

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 Alan W. Boonie, late of Waynesboro Borough, Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Brian C. Boonie
P.O. Box 75
10870 South Mountain Road
Fayetteville, PA 17222
Attorney:
Stephen D. Kulla
Kulla, Barkdoll, Ullman & Painter, P.C.
9 East Main Street
Waynesboro, PA

5/3, 5/10, 5/17/2013

Estate of Helen R. Endrizzi a/k/a Helen Endrizzi, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Marilyn Endrizzi Griffin
25 Acorn Circle
Chambersburg, PA 17201
Attorney:
Edward I. Steckel
14 North Main Street
Suite 412
Chambersburg, PA 17201

5/3, 5/10, 5/17/2013

Estate of Karen K. Hardsock, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Manuel Harsock
380 East Edwards Avenue
Chambersburg, PA 17202
Attorney:
Mark T. Orndorf
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

5/3, 5/10, 5/17/2013

Estate of Dorothy J. McCray a/k/a Dorothy Jane McCray, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Cynthia A. Anderson
c/o Schall and Bard, LLC
119 North Second Street
McConnellsburg, PA 17233
Attorney:
James M. Schall
Schall and Bard, LLC
19 North Second Street
McConnellsburg, PA 17233

5/3, 5/10, 5/17/2013

Estate of Esther E. Mellott, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Doris A. Fortney
5633 Molly Pitcher Highway
Chambersburg, PA 17202
Philip E. Mellott
7175 Long Lane
St. Thomas, PA 17252
Attorney:
Edward I. Steckel
14 North Main Street
Suite 412
Chambersburg, PA 17201

5/3, 5/10, 5/17/2013

Estate of Dorothy L. White, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Linwood Edmonston White, Jr.
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

5/3, 5/10, 5/17/2013

Second Publication

Estate of Betty J. Biller a/k/a Betty Jane Biller, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:
Tara M. Shank
373 West Queen Street
Chambersburg, PA 17201
Attorney:
Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

4/26, 5/3, 5/10/2013

Estate of George W. Crouch, late of Franklin County, Pennsylvania.

Personal Representative:
Ann C. Resh Mummert
11811 Linbar Drive
Hagerstown, MD 21742
Attorney:
Ann Marie Rotz
Meyers, Young & Grove, P.A.
P.O. Box 1267
Hagerstown, MD 21741

4/26, 5/3, 5/10/2013

Estate of Emma M. Hager, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Jerry R. Hager
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

4/26, 5/3, 5/10/2013

Estate of Leona Marie Hearne a/k/a Leona M. Hearne, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:
Jeffrey Hearne
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Lawrence R. Rife, IV
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

4/26, 5/3, 5/10/2013

Estate of Betty L. Helm, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Amy Sue Kiter
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

4/26, 5/3, 5/10/2013

Estate of Betty E. Hykes, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Kimberly Sue Hykes
2158 Buchanan Trail East
Greencastle, PA 17225
George R. Hykes, Jr.
15702 Talhelm Street
State Line, PA 17263
Attorney:
Wertime & Guyer, LLP
35 North Carlisle Street
Suite A
Greencastle, PA 17225

4/26, 5/3, 5/10/2013

Estate of James W. Kyler, Sr., late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:
Tina M. Wagner
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

4/26, 5/3, 5/10/2013

Estate of Edward E. Peduzzi, Jr., late of Greencastle Borough, Franklin County, Pennsylvania.

Personal Representative:
Karen Peduzzi
116 Brinton Avenue
Trafford, PA 15085
Attorney:
Laura Cohen
2526 Monroeville Boulevard
Suite 101
Monroeville, PA 15146

4/26, 5/3, 5/10/2013

Third Publication

Estate of Mary Edith Baer, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
Susan Elizabeth Baer Shepperd
2487 Orion Drive
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Ricky R. Benchoff a/k/a Ricky Ray Benchoff late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Linda D. Benchoff
13725 Williamsport Pike
Greencastle, PA 17225
Attorney:
Wertime & Guyer, LLP
35 North Carlisle Street
Suite A
Greencastle, PA 17225

