR MORTGAGE, LLC  
ATTY: KML LAW GROUP  
V.  
GARY L. GRISSOM AND KRISTY L. GRISSOM AND  
JOHANN O. GRISSOM**

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 125 New Lane, Chambersburg, Pa. Franklin County Deed Book Volume 3583, Page 116. Tax Parcel # 09-0C27E-001A

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**SALE # 71  
2008-1351**

**WELLS FARGO BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V.**

**MICHAEL F. HERMANOWSKI F/K/A MICHAEL F. GRIEB  
AND VICTORIA L. HERMANOWSKI F/K/A VICTORIA  
LYNN BECK F/K/A VICTORIA LYNN GRIEB F/K/A  
VICTORIA LYNN GRIEH F/K/A VICTORIA LYNN TAC-  
BECK F/K/A VICTORIA L. TACBECK**

All that certain described lot of ground, with improvements thereon erected, situate in Peters Township, Franklin County, Pennsylvania, having a street address of 5946 Hager Road, Greencastle, Pa. Franklin County Deed Book Volume 2845, Page 207. Tax Parcel # 18-0K27.-090.-000000

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**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 JANUARY 21, 2013 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on JANUARY 24, 2013 at 1:00 pm prevailing time, in the Franklin

County Court House, Jury Assembly Room, Chambersburg, Franklin County, Pennsylvania, at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full.

**SHERIFF'S REAL ESTATE  
SALES FOR 2013**

CUT-OFF	SALE DATE
JAN 4, 2013	JAN 11, 2013
MARCH 1, 2013	MARCH 8, 2013
MAY 3, 2013	MAY 10, 2013
JULY 5, 2013	JULY 12, 2013
SEPT 6, 2013	SEPT 13, 2013
NOV 1, 2013	NOV 8, 2013
JAN 3, 2014	JAN 10, 2014