

**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 Shirley M. Brenize, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Orrstown Bank  
c/o Hamilton C. Davis, Esq.  
P.O. Box 40  
Shippensburg, PA 17257  
Attorney:  
Hamilton C. Davis  
Zullinger-Davis, P.C.  
P.O. Box 40  
Shippensburg, PA 17257

1/4, 1/11, 1/18/2013

Estate of Bruce W. Eckenrode, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Mary Beth Shank  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Mary Beth Shank  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

1/4, 1/11, 1/18/2013

Estate of Harold B. Evans, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:  
Shirley L. Evans  
215 Opal Drive  
Chambersburg, PA 17202  
Attorney:  
John J. Szajna  
785 North Franklin St.  
Chambersburg, PA 17201

1/4, 1/11, 1/18/2013

Estate of Robert B. Patterson, late of Fulton County, Pennsylvania.

Personal Representative:  
Lara Nicole Hamilton  
1223 Liffey Drive  
Pflugerville, TX 78660  
Attorney:  
Ann Marie Rotz  
Meyers, Young & Grove, P.A.  
P.O. Box 1267  
Hagerstown, MD 21740

1/4, 1/11, 1/18/2013

Estate of Robert D. Sheffler, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representative:  
Shirley Seilhamer  
9297 Meadowbrook Drive  
Waynesboro, PA 1268  
Attorney:  
Clinton T. Barkdoll  
Kulla, Barkdoll, Ullman & Painter, P.C.  
9 East Main Street  
Waynesboro, PA 17268

1/4, 1/11, 1/18/2013

**Second Publication**

Estate of Alvin B. Crider, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Andrew B. Crider  
2739 West Dovewood Lane  
Fresno, CA 93711  
Larry E. Crider  
623 Autumn Glen Drive  
Melbourne, FL 32940  
Attorney:  
George E. Wenger, Jr.  
Hoskinson & Wenger  
147 East Washington St.  
Chambersburg, PA 17201

12/28/2012, 1/4, 1/11/2013

Estate of Mary K. Flagle, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:  
Melissa M. Terrell  
c/o Redding Law Office  
19 North Main St.  
Chambersburg, PA 17201  
Clyde Flagle, Jr.  
c/o Redding Law Office  
19 North Main St.  
Chambersburg, PA 17201  
Attorney:  
Patrick J. Redding  
Redding Law Office  
19 North Main St.  
Chambersburg, PA 17201

12/28/2012, 1/4, 1/11/2013

Estate of Vivian M. Chamberlin, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Mary Lou Goetz  
700 South Allison St.  
Greencastle, PA 17225  
Attorney:  
Wertime & Guyer, LLP  
35 North Carlisle St., Suite A  
Greencastle, PA 17225

12/28/2012, 1/4, 1/11/2013

Estate of Anna R. Mowen, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Thomas Mowen  
5745 Bino Road  
Greencastle, PA 17225  
Attorney:  
Rachel C. Schreck  
Mooney & Associates  
67 N. Main St.  
Chambersburg, PA 17201

12/28/2012, 1/4, 1/11/2013

Estate of Mary Jane Bennett a/k/a Mary Jane Potter Bennett, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Martine A. Potter  
c/o R. Thomas Murphy & Associates, P.C.  
14 North Main Street, Suite 306  
Chambersburg, PA 17201  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
14 North Main Street, Suite 306  
Chambersburg, PA 17201

12/28/2012, 1/4, 1/11/2013

Estate of Hazel T. McNew, a/k/a Hazel McNew, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:  
Mary M. Rosenberry  
Gerald E. Rosenberry  
1047 Coldspring Road  
Fayetteville, PA 17222  
Attorney:  
Robert C. Schollaert  
82 West Queen Street  
Chambersburg, PA 17201

12/28/2012, 1/4, 1/11/2013

Estate of Grace V. Runshaw, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representatives:  
Leroy Runshaw  
10877 Roxbury Road  
Lurgan, PA 17232  
Alice M. Stouffer  
114 Willow Drive  
Shippensburg, PA 17257

12/28/2012, 1/4, 1/11/2013

Estate of Leona F. Sites, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
Sherry R. Bender  
c/o R. Thomas Murphy & Associates, P.C.  
114 North Main Street, Suite 306  
Chambersburg, PA 17201

12/28/2012, 1/4, 1/11/2013

Estate of Douglas W. Smith, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
John Brothers  
c/o Abom & Kutulakis  
2 West High Street  
Carlisle, PA 17013  
Attorney:  
Lauren E. Hokamp  
Abom & Kutulakis  
2 West High Street  
Carlisle, PA 17013

12/28/2012, 1/4, 1/11/2013

Estate of G. Margaretta Williams a/k/a Gladys Margaretta Williams, late of Greencastle Borough, Franklin County, Pennsylvania.