4/19, 4/26, 5/3/2013

Estate of Gloria P. Bowser, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:
Phedra R. Barbour
945 Brandon Drive
Chambersburg, PA 17201
Manufacturers and Traders Trust Company
3607 Derry Street
Second Floor
Harrisburg, PA 17111
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Kimberly S. Fickes, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Jeffrey A. Fickes
172 Sandy Circle
Chambersburg, PA 17202
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Donald William Gift, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:
Roy Jay Gift
2925 Adams Drive
Chambersburg, PA 17201
William Donald Gift
226 North Street
Chambersburg, PA 17201
Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

PUBLIC NOTICES

Estate of Richard E. Gouker, late of Montgomery Township, Franklin County, Pennsylvania.
Personal Representatives:
Vonda Wilt
1399 Chestnut Grove Road
Winchester, VA 22603
Josephine Cornelius
1625 Clinton Avenue
Chambersburg, PA 17201
Michael Quinlivan
10 Wolf Drive
Mercersburg, PA 17236
Attorney:
Steiger & Steiger
120 North Main Street
Mercersburg, PA 17236

4/19, 4/26, 5/3/2013

Estate of Diane L. Harne, late of Washington Township, Franklin County, Pennsylvania.
Personal Representative:
Eric T. Harne
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

4/19, 4/26, 5/3/2013

Estate of Anna S. Hilbert a/k/a Anna Sophia Hilbert, late of Antrim Township, Franklin County, Pennsylvania.
Personal Representative:
Ray A. Hilbert
2249 Crottlestown Road
Chambersburg, PA 17202
Attorney:
Robert C. Schollaert
Black and Davison
82 West Queen Street
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Leroy D. Hunter a/k/a Leroy Hunter a/k/a Leroy David Hunter, late of Washington Township, Franklin County, Pennsylvania.
Personal Representatives:
Lisa D. Hunter
Craig B. Hunter
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

4/19, 4/26, 5/3/2013

Estate of Patricia Mangan a/k/a Patricia A. Mangan a/k/a Patricia Reid Mangan a/k/a Patricia R. Mangan, late of Guilford Township, Franklin County, Pennsylvania.
Personal Representative:
Mariellen Mangan
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

4/19, 4/26, 5/3/2013

Estate of Lois J. Nunn, late of Mercersburg Borough, Franklin County, Pennsylvania.
Personal Representatives:
Kelly S. Pensinger
P.O. Box 84
Fort Loudon, PA 17224
Whitney B. Bender
13665 Rosenberry Drive
Fort Loudon, PA 17224
Attorney:
Steiger & Steiger
120 North Main Street
Mercersburg, PA 17236

4/19, 4/26, 5/3/2013

Estate of Harold L. Overcash, late of Montgomery Township, Franklin County, Pennsylvania.
Personal Representative:
Carla D. Strait
10122 Kaisersville Road
Mercersburg, PA 17236
Attorney:
Steiger & Steiger
120 North Main Street
Mercersburg, PA 17236

4/19, 4/26, 5/3/2013

Estate of Mary A. Patton a/k/a Mary Ann Patton and Howard J. Patton, late of Quincy Township, Franklin County, Pennsylvania.
Personal Representative:
Nancarra J. Highland
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

4/19, 4/26, 5/3/2013

Estate of Victoria A. Stouffer, late of Southampton Township, Franklin County, Pennsylvania.
Personal Representative:
Michael R. Stouffer
54 Carlisle Avenue
Enola, PA 17025
Amanda K. Stouffer
9163 Olde Scotland Road
Shippensburg, PA 17257
Attorney:
David C. Cleaver
Keller, Keller and Beck, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Alfred Milton Wenger a/k/a Alfred M. Wenger, late of Quincy Township, Franklin County, Pennsylvania.
Personal Representatives:
Jay R. Wenger
6975 Rock Hill Road
Waynesboro, PA 17268
Carl D. Wenger
13207 Old Mill Road
Waynesboro, PA 17268
Anita F. Kipe
4508 Duffield Road
Chambersburg, PA 17202
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268

4/19, 4/26, 5/3/2013

PUBLIC NOTICES

SHERIFF'S SALE
MAY 10, 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 JUNE 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
2008-1166

DEUTSCHE BANK NAITONAL TRUST COMPANY
AS TRUSTEE FOR HIS ASSET SECURITIZATION
CORPORATION TRUST 2007-HE2
ATTY: PHELAN HALLINAN
V
CHRISTINE S HOSPODAR AKA CHRISTINE HOSPODAR

