

Franklin County Legal Journal

Vol. 28, No. 17

October 29, 2010

pp. 65-70

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 November 1, 2010

Monday, November 1

9 a.m. — Commonwealth v. Silvestre, non-jury trial
9 a.m. — Commonwealth v. Miller, jury trial
9 a.m. — Moore, et al. v. Downin II, custody pretrial conference
9 a.m. — Byers III v. Waddell, custody trial
9 a.m. — Lasorsa v. Lasorsa, petition for divorce contempt
11 a.m. — Commonwealth v. Arevalo, motion to quash and suppress
11 a.m. — One adoption hearing
1 p.m. — Commonwealth v. Walter, SVP hearing
1 p.m. — Alter, et al. v. Shirk, et al., hearing on claim for exemption
1:15 p.m. — Bench warrants
2 p.m. — Myers v. Kazi Foods, civil pretrial conference
2:30 p.m. — Reed v. Reed, custody petition for special relief
3 p.m. — Ickes v. Grubb, civil pretrial conference

Tuesday, November 2

9 a.m. — Support contempts/appeals
9 a.m. — Termination of parental rights matters
9 a.m. — Byers III v. Waddell, custody trial continues
9 a.m. — Fulton County miscellaneous court
10 a.m. — Metcalfe v. Leasure, civil view

Wednesday, November 3

8:30 a.m. — (Fulton case in Franklin) Commonwealth v. Martz, SIP sentencing
9 a.m. — Sentences
9 a.m. — Two adoption hearings
9 a.m. — Argument court
1 p.m. — Commonwealth v. Redano, non-jury trial
1:30 p.m. — Arraignments/dispositions/violations

Thursday, November 4

8:30 a.m. — Custody petitions
9 a.m. — Commonwealth v. Nguyen, SVP hearing and sentencing
9 a.m. — Civil argument court
9 a.m. — PFA matters

Court Calendar continued inside



Franklin County Bar Association 2010 Calendar of Events

NOVEMBER

- 3 **Legal Journal Committee**, noon, bar office and law library.
- 5 **Young Lawyers Division**, noon, bar office and law library.
- 11 **Bar office closed** for Veterans' Day holiday.
- 18 **Board of Directors**, noon, bar office and law library.

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 Bruce A. McIntyre, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Scott A. McIntyre
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

10/29,11/5,11/12/2010

Estate of Patricia M. Mowen, late of Antrim Township, Franklin County, Pennsylvania.

Personal representatives:
LeRoy F. Mowen Jr.
4375 Mercersburg Road
Mercersburg, PA 17236
and
Daniel W. Mowen
2952 Anna May Drive
Greencastle, PA 17225
and
Heide L. Buchanan
4584 W. Weaver Road
Greencastle, PA 17225
Attorney:
Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 E. Baltimore St.
Greencastle, PA 17225

10/29,11/5,11/12/2010

Estate of Harmon F. Sites, late of Washington Township, Franklin County, Pennsylvania.

Personal representative:
Steven E. Sites
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

10/29,11/5,11/12/2010

Second Publication

Estate of M. Joan Albert, late of Greene Township, Franklin County, Pennsylvania.

Personal representative:
Allan B. Turner
c/o Hamilton C. Davis
P.O. Box 40
Shippensburg, PA 17257
Attorney:
Hamilton C. Davis
Zullinger-Davis, P.C.
P.O. Box 40
Shippensburg, PA 17257

10/22,10/29,11/5/2010

Estate of Mildred L. Bard, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representatives:
Connie R. Eiker, Edgar B. Bard III, Donna K. Harrison and Dennis K. Bard
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

10/22,10/29,11/5/2010

Estate of Janet E. Bumbaugh, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal representatives:
Stanley J. Bumbaugh and Michael P. Bumbaugh
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

10/22,10/29,11/5/2010

Estate of Jean A. Cramer, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal representative:
Orrslown Bank
P.O. Box 250
Shippensburg, PA 17257
Attorney:
Richard L. Bushman
16767 Path Valley Road
P.O. Box 51
Spring Run, PA 17262

10/22,10/29,11/5/2010

PUBLIC NOTICES

Estate of Gamel L. Grove, late of St. Thomas Township,
Franklin County, Pennsylvania.

Personal representatives:
Jay E. Grove
8186 Brandts Church Road
St. Thomas, PA 17252
and
David B. Grove
1156 McDowell Road
St. Thomas, PA 17252
Attorney:
Steiger and Steiger
120 N. Main St.
Mercersburg, PA 17236

10/22, 10/29, 11/5/2010

Estate of Ethel V. Shelly, late of Peters Township,
Franklin County, Pennsylvania.

Personal representatives:
Eileen K. Shelly
9304 Brandts Church Road
St. Thomas, PA 17252
and
Jay B. Shelly
2876 Mercersburg Road
St. Thomas, PA 17252
Attorney:
George E. Wenger Jr.
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

10/22, 10/29, 11/5/2010

Estate of George E. Smith, a/k/a George Edward
Smith, late of Guilford Township, Franklin County,
Pennsylvania.

Personal representative:
Jeffrey Adams
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

10/22, 10/29, 11/5/2010

Estate of Teresa S. Uccellini, late of Mercersburg
Borough, Franklin County, Pennsylvania.