Personal Representative:  
Janet L. Williams  
c/o R. Thomas Murphy & Associates, P.C.  
14 North Main Street  
Chambersburg, PA 17201  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
14 North Main Street  
Chambersburg, PA 17201

12/28/2012, 1/4, 1/11/2013

**Third Publication**

Estate of Lucille B. Benedict, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Roger B. Benedict  
1891 Mont Alto Road  
Chambersburg, PA 17201  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

12/21, 12/28/2012, 1/4/2013

Estate of Charles L. Cain, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Debra L. Cain  
c/o Keller, Keller and Beck, LLC  
343-B South Potomac Street  
Waynesboro, PA 17268  
Attorney:  
J. Edward Beck  
Keller, Keller and Beck, LLC  
343-B South Potomac Street  
Waynesboro, PA 17268

12/21, 12/28/2012, 1/4/2013

Estate of Alma Jeanette Johnson, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representative:  
Cheryl Ann Grossnickle  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

12/21, 12/28/2012, 1/4/2013

Estate of Shirley A. Helman, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Allen W. Helman  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

12/21, 12/28/2012, 1/4/2013

Estate of Betty L. McElroy, a/k/a Betty Lou McElroy, late of Greencastle Borough, Franklin County, Pennsylvania.

Personal Representative:  
Lynde J. Engel  
25 Fulton Avenue  
P.O. Box 99  
Walkersville, MD 21793  
Attorney:  
Stephen E. Patterson  
Salzmann Hughes, P.C.  
239-B East Main Street  
Waynesboro, PA 17268

12/21, 12/28/2012, 1/4/2013

**PUBLIC NOTICES**

Estate of Mary L. McLanahan, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Kippin J. Johnson  
1015 Elevator Street  
Chambersburg, PA 17202  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

12/21, 12/28/2012, 1/4/2013

Estate of Helen O. Platt, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
George S. Glen  
14 North Main Street, Suite 306  
Chambersburg, PA 17201  
Attorney:  
Glen and Glen  
14 North Main Street, Suite 306  
Chambersburg, PA 17201

12/21, 12/28/2012, 1/4/2013

Estate of Eunice I. Renicker, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:  
Duane E. Leshner  
6384 Hades Church Road  
Chambersburg, PA 17202  
Leslie J. Bowman  
2315 Springview Drive  
Chambersburg, PA 17202  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

12/21, 12/28/2012, 1/4/2013

Estate of Linda M. Swartz, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:  
Allison C. Jani  
3529 Turnberry Drive  
Chambersburg, PA 17202  
Christopher S. Swartz  
38 S. Constitution Avenue  
New Freedom, PA 17349  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

12/21, 12/28/2012, 1/4/2013

Estate of Donald E. Trostle, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representative:  
Carolyn T. Carson  
c/o R. Thomas Murphy & Associates, P. C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P. C.  
2005 East Main Street  
Waynesboro, PA 17268

12/21, 12/28/2012, 1/4/2013

Estate of Jane L. Weaver, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Orrstown Bank  
77 East King Street  
P.O. Box 250  
Shippensburg, PA 17257  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

12/21, 12/28/2012, 1/4/2013

Estate of Glen L. Wolfe, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Laura L. Shank  
c/o R. Thomas Murphy & Associates, P. C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P. C.  
2005 East Main Street  
Waynesboro, PA 17268

12/21, 12/28/2012, 1/4/2013

**SHERIFF'S SALE  
JANUARY 11, 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, 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 February 11, 2013, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE # 1  
2012-3184

ORRSTOWN BANK  
ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.  
ROBIN R. CALABRASE AND JOHN A. CALABRASE  
DECEASED

