

**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 Ruth N. Crunkleton, a/k/a Ruth Naomi Crunkleton, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
 Ronald E. Koons  
 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

7/5, 7/12, 7/19/2013

Estate of Bette J. DeRoss, a/k/a Bette Jane DeRoss, a/k/a Betty DeRoss, late of Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
 Samantha A. Hepler  
 5005 Buchanan Trail East  
 Waynesboro, PA 17268  
 Attorney:  
 J. L. Doyle  
 Dick, Stein, Schemel, Wine & Frey, LLP  
 13 West Main Street, Suite 210  
 Waynesboro, PA 17268

7/5, 7/12, 7/19/2013

Estate of Dorothy A. Kent, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
 Susan G. Kent  
 P.O. Box 93  
 Burnt Cabins, PA 17215  
 Attorney:  
 Stephen E. Patterson  
 Salzmann Hughes, P.C.  
 239-B East Main Street  
 Waynesboro, PA 17268

7/5, 7/12, 7/19/2013

Estate of Jeanne M. Newcomer, a/k/a Jeanne Marie Newcomer, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
 Joyce E. Toth  
 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

7/5, 7/12, 7/19/2013

Estate of Millard Harry Rock, a/k/a Millard H. Rock, a/k/a Sam Rock, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
 Sarah Grace Barnes  
 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

7/5, 7/12, 7/19/2013

Estate of Doris L. Schellhase, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
 Thomas R. Schellhase  
 66 Mountain View Avenue  
 Fayetteville, PA 17222  
 Attorney:  
 J. Edward Beck  
 Keller, Keller and Beck, LLC  
 1035 Wayne Avenue  
 Chambersburg, PA 17201

7/5, 7/12, 7/19/2013

Estate of Robert H. Shank, a/k/a Robert Harry Shank, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
 Kathy Shank Gupton  
 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

7/5, 7/12, 7/19/2013

Estate of Norma J. Williams, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
 Cathy J. Houser  
 c/o R. Thomas Murphy & Associates, P.C.  
 14 North Main Street, Suite 306  
 Chambersburg, PA 17201  
 Attorney:  
 Jared S. Childers  
 R. Thomas Murphy & Associates, P.C.  
 14 North Main Street, Suite 306  
 Chambersburg, PA 17201

7/5, 7/12, 7/19/2013

**Second Publication**

Estate of Vivian L. Deneen, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
 Dale R. Deneen  
 7132 Thompson Road  
 Needmore, PA 17238  
 Attorney:  
 Aaron C. Jackson  
 Tucker Arensberg, P.C.  
 2 Lemoyne Drive, Suite 200  
 Lemoyne, PA 17043

6/28, 7/5, 7/12/2013

**Third Publication**

Estate of Jack W. Alexander, late of Borough of Mercersburg, Franklin County, Pennsylvania.

Personal Representative:  
 Gary W. Alexander  
 11 Beacon Court  
 Chambersburg, PA 17201  
 Attorney:  
 Jan G. Sulcove  
 Black and Davison  
 82 West Queen Street  
 Chambersburg, PA 17201

6/21, 6/28, 7/5/2013

Estate of Geraldine J. Bingaman, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
 Chester T. Bingaman, Jr.  
 3947 Quarry Road  
 Greencastle, PA 17225  
 Attorney:  
 Thomas B. Steiger, Jr.  
 Steiger & Steiger  
 120 North Main Street  
 Mercersburg, PA 17236

6/21, 6/28, 7/5/2013

Estate of Jeffrey Coons, Sr., late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
 Deanna Domingo  
 510 South Seacrest Boulevard  
 Boynton Beach, FL 33435  
 Attorney:  
 Virginia Shenkan Law Center, P.C.  
 2712 Carlisle Street  
 New Castle, PA 16105

6/21, 6/28, 7/5/2013

Estate of Nancy A. Guyer, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
 Craig J. Keefer  
 5905 Lincoln Way West,  
 St. Thomas, PA 17252  
 Archer S. Keefer  
 210 Bridle Drive, Apt. 206  
 Mercersburg, PA 17236  
 Attorney:  
 Thomas B. Steiger, Jr.  
 Steiger & Steiger  
 120 North Main Street  
 Mercersburg, PA 17236

6/21, 6/28, 7/5/2013

Estate of Paul G. Hoke, a/k/a Paul Guilford Hoke, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:  
 Renee H. Creeden  
 268 North Cedar Court  
 Fruita, CO 81521  
 Bryan L. Hoke  
 5128 Lincoln Way West  
 St. Thomas, PA 17252  
 Andrea S. Hoke  
 707 Fieldstone Lane  
 Elizabethtown, PA 17022  
 Alison S. Hoke  
 1197 Colebrook Road  
 Mount Joy, PA 17552  
 Attorney:  
 Richard K. Hoskinson  
 Hoskinson & Wenger  
 147 East Washington Street  
 Chambersburg, PA 17201