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 351 Wolf Avenue, Chambersburg, Pa. Deed Book Vol. 3279 Page 545. Tax Parcel # 02-1C41-3A

SALE # 2
2011-5228

WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN
V
O. LEWIS THOMPSON JR AND RENEE N. THOMPSON

All the following real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 29 Jameslee Drive, Chambersburg, Pa. Deed Book Vol. 1787 page 25. Tax Parcel # 11-0E15D-009B-000000

SALE # 3
2012-1789

PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V
ROBERT A. YORK AND PATRICIA YORK AKA PATRICIA G. YORK

All the following tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 96 North Blackberry Lane, Fayetteville, Pa. Tax Parcel # 09-0C19-.426-.000000

SALE # 4
2010-941

FARMERS AND MERCHANTS TRUST COMPANY OF
CHAMBERSBURG
ATTY: JAMES SMITH DIETTERICK & CONNELLY
V
SOUTHERN PENN PROPERTIES LLC

All those certain tract, piece or parcel of real estate, together with improvements erected thereon lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 1410 North Franklin Street, Chambersburg, Pa. Instrument Number 2008-017362 Parcel # 11-0E13-093 and 110E13-093A

SALE # 5
2012-715

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
SUCCESSOR BY MERGER CHASE HOME FINANCE LLC
ATTY: PHELAN HALLINAN
V
BARRY PENROD AND LORI PENROD

All that tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 11599 Hades Church Road, Greencastle Pa. Deed Book Vol. 2728 page 175. Tax Parcel # 01-0A18R-038

SALE # 6
2012-977

WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN
V
RONALD A BRUNO IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF BETTY J. BRUNO AMOURA A. BRUNO, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF BETTY J. BRUNO AMANDA A. BRUNO, IN HER CAAPACITY AS DEVISEE OF THE ESTATE OF BETTY J. BRUNO RAYMOND VENZIA, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF BETTY J. BRUNO

All the following real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 851 Rustic Hill Drive, Chambersburg, Pa. Deed Book Vol. 2448 page 314. Tax Parcel # 06-1E60-.103-.000000

SALE # 7
2011-121

BENEFICIAL CONSUMER DISCOUNT COMPANY DBA
BENEFICIAL MORTGAGE CO OF PENNSYLVANIA
ATTY: STERN & EISENBERG
V
DONNA M. SCOTT

All the following described real estate lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania having a street address of 61 Creek Stone Drive, Mont Alto, PA. Deed Book Vol. 1187 page 93. Parcel # 16-4A-535-15

SALE # 8
2012-3363

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECIEVER OF WASHINGTON MUTUAL BANK FKA WASHINGTON MUTUAL BANK FA S/II TO WASHINGTON MUTUAL HOME LOANS INC S/B/M TO FLEET MORTGAGE CORP
ATTY: PHELAN HALLINAN
V
LOUIS F SIMMONS JR.

All the following described real estate situate in Waynesboro, Franklin County, Pennsylvania having a street address of 17 North Grant Street, Waynesboro, Pa. Deed Book Vol. 1269 page 103. Tax Parcel # 25-5A64.-112-.000000

PUBLIC NOTICES

SALE # 9
2012-948

US BANK NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE TO BANK OF AMERICA NA AS SUCCESSOR TO LASALLE BANK NA AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-5

ATTY: PHELAN HALLINAN

V

SCOTT J. SHAFFER AND CRYSTAL M. SHAFFER

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 904 Knob Hill Road, Fayetteville, Pa. Deed Book Vol. 1559 page 269. Tax Parcel # 09-C24P-75

SALE # 10
2010-3239

GMAC MORTGAGE LLC SUCCESSOR BY MERGER TO GMAC MORTGAGE CORPORATION

ATTY: PHELAN HALLINAN

V

STEPHANIE S. CARBAUGH AND GEORGE H. CARBAUGH III

All the following described real estate generally known as 112 North Broad Street, Waynesboro, Franklin County, Pennsylvania. Deed Book Vol. 1490 page 140. Tax Parcel # 24-5D02-048

SALE # 11
2012-3590

WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN

V

SHARON M. WALCK

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 12350 Carol Avenue, Greencastle Pa. Tax Parcel # 01-0A21-.112-.000000