All that certain tract or parcel of real estate, lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 1263 Marvern Drive West, Chambersburg, Pa. Deed Book Vol. 288, Page 13. Parcel # 11-0E160-064

SALE # 2  
2012-2861

PNC BANK NATIONAL ASSOCIATION  
ATTY: VITTI & VITTI  
V.  
JASON D. HOLDEN

All the following described real estate situate in the Borough of Mont Alto, Franklin County, Pennsylvania having a street address of 5 North Main Street, Mont Alto, Pa. Deed Book Vol. 2373 page 591. Parcel # 16-4A36-018

**PUBLIC NOTICES**

SALE # 3  
2009-854

US BANK NATIONAL ASSOCIATION AS TRUSTEE ET AL  
ATTY: KML LAW GROUP  
V.  
CRISSY SHAFFER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 3683 Rolling Hills Drive, Greencastle Pa. Deed Book Vol. 3286 page 394. Tax Parcel # 01-0A16B-028

SALE # 4  
2010-3696

PNC MORTGAGE A DIVISION OF PNC BANK NATIONAL ASSOCIATION  
ATTY: VITTI & VITTI  
V.  
JAMES E. PERATINO AND AIMEE L. SHERRELL

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania having a street address of 6208 Hager Road, Greencastle Pa. Deed Book Vol. 3208 page 91. Parcel # 18-K-27-71

SALE # 5  
2012-2120

GREEN TREE CONSUMER DISCOUNT COMPANY  
ATTY: KML LAW GROUP  
V.  
PETER J. CHRISTENSEN AND ANDREW VANN

All that certain lot or piece of ground situate in the Borough of Chambersburg, County of Franklin, Commonwealth of Pennsylvania having a street address of 1926 Clinton Avenue, Chambersburg, Pa. Deed Book Vol. 3220 Page 514. Tax Parcel # 02-1C06-067

SALE # 6  
2012-2801

BANK OF AMERICA  
ATTY: KML LAW GROUP  
V.  
LISAR R. 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. Deed Book Vol. 3343 page 519. Tax Parcel # 03-1E10-154

SALE # 7  
2012-1803

BANK OF NEW YORK MELLON  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
JAMES B. FRANK III AND MELISSA R. FRANK

All that real estate lying and being situate in the Borough of Waynesboro, County of Franklin and State of Pennsylvania having a street address of 115 East North Street, Waynesboro, Pa. Deed Book Vol. 2724 page 146. Tax I.D.# 24-5D01-040

SALE # 8  
2010-4331

US BANK NATIONAL ASSOCIATION  
ATTY: POWER KIRN & JAVARDIAN  
V.  
DEBRA M.R. BENFORD  
AKA DEBRA MILDRED-REBECCA BENFORD AKA DEBRA M. BENFORD

All the following real estate situate in Greene Township, Franklin County, Pa having a street address of 2942 Jefferson Drive, Chambersburg, Pa. Deed Book Vol. 3421 page 476. Parcel #09-C12-113

SALE # 9  
CANCELLED

SALE # 10  
2012-234

GMAC MORTGAGE, LLC FKA GMAC MORTGAGE CORPORATION  
ATTY: MILSTEAD & ASSOCIATES  
V.  
SCOTT E. MCGONIGAL AND LORRIE A. MCGONIGAL

All the following described real estate lying and being situate in the Antrim Township, Franklin County, Pennsylvania having a street address of 14053 Timothy Drive, Greencastle, Pa. Instrument # 201108321 Tax Parcel # 01-0A27-120A-000000

SALE # 11  
2010-3404

DEUTSCHE BANK NATIONAL TRUST COMPANY, ET. AL.  
ATTY: MILSTEAD & ASSOCIATES  
VS  
CYNTHIA M. OWENS

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 611 South Coldbrook Avenue, Chambersburg, Pa. Deed Book Vol. 3296 page 278. Tax Parcel # 06-1E-27-34

SALE # 12  
2012-3039

FV-1 INC IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS, LLC  
ATTY: KML LAW GROUP  
V.  
EDWARD C. HAAS JR AND GLORIA M. HAAS

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania having a street address of 6272 Hager Road, Greencastle Pa. Deed Book Vol. 3257 page 341. Tax Parcel 18-0K27-037

SALE # 13  
2012-3351

PNC BANK NATIONAL ASSOCIATION  
ATTY: UDREN LAW OFFICES  
V.  
TODD ALLEN STULL

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania having a street address of 8525 Monns Gap Road, (Quincy Township), Waynesboro, Pa. Deed Book Vol. 1930 page 100. Property I.D.# 19-0L13L-011

**PUBLIC NOTICES**

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SALE # 14  
2012-2492  
ONWEST BANK FSF  
ATTY: MCCABE, WEISBERG & CONWAY  
V.