6/21, 6/28, 7/5/2013

Estate of H. Kenneth Mellott, a/k/a Harvey K. Mellott, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
 Elizabeth S. Brown  
 7674 Cumberland Highway  
 Chambersburg, PA 17202  
 Attorney:  
 Richard K. Hoskinson  
 Hoskinson & Wenger  
 147 East Washington Street  
 Chambersburg, PA 17201

6/21, 6/28, 7/5/2013

Estate of Rose M. Messina, a/k/a Rose Marie Messina, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
 Joan M. Jernigan  
 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

6/21, 6/28, 7/5/2013

Estate of Mary Z. Shenenberger, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Denise M. Lucas  
1431 Moosic Drive  
Chambersburg, PA 17202  
Kaye G. Kane  
42 Birchway Drive  
Chambersburg, PA 17202  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

6/21, 6/28, 7/5/2013

Estate of Janet I. Shoap, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Robert P. Shoap  
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

6/21, 6/28, 7/5/2013

Estate of Lois E. Sollenberger, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
P. Allen Sollenberger  
1437 Grandview Road  
Mount Joy, PA 17552  
L. Anne Rife  
617 Highway Avenue  
Jenkintown, PA 19046  
N. Lane Sollenberger  
160 Greenleaf Road  
Chambersburg, PA 17202  
Joyce A. Raser  
107 Duck Creek Road  
Hummelstown, PA 17036  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

6/21, 6/28, 7/5/2013

Estate of Mary Jane Tritle, late of Hamilton Township, Franklin County, Pennsylvania.

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

6/21, 6/28, 7/5/2013

**FICTITIOUS NAME NOTICE**

Notice is hereby given that an application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on February 4, 2013 for Nettie Creek Designs, located at 274 Phoenix Drive, Chambersburg, PA 17201. The name and address of each individual interested in the business is Tara Caldwell, 274 Phoenix Drive, Chambersburg, PA 17201. This is filed in accordance with 54 PA C.S. 311.

7/5/2013

**RESOLUTION OF THE COUNTY OF FRANKLIN CHANGING THE ANNUAL REAL ESTATE TAX ASSESSMENT APPEAL FILING DEADLINE TO AUGUST 1ST**

WHEREAS, the Commonwealth of Pennsylvania has enacted the Consolidated County Assessment Law; and

WHEREAS, pursuant to 53 Pa. C.S.A. §8844(c)(3), the county Commissioners may designate a date no earlier than August 1st as the date on or before which any person aggrieved by any assessment, whether or not the value thereof shall have been changed since the preceding annual assessment, or any taxing district having an interest in assessment, may appeal to the Board of Assessment for relief.

WHEREAS, a change in appeal filing deadline to August 1st will alleviate undue scheduling conflicts with taxpayers and the Board of Assessment and provide ample time for appeals to be heard by October 31st deadline;

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN COUNTY BOARD OF COMMISSIONERS that:

1. The annual tax appeal filing deadline will be August 1st of every year.
2. The notice by publication required under § 53 Pa. C.S.A. 884(d)(1) shall be given at least two weeks prior to August 1st of every year.

7/5/2013

**SHERIFF'S SALE**

**July 12, 2013**

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 AUGUST 9, 2013 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

SALE # 1  
2012-2919

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

DEMETRIOS A. MELISSARATOS A/K/A DEMETRIOS MELISSARATOS AND DINA M. MELISSARATOS

All that certain lot or improved tract of land situate in Letterkenny Township, Franklin County, Pennsylvania having a street address of 13476 Mockingbird Lane, Orrstown, Pa. Franklin County Deed Book Volume 2524, Page 533. Parcel # 12-F5-57

SALE # 2  
2010-3096

NATIONSTAR MORTGAGE LLC  
ATTY: PHELAN HALLINAN  
V.

BRYAN R. GOCHENAUER AND SUE A. GOCHENAUER

All that certain tract of real estate lying and being situate in the Township of Letterkenny, Franklin County, Pennsylvania having a street address of 11426 Skyline Drive, Orrstown, Pa. Instrument # 2008-000157. Tax Parcel # 12-0F04-.025A-.000000

SALE # 3  
2011-5063

FIFTH THIRD MORTGAGE COMPANY  
ATTY: PHELAN HALLINAN  
V.