SALE # 12
2012-4830

CITIBANK NA AS TRUSTEE FOR WAMU SERIES 2007-HE3 TRUST

ATTY: KML LAW GROUP

V

LEROY G. COOL JR. AND LESLIE K. COOL

All the following described real estate lying and being situate in Quincy Township, Franklin County Pennsylvania having a street address of 5083 Spruce Road, Fayetteville, Pa. Deed Book Vol. 2855 page 178. Tax Parcel # 19-0L05-165

SALE # 13
2012-2677

HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE FOR PHH 2007-1

ATTY: PHELAN HALLINAN

V

HEATHER MARIE WALLECH

All the following described real estate, together with the improvements thereon erected lying and being situate in Peters Township, Franklin County, Commonwealth of Pennsylvania having a street address of 14062 Buchanan Trail West, Mercersburg, Pa. Deed Book Vol. 2651 page 152. Tax Parcel # 18-0K16-.085A-000000

SALE # 14
2012-4898

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2005-HE4 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2005-HE4 BY ITS ATTORNEY-IN-FACT OCWEN

LOAN SERVICING LLC

ATTY: STERN & EISENBERG

V

ILEANA RIDENOUR AND SCOTT A RIDENOUR

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 11033 Welsh Run Road, Greencastle, Pa. Deed Book Vol. 2970 page 136. Parcel # 17-0J18

SALE # 15
2012-3723

JPMORGAN CHASE BANK NATIONAL ASSOCIATION

ATTY: PHELAN HALLINAN

V

UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER TOBIN A. FARRIS, DECEASED

All the following described real estate, lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 1464 Mountain Shadow Terrace, Fayetteville, Pa. Deed Book 3644 page 113. Tax Parcel # 09-0C23C-019B-000000

SALE # 16
2012-2477

WELLS FARGO BANK NA

ATTY: PHELAN HALLINAN

V

SIMONE CLARKE AND LYNN S. CLARKE

All that tract of real estate together with the improvements erected thereon and known as 7013 Anthony Highway lying and being situate in Quincy Township, Franklin County, Pennsylvania. Deed Book 3234 page 136. Tax Parcel # 19-0L08-.012-.000000

SALE # 17
2012-2262

WELLS FARGO BANK NA

ATTY: ZUCKER GOLDBERG & ACKERMAN

V

CATLIN J. PITTMAN AND WHITNEY H. PITTMAN

All that certain tract or parcel of real estate lying and being situated in Montgomery Township, Franklin County, Pennsylvania having a street address of 11370 Anne Lane, Mercersburg, Pa. Deed Book Vol. 288F page 1268. Parcel # 17-0516-063

SALE # 18
2012-22

WELLS FARGO BANK NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC

ATTY: ZUCKER GOLDBERG & ACKERMAN

V

ERNESTO R. SANTANA AND LUIS M. SANTANA

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania having a street address of 14290 Mountain Road, Orrstown, PA. Deed Book 2729 page 355. Parcel # 12-0F04

SALE # 19
2011-5051

WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN

V

ADOLPHE J. ANDOU

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 10262 Lindale Avenue, Greencastle Pa. Instrument # 201005574 Tax Parcel # 01-0A11-397-000000

SALE # 20
2011-5252

WELLS FARGO BANK NA

ATTY: ZUCKER GOLDBERG & ACKERMAN

V

JOSEPH W. CROUSE JR. AND JESSICA A. CROUSE

All that certain lot or piece of ground situate in Montgomery Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 5705 Timmons Drive, Greencastle, Pa. Deed Book Volume 200903787 Parcel # 17-0J19-063

SALE #21
Cancelled

SALE # 22
2012-2928

USAA FEDERAL SAVINGS BANK

ATTY: PARKER MCCAY

V

JOSEPH S. DURBEN AND RHONDA J. DURBEN

All the following real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania locally known as Lot No. 82 of Heritage Estates. Deed Book 2966 page 371. Parcel # 08-2B03-.082-000000

SALE # 23
2011-3650

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

ATTY: PURCELL KRUG & HALLER

V

CHARLOTTE D. WOOTON

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 1004 Byers Avenue, Chambersburg, Pa. Deed Book 715 page 175. Tax Map # 06-1E51