Personal representative:
Robert Smith Uccellini
15 Wampum Lane
Hedgesville, WV 25427
Attorney:
Steiger and Steiger
120 N. Main St.
Mercersburg, PA 17236

10/22, 10/29, 11/5/2010

Third Publication

Estate of Mary Ann Allen, late of Chambersburg
Borough, Franklin County, Pennsylvania.

Personal representatives:
Jason John Allen
1466 New Road
Orrtanna, PA 17353
and
Jeffrey John Allen
336 E. Main St.
Girardville, PA 17935
Attorney:
J. Edward Beck Jr.
Keller, Keller and Beck, LLC
1035 Wayne Ave.
Chambersburg, PA 17201

10/15, 10/22, 10/29/2010

Estate of Ray F. Brookens, late of Greene Township,
Franklin County, Pennsylvania.

Personal representative:
Shirley M. Brookens
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

10/15, 10/22, 10/29/2010

Estate of Naomi P. Finafrock, late of Washington
Township, Franklin County, Pennsylvania.

Personal representatives:
Wanda L. Miller and Cheryl E. Finafrock
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

10/15, 10/22, 10/29/2010

Estate of Emanuel M. Kiawansky, late of Greene
Township, Franklin County, Pennsylvania.

Personal representative:
Karen L. Kennedy
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

10/15, 10/22, 10/29/2010

PUBLIC NOTICES

Estate of Eleze P. McKenzie, late of Chambersburg
Borough, Franklin County, Pennsylvania.

Personal representative:
Theodore Poe
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

10/15, 10/22, 10/29/2010

Estate of V. Myers Metcalfe, late of Peters Township,
Franklin County, Pennsylvania.

Personal representatives:
Michael I. Metcalfe, James M. Metcalfe and Mark
E. Metcalfe
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

10/15, 10/22, 10/29/2010

Estate of Catherine L. Reeder, late of Washington
Township, Franklin County, Pennsylvania.

Personal representatives:
Joyce A. Nowell, Ellen K. Davis and Karen S.
Reeder
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

10/15, 10/22, 10/29/2010

Estate of Gail M. Shoop, late of Fannett Township,
Franklin County, Pennsylvania.

Personal representatives:
Larry J. McGee
9867 Possum Hollow Road
Shippensburg, PA 17257
and
Beverly E. Concini
10 Willow Way Drive
Enola, PA 17025
Attorney:
Deborah K. Hoff
154 S. Potomac St.
Waynesboro, PA 17268

10/15, 10/22, 10/29/2010

Estate of Steven Douglas Staley, a/k/a Steven D.
Staley, late of Washington Township, Franklin County,
Pennsylvania.

Personal representative:
Wanda Sue George
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

10/15, 10/22, 10/29/2010

CORPORATION NOTICE

Notice is hereby given that Amberson Athletic
Association, Inc., has filed its articles of incorporation
in the Department of State of the Commonwealth of
Pennsylvania to be organized under the Non-Profit
Business Corporation Law of 1988, Act of December
21, 1988, P.L. 1444, No. 177, as amended and
supplemented.

The purposes of the corporation are to promote social,
recreational and historical interests among residents
and their families of Amberson Valley and Path Valley
located partly in Franklin County and partly in Mifflin
County, Pennsylvania; to strengthen friendships among
residents and non-residents of the valleys; and to
maintain grounds and buildings for use and enjoyment
by the community.

Courtney J. Graham, attorney
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

10/29/2010

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were
filed with the Department of State of the Commonwealth
of Pennsylvania at Harrisburg, Pennsylvania, on
September 27, 2010. The name of the corporation
is Paradise Estates Homeowners Association, Inc.
The corporation has been incorporated under the
Pennsylvania Nonprofit Corporation Law of 1988.

Andrew J. Benchoff, attorney
Kornfield and Benchoff, LLP
17 N. Church St.
Waynesboro, PA 17268

10/29/2010

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 November 4, 2010:

BOLAN: First and final account, statement of proposed distribution and notice to the creditors of Manufacturers and Traders Trust Co., successor in interest to Keystone Financial Trust Services Co., trustee under will dated October 3, 1991, of Melvin C. Bolan, deceased 12/26/1994, for benefit of Mary N. Bolan, deceased 2/21/1010.

GREEN: First and final account, statement of proposed distribution and notice to the creditors of Warren H. Wilson and Patricia I. Wilson, co-executors of the estate of John V. Green, late of Lurgan Township, Franklin County, Pennsylvania.

HUBLEY: First and final account, statement of proposed distribution and notice to the creditors of M&T Bank, executor of the estate of Gene B. Hubley, late of Chambersburg Borough, Franklin County, Pennsylvania.

HULL: First and final account, statement of proposed distribution and notice to the creditors of Dorothy K. Puhl, executrix for the estate of Irvin S. Hull, late of Shippensburg Borough, Franklin County, Pennsylvania.

KIRCHNER: First and final account, statement of proposed distribution and notice to the creditors of Randy C. Kirchner, administrator of the estate of Donna J. Kirchner, late of St. Thomas Township, Franklin County, Pennsylvania.

MEAGHER: First and final account, statement of proposed distribution and notice to the creditors of Frederick L. Meagher, Ronald C. Meagher and Sandra D. Meagher, personal representatives of the estate of Ruth V. Meagher, late of Waynesboro, Franklin County, Pennsylvania.