VICTORIA L. DRAPER AND VICTORIA LYNN CHURCHY

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 11341 Anne Lane, Mercersburg, Pa. Franklin County Deed Book Volume 1426, Page 158. Tax Parcel # 17-0J16-.049-.000000

SALE # 4  
2012-4843

RESIDENTIAL FUNDING COMPANY LLC RFMSI  
2006-SA2

ATTY: PHELAN HALLINAN  
V.

GABRIEL S. MATA AND ERICA D. MATA

All the following described real estate located in Montgomery Township, Franklin County, Pennsylvania having a street address of 8819 North Mountain Drive, Mercersburg, Pa. Franklin County Deed Book Volume 3095, Page 22. Tax Parcel # 17-0J08-.088-.000000

SALE # 5  
2012-2205

JPMORGAN CHASE BANK NA S/B/M TO CHASE  
HOME FINANCE LLC

ATTY: PHELAN HALLINAN  
V.

TIMMY L. ZEIS JR. AND JESSICA P. ZEIS

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

SALE # 6  
2012-2428

PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN  
V.

AMY J. WEAVER AND CHRISTOPHER T. WEAVER

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania having a street address of 153 Ridge Avenue, Waynesboro, Pa. Franklin County Deed Book Volume 3260, Page 248. Tax Parcel # 26-5C07.025-.000000

SALE # 7  
2010-5028

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

CITY BANK OF INDIANA  
ATTY: PHELAN HALLINAN  
V.

CHRISTOPHER D. WILBER AND ELIZABETH M. WILBER

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania having a street address of 41 North Allison Street, Greencastle, Pa. Franklin County Deed Book Volume 2885 Page 279. Tax Parcel # 08-2B29-.012-.000000, 08-2B29-.011-.000000

**PUBLIC NOTICES**

SALE # 8  
2012-2132  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN  
V.  
JOHN R. BUHRMAN

All the following described lot of ground, with improvements, situate at No. 173 East Washington Street, Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2096, Page 483. Tax Parcel # 03-1E01.078.-000000

SALE # 9  
2009-861  
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M CHASE HOME FINANCE LLC  
ATTY: PHELAN HALLINAN  
V.  
THOMAS C. BERNRITTER AND MARGARET J. BERNRITTER

All the following described real estate lying and being situate in Guilford Township, Franklin County, Commonwealth of Pennsylvania having a street address of 455 Overhill Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3489, Page 473. Tax Parcel # 10-0D05P-030.-000000

SALE # 10  
2013-289  
US BANK NATIONAL ASSOCIATION  
ATTY: STERN & EISENBERG  
V.  
JASON C. SHALEEN

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 3475 Church Street, Chambersburg, Pa. Franklin County Deed Book Volume 3400, Page 139. Parcel # 09-C-13-229

SALE # 11  
2012-3527  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION AS ATTORNEY IN FACT FOR THE FEDERAL DESPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK FA SUCCESSOR BY MERGER TO BANK UNITED  
ATTY: PHELAN HALLINAN  
V.  
STEVEN LAPOLT A/K/A STEVEN L. LAPOLT

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Commonwealth of Pennsylvania having a street address of 449 East Washington Street, Chambersburg, Pa. Instrument # 2008-008173 Tax Parcel # 03-1E03.-108.-000000

SALE # 12  
2012-1871  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V.  
NANCY Z. MCLAUGHLIN A/K/A NANCY MCLAUGHLIN

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of 11247 Weatherstone Drive, Waynesboro, Pa. Franklin County Deed Book Volume 2643 Page 293. Tax Parcel # 23-0Q08.-484.-000000

SALE # 13  
2012-2005  
BANK OF AMERICA NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING KP FKA COUNTRYWIDE HOME LOANS SERVICING LP  
ATTY: PHELAN HALLINAN  
V.  
JAMES B. FRANK III AND MELISSA R. FRANK

All the following described real estate lying and being situate on the west side of Park Street, Waynesboro, Franklin County, Commonwealth of Pennsylvania having a street address of 214 Park Street, Waynesboro, Pa. Franklin County Deed Book Volume 2762, Page 44. Tax Parcel # 26-5C15.-033.-000000

SALE # 14  
2012-155  
US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2005-EMX5  
ATTY: PHELAN HALLINAN  
V.  
LINDA M. SUMMERS AND MARK H. SUMMERS

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

SALE # 15  
2012-3697  
WELLS FARGO BANK NA SUCCESSOR BY MERGER TO WACHOVIA BANK NA  
ATTY: PHELAN HALLINAN  
V.  
CARL L. LEWIS AND TAMBRA J. LEWIS

All the following described real estate lying and being situate in the Township of Hamilton, Franklin County, Pennsylvania having a street address of 1062 Hamilton Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1930 Page 193. Tax Parcel No 1: 11-0E-16J-045.-000000 and Tax Parcel No 2: 11-0E16J-079.-000000