MARY JO FREY, CO-EXECUTOR OF THE ESTATE OF HELEN K. SHREINER, DECEASED MORTGAGOR AND REAL OWNER, JUDITH SEILHAMER, CO-EXECUTOR OF THE ESTATE OF HELEN K. SHREINER, DECEASED MORTGAGOR AND REAL OWNER

All the following described real estate, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 304 High Street, Chambersburg, Pa. Deed Book Vol. 516 page 257. Tax I.D.# 05-1B-48-79

SALE # 15  
2012-2491  
PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS 1, LLC  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
TIMOTHY JONES AND ERICA JONES

All that certain lot or piece of ground situate in the Township of Washington, County of Franklin and Commonwealth of Pennsylvania, having a street address of 8841 Picadilly Circle, Waynesboro, Pa. Deed Book Vol. 3235 page 52. Tax Parcel # 23-Q07K-026A-000000

SALE # 16  
2012-507  
CITIMORTGAGE INC  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
LEON G. MYERS JR AND DONNA MYERS

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 2928 Anna Mae Drive, Greencastle Pa. Deed Book 1415 page 400. Tax Parcel # 01-0A26-190.000000

SALE # 17  
2010-1108  
BANK OF AMERICA NA  
ATTY: KML LAW GROUP  
V.  
SHARON F. KEEN AND DANNIE L. KEEN

All that certain lot or piece of ground situate in St. Thomas Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 5046 Lincoln Way West, Saint Thomas, Pa. Instrument # 2008-007236. Tax Parcel # 20-0M14M-020

SALE # 18  
2012-1154  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
KEVIN L. LEEDY AND PEGGY J. MCBRIDE

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of 12016 Rinehart Drive, Waynesboro, Pa. Deed Book Vol. 3540 page 356. Tax Parcel # 23-Q012-.124-.000000

SALE # 19  
BANK OF AMERICA NA  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
JOHN T. BOYD AND DIANE R. BOYD

All the following described real estate, with improvements thereon, lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of 12218 Red Hawk Drive, Waynesboro, Pa. Deed Book Vol. 2980 page 293. Tax Parcel # 23-Q005-.149-.000000

SALE # 20  
2012-1246  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
JOSELIN MENDEZ

All the following described real estate lying and being situate in the Chambersburg Borough, Franklin County, Pennsylvania having a street address of 251 East Washington Street, Chambersburg, Pa. Deed Book Vol. 3319 page 83. Tax Parcel # 03-1E02-.113-.000000

SALE # 21  
2012-1826  
US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-HE3, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-HE3  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
DOROTHY GIBSON AND JOHN GIBSON

All the following described real estate lying and being situate in the Borough of Mont Alto, Franklin County, Pennsylvania having a street address of 6 Constitution Avenue, Mont Alto, Pa. Deed Book Vol. 1937 page 486. Tax Parcel # 16-4A44-.048A-000000

SALE # 22  
2012-2655  
CITIMORTGAGE, INC.  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
TIMOTHY J. SEIBERT AND CARMAN D. SEIBERT

All that certain lot or piece of ground situate in Lurgan Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 6920 Ebenezer Road, Orristown Pa. Deed Book Vol. 3548 page 105. Tax Parcel # 13-0G20-023-000000

SALE # 23  
2012-2434  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: SHAPIRO & DENARDO  
V.  
MICHAEL A. MYERS

All the following described real estate, locally known as 569 Leitersburg Pike, lying and being situate in Antrim Township, Franklin County, Pennsylvania. Instrument# 2008-022588 Parcel # 01-A-22-155