NEGLEY: First and final account, statement of proposed distribution and notice to the creditors of Roger A. Negley and Harry R. Negley, co-executors of the estate of Clarence H. Negley Jr., late of Peters Township, Franklin County, Pennsylvania.

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

10/22, 10/29/2010

**SHERIFF'S SALE
November 12, 2010**

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 December 13, 2010, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within twenty (20) days thereafter.

SALE #1

CANCELLED

SALE #2

2009-3520
**CITIBANK NA AS TRUSTEE
FOR CD 2003-B**

V.

**ROBERT F. PELLEGRINO
AND DARIA L. PELLEGRINO
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 303 Lindman Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1698, Page 438. Tax Parcel #11-0E16-.085-.000000.

SALE #3

2009-3684

WELLS FARGO BANK

V.

**RHONDA L. SHRINER
ATTY: PHELAN HALLINAN & SCHMIEG**

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 4925 Shady Lane, Waynesboro, Pa. Franklin County Deed Book Volume 3119, Page 249. Tax Parcel #19-0L12.-046B-000000.

SALE #4

2009-1582

**JP MORGAN CHASE BANK
NATIONAL ASSOCIATION**

V.

**APRIL D. ECKENRODE,
A/K/A APRIL DAWN ECKENRODE
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER**

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, having a street address of 8159 Orrstown Road, a/k/a 8159 Upper Strasburg Road, Pleasant Hill, Pa. Franklin County Deed Book Volume 2086, Page 99. Tax Parcel #12-0F13-021.

PUBLIC NOTICES

SALE #5

2010-1782

**BAC HOME LOANS SERVICING LP,
F/K/A COUNTRYWIDE HOME LOANS
SERVICING LP**

V.

**MARJORIE A. MCLAUGHLIN
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1112 Scotland Ave., Chambersburg, Pa. Instrument #2009-001149. Tax Parcel #02-1C28-026.

SALE #6

2010-1068

BANK OF AMERICA NA

V.

**MATTHEW TYLER BROWN
ATTY: MCCABE WEISBERG & CONWAY**

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 44 Conner Ave., Chambersburg, Pa. Franklin County Deed Book Volume 3277, Page 1. Tax ID #05-1B63-016.

SALE #7

2010-2046

**PNC MORTGAGE,
A DIVISION OF PNC BANK NA**

V.

**EDWARD B. NORMAN
AND CATHERINE I. NORMAN
ATTY: UDREN LAW OFFICES**

All that certain lot or tract of land situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 1107 Ashton Drive, Shippensburg, Pa. Franklin County Deed Book Volume 2989, Page 564. Property ID #041D. Tax Map #21-0N10C.

SALE #8

CANCELLED

SALE #9

2010-2303

**DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE**

V.

**EZRA G. FITZ JR. AND ROSALIE C. FITZ
ATTY: UDREN LAW OFFICES**

All that certain lot or piece of ground situate in Zullinger, Washington Township, Franklin County, Pennsylvania, having a street address of 4412 Buchanan Trail, Zullinger, Pa. Franklin County Deed Book Volume 432, Page 127. Tax Parcel #23-0Q05H-033.

SALE #10

2010-2029

THE BANK OF NEW YORK AS TRUSTEE

V.

**MARTHA J. POE AND STUART A. POE
ATTY: MCCABE WEISBERG & CONWAY**

All that certain piece, parcel or tract of ground, together with improvements thereon erected, situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 13633 Molly Pitcher Highway, Greencastle, Pa. Franklin County Deed Book Volume 1660, Page 434. Tax Parcel #01-01924.019.

SALE #11

CANCELLED

SALE #12

2009-4856

CHASE HOME FINANCE LLC

V.

**AUTUMN S. PAINTER
AND WILLIE B. GILL JR.
ATTY: PHELAN HALLINAN & SCHMIEG**

All the following described real estate, together with the improvements thereon, lying and being situate in Greencastle Borough, Franklin County, Pennsylvania, having a street address of 101 N. Linden Ave., Greencastle, Pa. Franklin County Deed Book Volume 3630, Page 73. Tax Parcel #08-2B30-.35-.000000.

SALE #13

2010-287

CHASE HOME FINANCE LLC

V.

**ROBERT R. WETZEL
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 41 Forrest Ave., Fayetteville, Pa. Franklin County Deed Book Volume 1401, Page 478. Tax Parcel #09-0C23N-009.

SALE #14

2009-1298

EVERHOME MORTGAGE COMPANY

V.

**GARRY GOHEEN JR.,
A/K/A GARY L. GOHEEN JR.
ATTY: MCCABE WEISBERG & CONWAY**

All that certain real estate, together with any improvements thereon situated, the same being located in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 271 Appleyway Road, St. Thomas, Pa. Franklin County Deed Book Volume 2734, Page 269. Tax ID #20-0M16.003A.

PUBLIC NOTICES

PUBLIC NOTICES

SALE #15
2010-1533
SOVEREIGN BANK
V.

ALLEN L. BLUBAUGH
ATTY: PHELAN HALLINAN & SCHMIEG

All that tract of real estate, with improvements thereon, lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11820 Orlando Circle, Waynesboro, Pa. Franklin County Deed Book Volume 2788, Page 460. Tax Parcel #23-0Q128-013B.