SALE # 16  
2012-2556  
JPMORGAN CHASE BANK NA  
ATTY: PHELAN HALLINAN  
V.  
BRANDY L. ANDOLINI A/K/A BRANDY LYNN ANDOLINI

All that real estate lying and being situate in the Quincy Township, Franklin County, Pennsylvania having a street address of 8910 Anthony Highway, Waynesboro, Pa. Instrument # 201016161 Tax Parcel # 19-0L13N-031A-000000

SALE # 17  
2012-1220  
HSBC BANK USA NATIONAL AS TRUSTEE FOR PHH 2007-1  
ATTY: PHELAN HALLINAN  
V.  
JOHN S. PARKER A/K/A JOHN PARKER

All the following described real estate, locally known as 12951 Mentzer Gap Road, lying and being situate in the Village of Beartown, Washington Township, Franklin County, Commonwealth of Pennsylvania. Franklin County Deed Book Volume 1350, Page 69. Tax Parcel # 23-0Q13R-001.-000000

SALE # 18  
2012-2709  
HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-PA2  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V.  
ROBERT ORSZAGH

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 49 Mount View Avenue, Fayetteville, Pa. Franklin County Deed Book Volume 3419, Page 126. Parcel No.: 09-C26B-071

SALE # 19  
2012-3869  
GMAC MORTGAGE LLC  
ATTY: PHELAN HALLINAN  
V.  
DANIEL E. DONLEY AND ELLEN B. DONLEY

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 271 East King Street, Chambersburg, Pa. Franklin County Deed Book Volume 1184, Page 448. Tax Parcel No.: 02-1C50.071.-000000

SALE # 20  
CANCELLED

**PUBLIC NOTICES**

SALE # 21  
2012-5064  
FLAGSTAR BANK FSB  
ATTY: PHELAN HALLINAN  
V.  
ADAM R. WALBORN AND SUSANNE WALBORN

All the following described two (2) tracts of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 687 Mahantango Drive, Chambersburg, Pa. Instrument # 2008-023064 Tax Parcel # 11-0E16N-015.-000000

SALE # 22  
2012-3958  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V.  
BRIAN J. FORTNER IN HIS CAPACITY AS HEIR OF ROBERT H. FORTNER DECEASED UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ROBERT H. FORTNER DECEASED

All those certain tracts of parcels of real estate lying and being situate in Peters Township, Franklin County, Pennsylvania having a street address of 15743 Hickory Drive, Fort Loudon Pa. Franklin County Deed Book Volume 1779, Page 165. Tax Parcel # 18-0K03.-072.-000000, 18-0K03.-072A-000000, 18-0K03.-107.-000000

SALE # 23  
2011-4418  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V.  
KATHRYN F. SHIMOMURA

All the following real estate lying and being situate in Hamilton Township, Franklin County, Commonwealth of Pennsylvania known and numbered as 3564 Gregway Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3541, Page 62. Tax Parcel # 11-0E15-106A-000000

SALE # 24  
2012-3286  
BAYVIEW LOAN SERVICING LLC  
ATTY: MCGRATH LAW GROUP  
V.  
JUVENTINO J. MORALES AND ALFREDO CASTELLANOS

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Commonwealth of Pennsylvania having a street address of 368-370 Lincoln Way East, Chambersburg, Pa. Franklin County Deed Book Volume 3385, Page 457. Instrument # 2007-002925

**PUBLIC NOTICES**

SALE # 25  
2013-721  
ORRSTOWN BANK  
ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.  
KATHLEEN R. BELL

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 1076 Webling Circle, Greencastle Pa. Franklin County Deed Book Volume 3206, Page 216. Parcel # 01-0A21-415

SALE # 26  
2013-726  
US BANK NATIONAL ASSOCIATION  
ATTY: UDREN LAW OFFICES  
V.  
RICHARD D. SAUNDERS

All the following described two tracts of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 3818 Edenville Road, Chambersburg, Pa. Franklin County Deed Book Volume 1326, Page 528. Property I.D.# E09-34

SALE # 27  
2009-5032  
JPMORGAN CHASE BANK NATIONAL  
ASSOCIATION S/B/M TO CHASE HOME FINANCE  
LLC  
ATTY: PHELAN HALLINAN  
V.  
DEIDRIA L. DAVIES

All the following described real estate lying and being situate in Block C in Edgewood Forest Development Section 2 in the Borough of Mont Alto, Franklin County, Pennsylvania having a street address of 118 Reynolds Avenue, Mont Alto, Pa. Franklin County Deed Book Volume 2080, Page 591. Tax Parcel: 16-4A61-.010.-00000