SALE # 24
2009-3682

SUSQUEHANNA BANK

ATTY: KORNFIELD & BENCHOFF

V

FRANKLIN STREET RENTALS, LLC

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 1462 North Franklin Street, Chambersburg, Pennsylvania. Deed Book 2272 page 570. Tax Parcel # 11-E-13-98

SALE # 25(A)
2009-3697

SUSQUEHANNA BANK
ATTY: KORNFIELD & BENCHOFF

V

NORMAN R. EYER

All the following described real estate lying and being situate in Hamilton Township, Franklin County, having a street address of 2310-2316 Adrienne Lane, Chambersburg Pennsylvania. Deed Book Volume 1219, Page 391. Tax Parcel #11-E-9-146

SALE # 25(B)
2009-3697

SUSQUEHANNA BANK

ATTY: KORNFIELD & BENCHOFF

V

NORMAN R. EYER

All the following described real estate, lying and being situate in Hamilton Township, Franklin County, having a street address of 2318-2324 Adrienne Lane, Chambersburg, Pennsylvania. Deed Book Volume 1219, Page 394, Tax Parcel # 11-E-9-140.

SALE # 26
Cancelled

SALE # 27
Cancelled

SALE # 28
Cancelled

SALE # 29
2012-3528

PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK SUCCESSOR BY MERGER TO ACCUBANC MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA

ATTY: PHELAN HALLINAN

V

STEPHEN J. SONNON

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania having a street address of 418 South Carlisle Street, Greencastle, Pa. Deed Book Vol. 3031 page 59. Tax Parcel # 08-2B44-023-000000

SALE # 30
2012-2555

SOVEREIGN BANK NA FORMERLY KNOWN AS

SOVEREIGN BANK

ATTY: PHELAN HALLINAN

V

JOSHUA R. LAWRENCE

All the following described lot or parcel of real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania having a street address of 242 Johnston's Lane, Mercersburg, Pa. Deed Book Vol. 2703 page 478. Tax Parcel # 14-3A-11-.025-000000

PUBLIC NOTICES

PUBLIC NOTICES

SALE # 31
2012-1809

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN
V
HAZEL R. GERLACH

All the following described real estate situate in the Borough of Waynesboro, Franklin County, Pennsylvania having a street address of 115 Harrison Avenue, Waynesboro, Pa. Deed Book Vol. 1926 page 314. Tax Parcel # 25-5A56-.044-.000000

SALE # 32
2012-2865

FULTON BANK NA
ATTY: BARLEY SNYDER
V
SOHAEL RASCHID

All the following described real estate with improvements thereon erected lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 773 Rosewood Circle, Chambersburg, Pa. Deed Book 3437 page 100. Instrument # 7824 Parcel # 06-1E45-095

SALE # 33
2012-5049

GREEN TREE SERVICING LLC
ATTY: KML LAW GROUP
V
SHARON A HAHN AND DALE L HAHN

All the following described real estate locally known as 13069 Pen Mar Road, lying and being situate in Washington Township, County of Franklin, Commonwealth of Pennsylvania. Deed Book 1315 page 140. Tax Parcel # 25-0Q19-080

SALE # 34
2012-5025

FARMERS AND MERCHANTS TRUST COMPANY OF CHAMBERSBURG SUCCESSOR BY MERGER TO THE FULTON COUNTY NATIONAL BANK AND TRUST COMPANY

ATTY: JAMES SMITH DIETTERICK AND CONNELLY
V
JESSE H. GARLAND DECEASED, TIMOTHY M. GARLAND, MARY ANN FLEAGLE AND THELMA A. GARLAND

All those certain three (3) tracts or parcels of real estate lying and being situated in St. Thomas Township, Franklin County, Pennsylvania having a street address of 9661 Garland Drive, St. Thomas, Pa. Deed Book Vol. 1364 page 106. Parcel # 20-0M13-139

SALE # 35
2012-4979

PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFIELD & BENCHOFF
V
TERI L. EYLER

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania having a street address of 714 Park Street, Waynesboro, Pa. Deed Book Vol. 1908 page 17. Tax Parcel # 26-5C-38-24