SALE #16
2010-2236
HSBC MORTGAGE CORPORATION
V.
TIMOTHY A. BOWLIN
ATTY: UDREN LAW OFFICES

All the following real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1020 Brandon Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3170, Page 39. Property ID #006. Tax Map #06-1F04.

SALE #17
2009-4353
FIRST HORIZON HOME LOANS,
A DIVISION OF FIRST TENNESSEE BANK
NATIONAL ASSOCIATION
V.
DONALD WISWELL,
A/K/A DONALD A. WISWELL
ATTY: PHELAN HALLINAN & SCHMIEG

All the following three (3) tracts of real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 215 Highland Ave., Waynesboro, Pa. Franklin County Deed Book Volume 3474, Page 43. Tax Parcel #s 24-5D10-.039 and 24-5D10-.040.

SALE #18
2009-5775
PHH MORTGAGE CORPORATION
V.
TERRY L. PHILLIPS
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate formerly known as the Gap School, lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 9452 McKean Road, Waynesboro, Pa. Franklin County Deed Book Volume 2881, Page 156. Tax Parcel #19-L19-032.

SALE #19
2010-1490
WELLS FARGO BANK NA
V.

MARJORIE COULTER,
A/K/A MARJORIE E. COULTER
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 1111 Dallas Drive, Greencastle, Pa. Franklin County Deed Book Volume 3597, Page 552. Tax Parcel #01-0A17K-017-.000000. Reference #01-0A17-.273-.000000.

SALE #20
2009-5033
PHH MORTGAGE CORPORATION
V.
BENNETT E. WITMER,
A/K/A BENNETT WITMER,
AND LEAH J. WITMER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 4217 Rice Hollow Road, Greencastle, Pa. Franklin County Deed Book Volume 1225, Page 182. Tax Parcel #17-0J24-.092-.000000.

SALE #21
CANCELLED

SALE #22
2010-2085
DEUTSCHE BANK
NATIONAL TRUST COMPANY
V.
STEPHEN L. ROBERTS
AND DEBORAH A. ROBERTS
ATTY: VITTI & VITTI AND ASSOCIATES

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 153 Baldwin Blvd., Shippensburg, Pa. Franklin County Deed Book Volume 1540, Page 572. Tax Parcel #21-N-17-236.

SALE #23
2009-2772
BENEFICIAL CONSUMER
DISCOUNT COMPANY, D/B/A
BENEFICIAL MORTGAGE COMPANY
OF PENNSYLVANIA
V.

DANIEL BANE, A/K/A DANIEL D. BANE,
AND MARY BANE, A/K/A MARY A. BANE
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 1605 Fairview Ave., Chambersburg, Pa. Franklin County Deed Book Volume 1500, Page 216. Tax ID #09-C-14-94.

SALE #24
2010-2091
US BANK NATIONAL ASSOCIATION
AS TRUSTEE
V.
WARREN E. BICKFORD
AND NATALIE A. BICKFORD
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 5996 Flower Drive, Greencastle, Pa. Franklin County Deed Book Volume 1422, Page 467. Property ID #1-A18-215.

SALE #25
2009-2182
JPMC SPECIALTY MORTGAGE LLC
V.
GLENN H. ZIMMERMAN
ATTY: ZUCKER GOLDBERG & ACKERMAN

All that certain described lot of ground, with improvements thereon erected, situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 11340 Punchbowl Road, Mercersburg, Pa. Plat Book Volume 288F, Page 1268. Parcel #17-0-J16-108.

SALE #26
CANCELLED

SALE #27
2009-3002
BAC HOME LOANS SERVICING LP,
F/K/A COUNTRYWIDE HOME LOANS
SERVICING LP
V.
DEBORAH A. STUEMPFLE
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 13190 Scott Road, Waynesboro, Pa. Franklin County Deed Book Volume 3159, Page 398. Tax Parcel #23-0Q10-.076-.000000.

SALE #28
2010-179
WELLS FARGO BANK NA
V.

PAULA F. SIGLER AND GLORIA L. STROUPE
ATTY: PHELAN HALLINAN & SCHMIEG

All the following real estate being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 14883 Sherwood Drive, Greencastle, Pa. Franklin County Deed Book Volume 3273, Page 549. Tax Parcel #01-A32S-40B.

SALE #29
CANCELLED

SALE #30
2009-3536
BAC HOME LOANS SERVICING LP
V.
JUSTIN L. BAKER AND HEATHER A. BAKER
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain piece, parcel or tract of land, together with improvements thereon erected, situate, lying and being in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1332 Night Hawk Lane, Chambersburg, Pa. Franklin County Deed Book Volume 2623, Page 62. Tax Parcel #11-0E17-.312-.000000.

SALE #31
2010-1826
BAC HOME LOANS SERVICING LP
V.
BRAD L. SMITH JR.
AND KIMBERLY A. SMITH
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain lot or piece of ground situate in Washington Township, Franklin County, Pennsylvania, having a street address of 12466 Jackson Ave., Waynesboro, Pa. Instrument #2008-014305. Tax Parcel #23-0Q12G-203F.