SALE # 28  
2012-510  
DEUTSCHE BANK NATIONAL TRUST COMPANY  
AS INDENTURE TRUSTEE FOR THE ENCORE  
CREDIT RECEIVABLES TRUST 2005-3  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V.  
WHITNEY DUANE DONAHUE AND TERESA L.  
DONAHUE

All the following described tract of real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 5500 Scenic View Lane, Greencastle, Pa. Franklin County Deed Book Volume 1171, Page 622. Parcel # 17-0J14-135

SALE # 29  
CANCELLED

SALE # 30  
2013-481  
US BANK NATIONAL ASSOCIATION TRUSTEE FOR  
THE PENNSYLVANIA HOUSING FINANCE AGENCY  
ATTY: PURCELL KRUG & HALLER  
V.  
JASON A. LATTA AND TERRI L. LATTA

All the following described real estate lying and being situate in Greene Township Franklin County, Pennsylvania having a street address of 3673 Mountain Shadow Drive, Fayetteville Pa. Franklin County Deed Book Volume 3617, Page 320. Tax Parcel # 09-0C-23C-003-BE

SALE # 31  
2012-4986  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V.  
SANDRA K. MEYLAND

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 622 Victoria Drive, Greencastle Pa. Instrument # 2008-010297. Tax Parcel # 01-A32S-20

SALE # 32  
2013-161  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V.  
DOUGLAS F. BULLEY

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Commonwealth of Pennsylvania having a street address of 10364 Bear Valley Road, Upper Strasburg, Pa. Franklin County Deed Book Volume 2887, Page 180. Tax Parcel # 12-F16-16A

SALE # 33  
2008-1211  
DEUTSCHE BANK NATIONAL TRUST COMPANY  
AS TRUSTEE OF THE RESIDENTIAL ASSET  
SECURITIZATION TRUST 2006-A14CB MORTGAGE  
PASS-THROUGH CERTIFICATES SERVICING  
2006-N UNDER THE POOLING AND SERVICING  
AGREEMENT DATED OCTOBER 1, 2006  
ATTY: PHELAN HALLINAN  
V.  
ROBERT W. KEELER

All that certain tract of real estate, together with the buildings thereon erected numbered and known as 261-263 Lincoln Way East, situate in the Borough of Chambersburg, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3276, Page 529. Tax Parcel # 03-1C58-.011

SALE # 34  
2012-2144  
PNC BANK NATIONAL ASSOCIATION  
ATTY: VITTI & VITTI & ASSOCIATES  
V.  
TERRY L. MILLER II

All the following described real estate locally known as 495 Path Valley Road, lying and being situate in Peters Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2284, Page 204. Parcel # 18-K-4-12A

SALE # 35  
CANCELLED

SALE # 36  
2012-1172  
US BANK NATIONAL ASSOCIATION  
ATTY: POWER KIRN & JAVARDIAN  
V.  
JAHME S. WATSON

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of 11570 E. Airport Road, Apt. E, Waynesboro, Pa. Franklin County Deed Book 3222, Page 283. Parcel # 23-0Q19A-103

SALE # 37  
2013-1015  
EVERBANK  
ATTY: SHAPIRO & DENARDO  
V.  
EDWARD A. MARTIN AND MICHELE D. MARTIN

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 15007 Maryland Line Road, Greencastle Pa. Franklin County Deed Book Volume 1083, Page 532. Parcel # 03-0A31-025

SALE # 38  
2011-3708  
WELLS FARGO BANK NA  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V.  
JOSEPH P. GARDENHOUR AND JENNY S.  
GARDENHOUR

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania having a street address of 209 West 4th Street, Waynesboro Pa. Franklin County Deed Book Volume 3068, Page 016. Parcel # 26-5C15-048

SALE # 39  
2009-2182  
JPMC SPECIALTY MORTGAGE LLC  
ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.  
GLENN H. ZIMMERMAN

All that certain described lot of ground with improvements thereon erected situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 11340 Punch Bowl Road, Mercersburg, Pa. Franklin County Deed Book Volume 3114, Page 549. Parcel # 17-J16-108

**PUBLIC NOTICES**

SALE # 40  
2012-3515  
WELLS FARGO BANK NA  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V.  
PATRICK J. O'BRIEN

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 11765 Carol Avenue, Greencastle Pa. Franklin County Deed Book Volume 2687, Page 072. Parcel # 01-0A21-369