SALE # 36
Cancelled

SALE # 37
2012-3375

DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RALI 2006QS14
ATTY: PHELAN HALLINAN
V
JUVENTINO MORALES

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 60 West Queen Street, Chambersburg, Pa. Deed Book Vol. 3202 page 124. Tax Parcel # 05-1C57-127A

SALE # 38
2012-3921

FIRST HORIZON HOME LOANS A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN
V
MICHAEL J. GREEN AND SHERRI Y. GREEN AKA SHERRI Y. CLOCKER

All that certain lot or piece of ground situate in Washington Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 8419 Sheffield Manor Boulevard, Waynesboro, Pa. Deed Book Vol. 2949 page 595. Tax Parcel # 23-0Q07-.190.000000

SALE # 39
2012-3514

DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RALI 2006QS11
ATTY: PHELAN HALLINAN
V
JUVENTINO MORALES

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 258-262 East Queen Street, Chambersburg, Pa. Deed Book Vol. 3214 page 158. Tax Parcel # 03-1E02-042

SALE # 40
2012-3923

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
ATTY: PHELAN HALLINAN
V
DAVID S. DOTY AND DONNA J. DOTY

All that certain lot or piece of ground situate in St. Thomas Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 4696 Heckman Drive, Saint Thomas, Pa. Instrument # 2008-001375. Tax Parcel # 20-0M14M-033-.000000

SALE # 41
2012-3915

BANK OF AMERICA NA
ATTY: PHELAN HALLINAN
V
MATTHEW TYLER BROWN

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 44 Conner Avenue, Chambersburg, Pa. Deed Book Vol. 3277 page 1. Tax Parcel # 05-1B63-016

SALE # 42
2012-962

ACNB BANK
ATTY: PUHL EASTMAN & THRASHER
V
MICHAEL O. MILLER

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 1040 South Coldbrook Avenue, Chambersburg, Pa. Deed Book Vol. 2977 page 569. Tax Map and Parcel # 06-1E50-047

SALE # 43
2013-23

PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFIELD & BENCHOFF
V
BARBARA J. MCCLEARY AKA BARBARA J. SHOOP AKA BARBARA J. MCCLEARY-SHOOP

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 4165 Guilford Springs Road, Chambersburg, Pa. Deed Book Volume 1227 page 457. Tax Parcel # 10-D-20-10

SALE # 44
2012-5026

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 6428 Lincoln Way East, Fayetteville, Pa. Deed Book Vol. 1489 page 591. Parcel # 09-C-27-34 and 09-C-27-35

SALE # 45
2012-175

CITIMORTGAGE INC SBM TO ABN AMRO MORTGAGE GROUP INC
ATTY: PHELAN HALLINAN
V
WILLIAM F. GILLARD

All that real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 9551 Heisey Road, Mercersburg, Pa. Deed Book Vol. 2918 page 32. Tax Parcel # 17-0J13-011B-000000

SALE # 46
2011-5353

WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN
V
PAUL EUGENE EVERETTS

All the following described real estate together with the improvements thereon erected, lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 2090 Gomer Road, Chambersburg, Pa. Deed Book Vol. 2340 page 445. Tax Parcel No. 1: 11-0F22-.124 and Tax Parcel No. 2: 11-0E22-.125

SALE # 47
2012-4201

DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE
ATTY: PHELAN HALLINAN
V
JONATHAN W. MASON AND TONYA L. MASON AKA TONYA L. M. MASON

All those certain two tracts of real estate, the first lying and being situated in the Borough of Mercersburg, and the second in Montgomery Township, Franklin County, Pennsylvania having a street address of 346 South Park Avenue, Mercersburg, Pa. Deed Book Vol. 3303 page 418. Tax Parcel # 14-3A43-.009-.000000

SALE # 48
2013-169

SUSQUEHANNA BANK FOR ITSELF AND AS SUCCESSOR IN INTEREST TO GRAYSTONE TOWER BANK, AS SUCCESSOR IN INTEREST TO THE FIRST NATIONAL BANK OF GREENCASTLE
ATTY: BRUBAKER CONNAUGHTON GOSS & LUCARELLI LLC
V
STEVEN E. MILLER D/B/A LOST CREEK CARTS

All the following described real estate being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 15245 Molly Pitcher Highway, Greencastle, Pa. Deed Book Vol. 2130 page 463. Tax Parcel # 01-0A32-111B