SALE #32
CANCELLED

SALE #33
2010-1169
WELLS FARGO BANK NA
V.
WILLIE HACKSAW JR., A/K/A WILLIE HACKSAW,
AND JUANITA HACKSAW
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 99 Bridle Hill Court, Chambersburg, Pa. Franklin County Deed Book Volume 3091, Page 236. Tax Parcel #10-0D05-.331-.000000.

PUBLIC NOTICES

SALE #34
2010-2426
GREEN TREE SERVICING LLC
V.
JUSTIN L. WILEY AND JAMAICA S. WILEY
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 5448 Mountain Road, Chambersburg, Pa. Franklin County Deed Book Volume 3330, Page 141. Tax Parcel #11-0E02-032.

SALE #35
2008-4043
INDYMAC BANK FSB
V.
HEIDI JO FENICLE AND CAROL R. SINGER
ATTY: MANCINI & ASSOCIATES

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 390 Courtland Circle, Shippensburg, Pa. Franklin County Deed Book Volume 3183, Page 529. Tax Parcel #N17-23B.

SALE #36
2010-1694
WELLS FARGO BANK NA
V.
BARBARA L. HAGERICH
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Mont Alto Borough, Franklin County, Pennsylvania, having a street address of 292 Verdier St., Mont Alto, Pa. Franklin County Deed Book Volume 3252, Page 142. Tax Parcel #16-4A52-.055-.000000.

SALE #37
2010-1723
WELLS FARGO BANK NA
V.
RICK D. HUTZELL AND LORI BROWN
ATTY: PHELAN HALLINAN & SCHMIEG

All the following two tracts of real estate, together with the improvements erected thereon, known as 245 and 247 Ringgold St., lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3425, Page 412. Tax Parcel #s 24-5C24-.098-.000000 and 24-5C24-.099-.000000.

SALE #38
2010-1237
HSBC BANK USA
NATIONAL ASSOCIATION
V.
CHRISTOPHER T. WALLACK
ATTY: UDREN LAW OFFICES

All the following described two (2) tracts of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2842 Black Gap Road, Chambersburg, Pa. Franklin County Deed Book Volume 2836, Page 137. Property ID #007. Tax Map #09-0C19.

SALE #39
2010-1241
BANK OF AMERICA NA
V.
MICHAEL L. FAUST
ATTY: UDREN LAW OFFICES

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 53 Fifth Ave., Fayetteville, Pa. Franklin County Deed Book Volume 3350, Page 219. Tax Parcel #09-0C23N-033.

SALE #40
2010-2842
MACHMUD ACHMAD
V.
ANTHONY TRINH, ADMINISTRATOR OF
THE ESTATE OF ANDRE TRINH
ATTY: KORNFIELD & BENCHOFF

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 206 W. Fourth St., Waynesboro, Pa. Franklin County Deed Book Volume 2063, Page 99. Tax Parcel #26-5C15-104.

SALE #41
2010-2346
PNC MORTGAGE, A DIVISION OF
PNC BANK NATIONAL ASSOCIATION
V.
HOLLY M. KAUFFMAN,
A/K/A HOLLY M. BAYLOR
ATTY: VITTI & VITTI AND ASSOCIATES

All the following described two contiguous tracts of real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 7909 Monn Drive, Waynesboro, Pa. Franklin County Deed Book Volume 2285, Page 449. Tax Parcel #19-0L18-018B.

PUBLIC NOTICES

SALE #42
2010-1825
PHH MORTGAGE CORPORATION
V.
MATTHEW S. MCALLISTER
ATTY: PHELAN HALLINAN & SCHMIEG

All that following real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 5844 Debbie Lane, Greencastle, Pa. Franklin County Deed Book Volume 2100, Page 583. Tax Parcel #17-0J14-093-.000000.

SALE #43
2010-1611
WELLS FARGO BANK
V.
ERIC M. CLINE
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate on the west side of Garfield Street, improved by a brick dwelling, known as 250-252 Garfield St., Waynesboro, Pa. Franklin County Deed Book Volume 1161, Page 467. Tax Parcel #s 25-5B49-.013-.000000 and 25-5B49-.014-.000000.

SALE #44
2008-3107
DEUTSCHE BANK NATIONAL
TRUST COMPANY AS TRUSTEE
V.
JOSEPH M. JOHNSON
ATTY: PHELAN HALLINAN & SCHMIEG

All that real estate lying and being situate in Waynesboro, Franklin County, Pennsylvania, having a street address of 42 W. Fourth St., Waynesboro, Pa. Franklin County Deed Book Volume 3039, Page 273. Tax Parcel #26-5C24-.110.

SALE #45
2010-1841
BAC HOME LOANS SERVICING LP
V.
PAUL E. EVERETTS
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 420 W. Fifth St., Waynesboro, Pa. Instrument #2008-019328. Tax Parcel #26-5C14-.085-.000000.

SALE #46
2010-1366
WELLS FARGO BANK NA
V.
CHARLES THOMAS STREIGHTIFF,
A/K/A CHARLES T. STREIGHTIFF,
AND SHERRI RENEE STREIGHTIFF
ATTY: PHELAN HALLINAN & SCHMIEG

All the following tract of real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 4223 Charlestown Road, Mercersburg, Pa. Franklin County Deed Book Volume 2984, Page 72. Tax Parcel #18-0KJ6Q-033-.B000000.