SALE # 41  
2012-2444  
US BANK NATIONAL ASSOCIATION ND  
ATTY: LAW OFFICES OF GREGORY JAVARDIAN  
V.  
LEE OLIVER MONN

All that certain piece or parcel of land situate and being in the Township of Quincy, Franklin County, Commonwealth of Pennsylvania having a street address of 7835 Oak Drive, Waynesboro, Pa. Franklin County Deed Book Volume 1406, Page 336. Parcel # 19-0L13A-028

SALE # 42  
2012-859  
FDIC AS RECEIVER FOR COLONIAL BANK  
ATTY: PHELAN HALLINAN  
V.  
TIMOTHY E. SWARTZ AND BONNIE L. SWARTZ

All that certain lot or piece of ground situate in Greene Township, Franklin County, Commonwealth of Pennsylvania having a street address of 7 West Main Street, Fayetteville, Pa. Franklin County Deed Book Volume 3512, Page 204. Tax Parcel # 09-0C26C-024.000000

SALE # 43  
CANCELLED

SALE # 44  
2013-249  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V.  
PAMELA J. WHITSON

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania known as Lot 21, Section E on a plan of lots known as Long Meadow Acres Estates having a street address of 10460 Monta Vista Drive, Waynesboro, Pa. Franklin County Deed Book Volume 2827, Page 232. Tax Parcel # 23-0Q18D-040.-000000

**PUBLIC NOTICES**

SALE # 45  
2012-2801

BANK OF AMERICA NA SUCCESSOR BY MERGER  
TO BAC HOME LOANS SERVICING LP FKA  
COUNTRYWIDE HOME LOANS SERVICING LP  
ATTY: KML LAW GROUP

V.

LISA R. WESTFALL A/K/A LISA WESTFALL

All the following described real estate, together with the  
improvements thereon erected lying and being situate  
in the Borough of Chambersburg, Franklin County,  
Pennsylvania having a street address of 324 South 4th  
Street, Chambersburg, Pa. Franklin County Deed Book  
Volume 3343, Page 519. Tax Parcel #03-1E10-154

SALE # 46  
2012-3012

WELLS FARGO BANK NA  
ATTY: ZUCKER GOLDBERG & ACKERMAN

V.

JOHN C. FRALEY AND MELISSA K. FRALEY

All the following described real estate together with  
improvements thereon erected lying and being situate  
in the Washington Township, Franklin County,  
Pennsylvania having a street address of 12620  
Old Penmar Road aka 12620 Old Pen Mar Road,  
Waynesboro, Pa. Franklin County Deed Book Volume  
2431, Page 525. Parcel # 23-Q19-329

SALE # 47  
2012-2118

WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN

V.

HEATHER M. HENRY

All the following described real estate lying and  
being situate in Hamilton Township, Franklin County,  
Commonwealth of Pennsylvania having a street address  
of 55 Nottingham Drive, Chambersburg, Pa. Franklin  
County Deed Book Volume 3650, Page 377. Tax Parcel  
# 11-0E10-163.000000

SALE # 48  
2012-2849

CITIMORTGAGE INC S/B/M TO PRINCIPAL  
WHOLESALE MORTGAGE INC S/B/M TO  
RELIASTAR MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN

V.

KAREN L. CUMMINGS AND GERALD E.  
CUMMINGS

All the following described real estate with improvements  
erected thereon, lying and being situate in Southampton  
Township, Franklin County, Pennsylvania having a street  
address of 11085 Stonewall Road, Shippensburg Pa.  
Franklin County Deed Book 1323, Page 401. Tax Parcel  
# 21-0N05-042B-000000

SALE # 49  
2012-795

WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN

V.

GLORIA JEAN BOWLES

All the following described real estate lying and being  
situate in Southampton Township, Franklin County,  
Pennsylvania having a street address of 9803 Olde  
Scotland Road, Shippensburg, Pa. Franklin County  
Deed Book Volume 2552, Page 345. Tax Parcel # 21-  
0N11-080.000000

SALE # 50  
2013-639

US BANK NATIONAL ASSOCIATION AS TRUSTEE  
ATTY: UDREN LAW OFFICES

V.

CARL VARNER AND TINA VARNER

All the following described real estate together with  
improvements thereon erected lying and being situate  
in the Borough of Chambersburg, Franklin County,  
Pennsylvania having a street address of 238 East  
McKinley Street, Chambersburg, Pa. Franklin County  
Deed Book Volume 3069, Page 257. Property I.D.#  
04-1E25

SALE # 51  
2012-2925

JPMORGAN CHASE BANK NA S/B/M TO CHASE  
HOME FINANCE LLC  
ATTY: PHELAN HALLINAN

V.