SALE # 49
2009-5033

PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN
V
BENNETT E. WITMER AKA BENNETT WITMER AND LEAH J. WITMER

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. Deed Book 1225 page 182. Tax Parcel # 17-0J24-092-000000

SALE # 50
2009-938

CHASE HOME FINANCE LLC S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION
ATTY: GRENN & BIRSC
V
ALAN L. BRAINARD JR. AND BONNIE J. BRAINARD

All that certain lot or piece of ground situate in Waynesboro Borough, County of Franklin, Commonwealth of Pennsylvania having a street address of 302 Tritle Avenue, Waynesboro, Pa. Deed Book Vol. 288J Page 68. Parcel # 25-5A39-072

SALE # 51
2010-832

CHASE HOME FINANCE LLC S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION
ATTY: GRENN & BIRSC
V
CRAIG S. DEKARSKA

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania having a street address of 22 Kensington Drive, Chambersburg, Pa. Deed Book 2312 page 56. Parcel #

PUBLIC NOTICES

PUBLIC NOTICES

SALE # 52
2012-2084

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

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 1447 State Street, Chambersburg, Pa. Deed Book Vol. 288 page 119. Parcel # 09-0C13-098

SALE # 53
2012-2993

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
S/B/M/T CHASE HOME FINANCE LLC S/B/M/T CHASE
MANHATTAN MORTGAGE CORPORATION
ATTY: GRELEN & BIRSIC
V

KATE D. GRENKE

All that piece or parcel of land lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 235 Sixth Street, Chambersburg, Pa. 1973 page 583. Parcel # 03-1E11-077

SALE # 54
2012-3627

CITIBANK NATIONAL ASSOCIATION AS TRUSTEE OF
THE LMT 2006-4 TRUST FUND
ATTY: MCCABE WEISBERG & CONWAY
V

HEBERTO ORTIZ GUTIERREZ AND MARTHA ORTIZ

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of 8281 Stottlemeyer Road, Waynesboro, Pa. Deed Book Vol. 3069 page 299, Instrument # 2006-005836 Tax I.D.# 23-0Q07.-258.-000000

SALE # 55
2007-4090

BANK OF NEW YORK AS TRUSTEE FOR
CERTIFICATEHOLDERS CWABS INC ASSET-BACKED
CERTIFICATES SERIES 2006-BC3
ATTY: MCCABE WEISBERG & CONWAY
V

EDWARD VAUGHN AND PATRICIA A. NELSON

All that certain tract or parcel of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 1565 Streamside Drive, Chambersburg, Pa. Deed Book Vol. 2952 page 442. Tax # 110E10-212-000000

SALE # 56
2010-4676

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
ATTY: MCCABE WEISBERG & CONWAY
V
BRIAN W. HIPPENSTEEL AND CORNELIA U.
HIPPENSTEEL

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania having a street address of 8830 Mormon Church Road, Waynesboro, Pa. Deed Book Vol. 1158 page 598. Tax Parcel # 19-0L-13Q-52-000000

SALE # 57
2012-103

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT, INC ALTERNATIVE
LOAN TRUST 2006-J4, MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2006-J4
ATTY: MCCABE WEISBERG & CONWAY
V

RICARDO LANTIGUA

All the following described real estate, lying and being situate on the north side of Lincoln Way West, Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 323-325 Lincoln Way West, Chambersburg, Pennsylvania. Deed Book Vol. 3117 page 188. Instrument # 2006-010293. Tax I.D.# 05-1B56.-144.-000000

SALE # 58
2012-895

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 2006-17 C/O BANK OF
AMERICA NA

ATTY: MCCABE WEISBERG & CONWAY
V

RICHARD L BINGAMAN AND RITA J. BINGAMAN

All the following described real estate, together with the improvements thereon lying and being situate in Greenview Acres, Antrim Township, Franklin County, Pennsylvania having a street address of 14321 Penn Dixie Lane, Greencastle, Pennsylvania. Deed Book Vol. 287A page 283. Tax I.D.# 01-0A27Q-008.-000000

SALE # 59
2010-4076

HOUSEHOLD FINANCE CONSUMER DISCOUNT
COMPANY
ATTY: MCCABE WEISBERG & CONWAY
V

JOHN P. LAMBERSON AKA JOHN P. LAMBERSON, JR.