SALE #47
2009-2129
CHASE HOME FINANCE LLC
V.
JOHN R. DAUS AND JENNIFER L. DAUS
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 2858 Galaxy Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3073, Page 564. Tax Parcel #09-0C19-.425-000000.

SALE #48
2010-1525
BAC HOME LOANS SERVICING
V.
REBECCA SWOPE AND JOHN M. SWOPE
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that certain lot or piece of ground situate in Metal Township, Franklin County, Pennsylvania, having a street address of 9058 Path Valley Road, Fort Loudon, Pa. Instrument #200922323. Tax Parcel #15-0H15.

SALE #49
2010-2057
PNC MORTGAGE
V.
JACOB A. KRINER
AND CORINNE S. BANDANZA
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 2211 McCleary Drive, Chambersburg, Pa. Instrument #200905055.

PUBLIC NOTICES

PUBLIC NOTICES

SALE #50
2010-2724
PNC MORTGAGE
V.
DAVID RUSSELL AND DANA RUSSELL
ATTY: UDREN LAW OFFICES

All that certain lot of ground, with improvements thereupon erected, known as 515 N. Morris St., Shippensburg, Pa. Franklin County Deed Book Volume 2444, Page 434. Property ID #48. Tax Map 27-6A16.

SALE #51
2010-2445
HSBC BANK USA
V.
MARY YEAGER AND DONALD YEAGER
ATTY: UDREN LAW OFFICES

All that real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 21 Howard Ave., Shippensburg, Pa. Franklin County Deed Book Volume 915, Page 624. Property ID #21-0N11-026A-000000 (21-N11-26A).

SALE #52
2009-998
AMERICAN HOME MORTGAGE
SERVICING, INC.
V.
THERESA BLACKWOOD,
A/K/A THERESA SNYDER
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 4055 Buchanan Trail West, Greencastle, Pa. Franklin County Deed Book Volume 1321, Page 148. Property ID #01-0A11-069.

SALE #53
2010-2287
PNC MORTGAGE
V.
WILLIAM W. STEWART
AND ANGELA L. STEWART
ATTY: UDREN LAW OFFICES

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1071 Willowbrook Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2516, Page 419. Property ID #129. Tax Map #10-0D04.

SALE #54
2008-3796
MIDFIRST BANK
V.
RANDAL G. ROWLES
ATTY: PURCELL KRUG & HALLER

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having thereon erected a dwelling, known as 1274 Mainsville Road, Shippensburg, Pa. Franklin County Deed Book Volume 1916, Page 252. Tax Map #21-0N14P, Parcel 21.

SALE #55
CANCELLED

SALE #56
2010-2828
M&T BANK
V.
SHERRY R. BARNHART
AND JANICE L. ZIMMERMAN
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 129 Hampton Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1781, Page 289. Tax ID #09-0C27E.

SALE #57
2009-3806
CITIMORTGAGE INC.
V.

TROY HOVEY AND TAMMY L. HOVEY
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described real estate situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 8995 Gap Road, Waynesboro, Pa. Franklin County Deed Book Volume 1742, Page 549. Tax Parcel #19-L-18-43.

SALE #58
2010-2106
ORRSTOWN BANK
V.
PAMELA L. COVER
ATTY: MARKIAN R. SLOBODIAN

All the following tract of land, with a dwelling house thereon erected, situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 483 Mainsville Road, Shippensburg, Pa. Franklin County Deed Book Volume 1144, Page 109. Tax Parcel #21-N14-92.

SALE #59
CANCELLED

SALE #60
2009-2967
CHASE HOME FINANCE LLC
V.
CURTIS L. POPER AND PAMELA S. POPER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 2127 Shinham Road, Greencastle, Pa. Franklin County Deed Book Volume 1268, Page 90. Tax Parcel #s 1-A-7-82 and 1-A-7-73.

SALE #61
2010-1822
PNC MORTGAGE, DIVISION OF PNC BANK
V.
ERIC G. MARTIN
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 6741 Lincoln Way West, St. Thomas, Pa. Franklin County Deed Book Volume 3296, Page 564. Instrument #2006-027196.

SALE #62
2010-2425
MIDFIRST BANK
V.
DEREK C. SMITH AND HEATHER E. SMITH
ATTY: PURCELL KRUG & HALLER

All those certain lots or pieces of ground situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1506 Crottlestown Road, Chambersburg, Pa. Franklin County Deed Book Volume 287, Page 480. Tax Map #11-0E13, Parcel 64.

SALE #63
2010-723
CHASE HOME FINANCE LLC
V.
CONNIE R. CREAGER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11587 Old Route 16, Waynesboro, Pa. Franklin County Deed Book Volume 1864, Page 68. Tax Parcel #23-0Q19A-020-000000.

SALE #64
2010-1857
PHH MORTGAGE CORPORATION
V.
JASON M. KLINE AND REBECCA KLINE
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 214 N. Potomac St., Waynesboro, Pa. Franklin County Deed Book Volume 3254, Page 217. Tax Parcel #s 25-5B49-100-000000 and 25-5B49-101-000000.