DARYL MEYERS

All that certain lot or piece of ground, locally known as  
6228 Hager Road, situate in Peters Township, Franklin  
County, Commonwealth of Pennsylvania. Instrument  
Number 2008-005800 Tax Parcel : 18-0K27-.032.-  
000000

SALE # 52  
2011-5083

WELLS FARGO BANK NA  
ATTY: ZUCKER GOLDBERG & ACKERMAN

V.

JOSEPH H. LUNNY

All that tract of real estate together with the improvements  
erected thereon, lying and being situate in Washington  
Township, Franklin County, Pennsylvania having a street  
address of 11217 Mentzer Gap Road, Waynesboro, Pa.  
Franklin County Deed Book Volume 2010,19306. Parcel  
# 23-0Q08-059E

SALE # 53  
2012-4553

US BANK NATIONAL ASSOCIATION AS TRUSTEE  
FOR THE PENNSYLVANIA HOUSING FINANCE  
AGENCY

V.

ATTY: PURCELL KRUG & HALLER

V.

DENNIS WETZEL

All the following described real estate lying and being  
situate in Mont Alto, Franklin County, Pennsylvania  
having a street address of 210 University Drive, Mont  
Alto, Pa. Franklin County Deed Book Volume 1458,  
Page 4. Tax Map: 16-4A00 Parcel: 053

SALE # 54  
2013-797

WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN

V.

ERIC MILLER AND MELISSA SUE MILLER

All the following described real estate lying and  
being situate in Antrim Township, Franklin County,  
Pennsylvania having a street address of 382 Albert  
Avenue, Greencastle Pa. Franklin County Deed Book  
Volume 2753, Page 9. Tax Parcel: 01-0A11.-176.-  
000000

SALE # 55  
2013-642

GMAC MORTGAGE LLC  
ATTY: PHELAN HALLINAN

V.

THOMAS J. SCHUJ AND TINA R. SCHUJ

All the following described real estate lying and  
being situate in Guilford Township, Franklin County,  
Pennsylvania having a street address of 1036 Alandale  
Drive, Chambersburg, Pa. Instrument # 200806297 Tax  
Parcel # 10-D05-.356-.000000

SALE # 56  
2013-672

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 Worleytown Road, Lot #2, Antrim Township,  
Pennsylvania. Franklin County Deed Book Volume  
2458, Page 520. Parcel # 01-0A26-015A

SALE # 57  
2012-4337

WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN

V.

JENNIFER C. WELLMAN AND DANIEL J. WELLMAN

All the following described real estate lying and  
being situate in Hamilton Township, Franklin County,  
Commonwealth of Pennsylvania having a street address  
of 1596 Brechbill Road, Chambersburg, Pa. Franklin  
County Deed Book Volume 3459, Page 326. Tax Parcel  
# 11-0E13.-143.-000000

SALE # 58  
2012-3189

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.  
ASSET-BACKED CERTIFICATES, SERIES 2004-14  
ATTY: MCCABE WEISBERG & CONWAY

V.

KAREN SURANNO

All that certain tract or parcel of real estate lying and  
being situated in Peters Township, Franklin County,  
Pennsylvania having a street address of 6287 Findley  
Road, Mercersburg, Pa. Franklin County Deed Book  
Volume 2633, Page 481. Instrument # 2004-029511  
Tax I.D.# 18-0K22-.026-.000000

SALE # 59  
2010-5413

BENEFICIAL CONSUMER DISCOUNT COMPANY  
D/B/A BENEFICIAL MORTGAGE CO OF  
PENNSYLVANIA

V.

ATTY: MCCABEW WEISBERG & CONWAY

RONALD R. STALEY AND NORMA L. STALEY

All the following described real estate, together  
with the improvements thereon erected, lying and  
being situate in Guilford Township, Franklin County,  
Pennsylvania having a street address of 220 Valley  
Drive, Fayetteville Pa. Franklin County Deed Book  
Volume 2438, Page 291. Instrument # 2004-009397  
Tax I.D.# 10-D-20F-146

SALE # 60  
2011-1562

HSBC BANK USA NATIONAL ASSOCIATION AS  
TRUSTEE FOR ACE SECURITIES CORP HOME  
EQUITY LOAN TRUST SERIES 2006-0P2 ASSET  
BACKED PASS-THROUGH CERTIFICATES 3 ADA  
ATTY: MCCABE WEISBERG & CONWAY

V.