All the following tracts of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 395 West Main Street, Fayetteville Pa. Deed Book 997 page 376. Parcel # 10-0D06N-002-000000 and 10-D-6N-004

SALE # 60
2013-25

SUSQUEHANNA BANK SUCCESSOR IN INTEREST TO
GRAYSTONE TOWER BANK SUCCESSOR IN INTEREST
TO THE FIRST NATIONAL BANK OF GREENCASTLE
ATTY: KORNFIELD & BENCHOFF
V

LOUDON ENDS LLC

All the following described real estate, lying and being situate partly in the Borough of Chambersburg and partly in Hamilton Township, Franklin County, Pennsylvania having a street address of 696 Lincoln Way West, Chambersburg, Pa. Deed Book Vol. 3606 page 401. Tax Parcel # 05-1B-63-55 and 11-E-13-91

SALE # 61
2012-1155

THE BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK AS TRUSTEE FOR THE HOLDERS OF THE
CERTIFICATES FIRST HORIZON MORTGAGE PASS-
THROUGH CERTIFICATES SERIES FHAMS 2005-AA9
BY FIRST HORIZON HOME LOANS A DIVISION OF
FIRST TENNESSEE BANK NATIONAL ASSOCIATION
MASTER SERVICER IN ITS CAPACITY AS AGENT FOR
THE TRUSTEE UNDER THE POOLING AND SERVICING
AGREEMENT

ATTY: PHELAN HALLINAN
V

LYNNE R. GARTRELL

All the following described real estate lying and being situate in Woodlawn Estates Subdivision, Antrim Township, Franklin County, Pennsylvania having a street address of 778 Allison Drive, Greencastle Pa. Deed Book Vol. 2886 page 318. Tax Parcel # 01-A-18-174

SALE # 62
2012-1746

FLAGSTAR BANK FSB
ATTY: PHELAN HALLINAN
V

ERIC RUFFNER AKA ERIC B. RUFFNER

All that certain tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 1127 East Pebblebrook Drive, Greencastle, Pa. Instrument # 200916450 Tax Parcel # 01-0A17K-035.-000000

SALE # 63
2011-5132

WELLS FARGO BANK NA
ATTY: PHELAN HALLINAN
V

SUE L. BIVENS AND DOUGLAS S. BIVENS

All that certain lot or piece of ground situate in Montgomery Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 6814 Brant Drive, Mercersburg, Pa. Deed Book vol. 1342 page 358. Tax Parcel # 17-0J02-123.-000000

SALE # 64
2012-3667

MMS MORTGAGE SERVICES LTD
ATTY: UDREN LAW OFFICES
V

DEREK SMOTHERS AND KHALILAH SMOTHERS

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 998 Alandale Drive, Chambersburg, Pa. Deed Book Vol. 3076 page 232. Parcel # 10-0D05

SALE # 65
2012-3762

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 2006-22
ATTY: MCCABE WEISBERG & CONWAY
V

DWAINE DEATRICK AND APRIL HELMAN

All the following described real estate lying and being situate in the Greene Township, Franklin County, Pennsylvania having a street address of 2916 Constellation Drive, Chambersburg, Pa. Deed Book Vol. 3291 page 576. Tax I.D.# 09-0C19-461.000000

SALE # 66
2011-5338

BANK OF AMERICA NA SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING LP AKA
COUNTRYWIDE HOME LOAN SERVICING, LP
ATTY: MCCABE WEISBERG & CONWAY
V

SETH A. DONALD AND FAITH A. DONALD
All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 13602 Karper Road, Mercersburg, Pa. Deed Book Vol. 3561 page 45. Tax I.D.# 17-J-2-7A

SALE # 67
Cancelled

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 MAY 20, 2013 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on MARCH 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
NOV 2, 2012	JAN 11, 2013
JAN 4, 2013	MARCH 8, 2013
MARCH 1, 2013	MAY 10, 2013
MAY 3, 2013	JULY 12, 2013
JULY 5, 2013	SEPT 13, 2013
SEPT 6, 2013	NOV 8, 2013
NOV 1, 2013	JAN 10, 2014

DANE M. ANTHONY, SHERIFF
FRANKLIN COUNTY, PENNSYLVANIA
4/19, 4/26, 5/3/2013

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