SALE #65
2010-1300
WELLS FARGO BANK
V.
RAMON LUIS LOZANO-HERNANDEZ
AND EVER LOZANO-HERNANDEZ
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 1258 Kessler Drive, Shippensburg, Pa. Franklin County Deed Book Volume 3373, Page 60. Tax Parcel #21-0N10C-7K-000000.

SALE #66
2009-1514
US BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR RASC 2006KS5
V.
BROOKE C. BLAIR AND
TINA L. LINDSEY, F/K/A TINA L. BLAIR
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain tract or parcel of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 214 Valley Drive, Fayetteville, Pa. Franklin County Deed Book Volume 3116, Page 322. Tax Parcel #10-0D10F-149-000000.

SALE #67
2010-2185
FARMERS AND MERCHANTS TRUST
COMPANY OF CHAMBERSBURG
V.
WES B. STULL
ATTY: GRELEN & BIRSCIC

All the following described three (3) tracts of real estate lying and being situate in the Village of Fort Loudon, Peters Township, Franklin County, Pennsylvania, having a street address of 429 Mill Street, Fort Loudon, Pa. Franklin County Deed Book Volume 2591, Page 223. Tax Parcel #18-0K04P-020.

PUBLIC NOTICES

SALE #68
2010-3079
MANUFACTURERS AND TRADERS
TRUST COMPANY
V.
PAUL BRANDON WILLIARD,
A/K/A PAUL B. WILLIARD
ATTY: HENRY & BEAVER LLP

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 100 E. Sixth St., Waynesboro, Pa. Franklin County Deed Book Volume 3459, Page 475. Tax Parcel #24-5C40-019.

SALE #69
2010-2755
DEUTSCHE BANK NATIONAL TRUST
V.
HEATHER NOLL AND CHRIS STEM
ATTY: UDREN LAW OFFICES

Being all the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11511 Orchard Road, Waynesboro, Pa. Franklin County Deed Book Volume 2899, Page 44. Tax Parcel #23-0Q07J-009.

SALE #70
2010-2846
US BANK NATIONAL ASSOCIATION
AS TRUSTEE
V.
RALPH M. MEDOLLA
ATTY: PURCELL KRUG & HALLER

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 391 Queen St., Chambersburg, Pa. Instrument #2008-021437. Tax Map #08-1E02, Parcel 17.

SALE #71
2010-2070
US BANK NATIONAL ASSOCIATION,
TRUSTEE FOR
PENNSYLVANIA HOUSING FINANCE AGENCY
V.
AARON D. MOBLEY AND TYIESHA D. PADJETT
ATTY: PURCELL KRUG & HALLER

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 823 Stamford Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3617, Page 98. Tax Map #10-0D09G, Parcel 51.

SALE #72
CANCELLED

SALE #73
2010-1880
WELLS FARGO FINANCIAL
PENNSYLVANIA INC.
V.
BRYAN SHATZER AND ANGELA SHATZER
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Chambersburg, Franklin County, Pennsylvania, having a street address of 532 Reservoir St., Chambersburg, Pa. Franklin County Deed Book Volume 1318, Page 594. Tax Parcel #05-1B40-027.000000. Reference #05-1b-40-27.

SALE #74
2010-1840
SOVEREIGN BANK
V.
FRANCESCO CUCUZZA
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 428 Kolpark Drive, Lot 64, Chambersburg, Pa. Franklin County Deed Book Volume 3202, Page 402. Tax Parcel #10-0D05F-121-000000. Reference #10-0D05-.005A-000000.

SALE #75
2009-3413
ONE WEST BANK FSB
V.
WAYNE WININGER
ATTY: MCCABE WEISBERG & CONWAY

All the following described real estate improved by a dwelling house, known as 13466 Meadow View Ave., situated in Washington Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2828, Page 537. Tax Parcel #23-0Q18C-032.

SALE #76
2010-2249
GMAC MORTGAGE LLC
V.
BRIAN G. KELLEY
AND KRISTAM. KELLEY
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 806 Bristol Drive, Greencastle, Pa. Franklin County Deed Book Volume 3138, Page 531. Tax Parcel #01-0A32-330.

SALE #77
2010-1771
PNC MORTGAGE, A DIVISION OF PNC BANK
V.
RAYMOND K. POST AND KATHRYN B. POST
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2583 Wenger Lane, Chambersburg, Pa. Franklin County Deed Book Volume 3458, Page 445. Tax Parcel #09-0C-11-092.

SALE #78
2010-1208
M&T BANK
V.
ROBERT WIESMAN, D/B/A
HAT ZONE CUSTOM EMBROIDERY
ATTY: SHERRARD GERMAN & KELLY

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1436 Hollywell Ave., Chambersburg, Pa. Franklin County Deed Book Volume 288C, Part 1. Tax Parcel #04-1G00S-2B-7.

SALE #79
2010-3196
GMAC MORTGAGE LLC
V.
NICOLE E. HUGHES
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER

All that certain lot of land situate in Greene Township, Franklin County, Pennsylvania, having a street address of 518 Siloam Road, Chambersburg, Pa. Franklin County Deed Book Volume 3008, Page 475. Tax Parcel #09-0C12-027.