WILLIAM R. SCHUCHMAN JR. AND DIANA E.  
SCHUCHMAN

All that certain parcel of real estate lying and being  
situated in the Borough of Greencastle, Franklin County,  
Pennsylvania having a street address of 113 South  
Carlisle Street, Greencastle, Pa. Franklin County Deed  
Book Volume 3145, Page 138. Tax I.D. 08-2B28-051

**PUBLIC NOTICES**

**PUBLIC NOTICES**

SALE # 61  
2013-782

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
WAYNE G.C. BALL AND ELIZABETH A. MCINTYRE

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 14925 Sherwood Drive, Greencastle Pa. Franklin County Deed Book Volume 3327, Page 373. Tax I.D.# 01-A-32-191

SALE # 62  
2013-160

ONEWEST BANK FSB  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
GENEVIEVE POPER

All that certain lot or parcel of real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania having a street address of 137 Beech Lane, Mercersburg, Pa. Franklin County Deed Book Volume 2662, Page 445. Tax I.D.# 14-3A00B-008.000000

SALE # 63  
2011-5194

DEUTSCHE BANK TRUST COMPANY AMERICAS  
AS TRUSTEE FOR RALO 2007QS9  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V.  
SAMUEL PRIEGO AND TAWNAY M. PRIEGO

All the following real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania having a street address of 314 Clyde Street, Waynesboro, Pa. Franklin County Deed Book Volume 2721, Page 308. Parcel # 25-5B49-035A

SALE # 64  
2011-672

WELLS FARGO BANK NA  
ATTY: ZUCKER GOLDBERG & CONWAY  
V.  
PHILIP W. ROBERTS AND RITA N. ROBERTS

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

SALE # 65  
2012-3174

JPMORGAN CHASE BANK NATIONAL  
ASSOCIATION  
ATTY: GRELEN & BIRSIC  
V.

JOSHUA M. COWDEN AND ASHTON L. COWDEN

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 170 Guilford Drive, Chambersburg, Pa. Instrument # 200810933 Parcel # 10-0D05L-105A

SALE # 66  
2012-4235

FARMERS AND MERCHANTS TRUST COMPANY  
OF CHAMBERSBURG  
ATTY: GRELEN & BIRSIC  
V.  
LAURA C. CHAMPION

All that tract of real estate lying and being situate in Guilford Township, Franklin County, Commonwealth of Pennsylvania having a street address of 1002 New Franklin Road, Chambersburg, Pa. Franklin County Deed Book Volume 3386, Page 465. Parcel # 10-0D20-13B

SALE # 67  
2012-2225

JPMORGAN CHASE BANK NATIONAL  
ASSOCIATION  
ATTY: GRELEN & BIRSIC  
V.  
JENNIFER A. PHILLIPS

All the following described real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania having a street address of 338 North Broad Street, Waynesboro, Pa. Franklin County Deed Book Volume 152, Page 96. Instrument # 200914831

SALE # 68  
2013-213

PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFIELD & BENCHOFF  
V.  
MASSIMILIANO LAMATTINA AND NINFA LAMATTINA

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 1380 Third Avenue, Chambersburg, Pa. Franklin County Deed Book Volume 2122, Page 297. Tax Parcel # 09-C-13-102

SALE # 69  
2013-846

FREEDOM MORTGAGE COMPANY  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
CHRISTOPHER G. TILLEY AND JENNIFER L. TILLEY

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of 8805 Hillside Way, Waynesboro, Pa. Instrument # 2008-014344. Tax I.D. # 23-0Q07F-016

SALE # 70  
2012-2882

JPMORGAN CHASE BANK NA S/B/M/T CHASE  
HOME FINANCE LLC S/B/M/T CHASE MANHATTAN  
MORTGAGE CORPORATION  
ATTY: GRELEN & BIRSIC  
V.  
STEPHEN P. BROOKS AND CONNIE R. BROOKS

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 1958 Hafer Road, Fayetteville, Pa. Franklin County Deed Book Volume 1435, Page 318. Parcel # 09-0C18-053

SALE # 71  
2013-993

BANK OF AMERICA NA  
ATTY: UDREN LAW OFFICES  
V.  
ANGELA M. SEILHAMER AND KENNETH SEILHAMER

All the following described real estate together with the improvements thereon lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 50 West Main Street, Fayetteville, Pa. Franklin County Deed Book Volume 3554, Page 378. Property I.D.# 09-0C26C

**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 JULY 22, 2013 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on JULY 26, 2013 at 1:00 p.m. 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 - 2014**

CUT-OFF	SALE DATES
JULY 5, 2013	SEPT 13, 2013
SEPT 6, 2013	NOV 8, 2013
NOV 1, 2013	JAN 10, 2014
JAN 3, 2014	MAR 14 2014
MAR 7, 2014	MAY 9, 2014
MAY 2, 2014	JULY 11, 2014
JULY 4, 2014	SEPT 12, 2014
SEPT 5, 2014	NOV 14, 2014

6/21, 6/28, 7/5/2013

**PUBLIC NOTICES**