SALE #80
2008-6232
COUNTRYWIDE HOME LOANS
SERVICING LP
V.
LINDA VIOLA
ATTY: MCCABE WEISBERG & CONWAY

All that certain tract of land situate in Fannett Township, Franklin County, Pennsylvania, having a street address of 23059 Big Spring Road, Doylesburg, Pa. Franklin County Deed Book Volume 2617, Page 458. Tax Parcel #07-0B10-.040B-000000.

PUBLIC NOTICES

SALE #81
2010-1086
ORRSTOWN BANK
V.
VINHSON HA
ATTY: MARKIAN SLOBODIAN

All that certain piece, parcel and tract of land situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1926 and 1928 Ashley Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2670, Page 492. Tax Parcel #02-1C06-104.

SALE #82
2008-4520
US BANK NATIONAL ASSOCIATION
AS TRUSTEE
V.
MARILYN J. WITTENAUER AND
DELBERT C. WITTENAUER JR.
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 11787 Stull Road, Greencastle, Pa. Franklin County Deed Book Volume 1247, Page 189. Tax Parcel #01-0A18-207. Reference #01-A-18-207.

SALE #83
2010-1299
WELLS FARGO BANK
V.
RICHARD W. SINCLAIR SR.
AND BRENDA L. SINCLAIR
ATTY: PHELAN HALLINAN & SCHMIEG

All that certain lot or piece of ground situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 5899 White Church Road, Shippensburg, Pa. Franklin County Deed Book Volume 3273, Page 247. Tax Parcel #21-0N20-.115-.000000.

SALE #84
2008-4058
COUNTRYWIDE HOME LOANS INC.
V.
STEVEN D. CARROLL
AND BRYAN P. CARROLL
ATTY: PHELAN HALLINAN & SCHMIEG

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 11860 Mongui Hill Road, Shippensburg, Pa. Instrument #2008-010502. Tax Parcel #s 210N05-118 and 21-0N05-118A.

PUBLIC NOTICES

SALE #85
2008-347
NATIONAL CITY MORTGAGE CO.,
D/B/A ACCUBANC
V.
STANLEY J. LESNIAK
AND JULIANNE K. LESNIAK
ATTY. UDREN LAW OFFICES

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 140 Myrtle Ave., Waynesboro, Pa. Franklin County Deed Book Volume 2364, Page 146. Tax Parcel #24-5D25-020A.

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 November 22, 2010, at 4 p.m. prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on November 26, 2010, at 1 p.m. prevailing time in the Franklin County Courthouse, Third Floor, Jury Assembly Room, Chambersburg, Franklin County, Pa., at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full.

Dane M. Anthony, Sheriff
Franklin County, Pennsylvania
10/22, 10/29, 11/5/2010

MABEL MELLOTT, Plaintiff, v. SHIVELY MOTORS, INC., Defendant
Court of Common Pleas of the 39th Judicial District of Pennsylvania,
Franklin County Branch
Civil Action — Law, No. 2007-2532

Judgment; On Motion or Summary Proceeding; Motion or Other Application; Evidence in General; Presumptions and Burdens of Proof

Negligence; Liability of Possessors of Land to Persons on the Land; Invitee Defined

Negligence; Liability of Possessors of Land to Persons on the Land; Special Liability of Possessors of Land to Invitees; Known or Obvious Dangers; Factors

Negligence; Liability of Possessors of Land to Persons on the Land; Special Liability of Possessors of Land to Invitees; Known or Obvious Dangers; Question for Jury

1. Because an order favorable to the moving party will prematurely end an action, summary judgment is only appropriate in the clearest of cases. Credibility of evidence is not a proper consideration at the summary judgment stage because the trial court may not summarily enter judgment when the evidence depends on oral testimony.
2. A business invitee is a person who is invited to enter or remain on land for a purpose directly or indirectly connected with business dealings with the possessor of the land.
3. A possessor of land is liable to business invitees only if the possessor knows or by the exercise of reasonable care would discover the condition, and should realize that it involves an unreasonable risk of harm to such invitees. This duty of care is in proportion to the apparent risk. A danger is deemed to be obvious when both the condition and the risk are apparent to and would be recognized by a reasonable man, in the position of the visitor, exercising normal perception, intelligence, and judgment.
4. The law requires that a person exercise reasonable care and diligence in crossing the street, walking a sidewalk, or entering a commercial establishment.
5. Some of the factors to determine liability include the purposes of the invitation, the obviousness of the danger, the likelihood that the invitee will realize the danger and will take steps to protect himself, the nature of the land and the purposes for which it is used.
6. A determination of whether a possessor of land owes a duty to the invitee involves an objective as well as subjective standard for judging the plaintiff's appreciation of the risk, and places the burden of proof on the plaintiff since the duty of the defendant is an element of plaintiff's *prima facie* case.
7. The question of whether a danger was known or obvious is usually a question for the jury. The question may be decided by the court where reasonable minds could not differ as to the conclusion.
8. Reasonable minds could differ on the conclusion that the placement of the flower pot in question posed an unreasonable risk of harm to the business invitee. The flower pot is twenty (20) inches high with a diameter of twenty-one (21) inches at the crown. As indicated by expert opinion, objects under twenty-seven (27) inches tall in walkways are often unobserved by a person's peripheral vision.

Appearances:

Michael E. Kosik, Esquire, *Attorney for Plaintiff*
William Dengler, Esquire, *Attorney for Defendant*