SALE # 24  
2012-923  
WELLS FARGO BANK NA  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
STEPHEN M. HAASE

All the following described real estate situate in Waynesboro, Franklin County, Pennsylvania having a street address of 144 West North Street, Waynesboro, Pa. Deed Book Vol. 1974 page 549. Tax Parcel # 25-5A64-.044.000000

SALE # 25  
2012-1941  
FULTON BANK NA  
ATTY: PIERCE & DALLY LLC  
V.  
PENNY E. SMITH

All that certain messuage or tenement and tract or piece of land situate in the Township of Antrim, County of Franklin and State of Pennsylvania having a street address of 810 Redwood Drive, State Line, Pa. Instrument # 201123652 Parcel # 01A-32M-43

SALE # 26  
2012-2467  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION SBM TO CHASE HOME FINANCE, LLC  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
JOHN A. WILTROUT AND CHRISTINA L. WILTROUT

All the following described real estate, lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of 11684 Thames Lane, Waynesboro, Pa. Deed Book Vol. 3293 page 92. Tax Parcel # 23-Q-7-204

SALE # 27  
2012-2860  
THE COLUMBIA BANK  
ATTY: BARLEY SNYDER  
V.  
RICHARD C. DEMARINO AND DEBORAH J. DEMARINO

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 5475 Bino Road, Greencastle Pa. Deed Book Vol. 2006 page 397. Parcel #17-J-24-80

SALE # 28  
2007-2780  
DEUTSCHE BANK NATIONAL TRUST COMPANY  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
SERENA M. SCALIA AND RICHARD T. SCALIA

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 3821 Fetterhoff Chapel Road, Chambersburg, Pa. Deed Book Vol. 1345 page 279. Tax Parcel # 10-D22-016A

SALE # 29  
2012-3179  
SUSQUEHANNA BANK  
ATTY: KORNFELD & BENCHOFF  
V.  
JAMES V. BARTLETT III

All the following described real estate, lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of Lot 31, Clay Hill Road, Waynesboro, Pa. Deed Book Vol. 266, Page 429. Tax Parcel #19-L-11-62

SALE # 30  
2012-2821  
PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFELD & BENCHOFF  
V.  
DAVID C. KEITHLEY AND JANET L. MCINTIRE

All the following described real estate, lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania, having a street address of 218 East North Street, Waynesboro, Pa. Deed Book Volume 2931, Page 593. Tax Parcel #24-5D-10-7

SALE # 31  
2012-3576  
MIDFIRST BANK  
ATTY: PURCELL KRUG & HALLER  
V.  
FRANCIES E. PALMER AND RONALD W. PALMER

All the following described tract of real estate, lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 2455 Big Dipper Lane (aka 2455 Orion Drive), Chambersburg, Pa. Judgment # 2012-3576 Tax Map #09-0C19-363

SALE # 32  
2012-2490  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
SHAHID H. MALIK

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 1955 Clinton Avenue, Chambersburg, Pa. Deed Book Vol. 3496 page 188. Tax Parcel # 02-1C06-.043-0000

SALE # 33  
2012-798  
NATIONSTAR MORTGAGE LLC  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
DONALD R. SANDS JR

All that certain lot or piece of ground situate in Peters Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 10809 Etter Avenue, Mercersburg, Pa. Deed Book 3512 page 215. Tax Parcel # 18-0K18.085-.00000

SALE # 34  
2012-538  
GMAC MORTGAGE LLC  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
ANGELA J. WESTFALL

All the following described two tracts of real estate lying and being situated in the township of Greene, Franklin County, Pennsylvania having a street address of 7656 Lincoln Way East, Fayetteville, Pa. Deed Book Vol. 2841 page 67. Tax Parcel # 09-0C271-.031-.000000

SALE # 35  
2012-1139  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
ZANE F. MCMINIMY AND VALERIE S. MCMINIMY

All the following described real estate, together with the improvements thereon erected, lying and being situate in Saint Thomas Township, Franklin County, Pennsylvania having a street address of 5287 Jack Road, Saint Thomas, Pa. Deed Book Vol. 2975 page 461. Tax Parcel No.: 20-0M18-.111-.000000

SALE # 36  
2012-1952  
CORNING FEDERAL CREDIT UNION  
ATTY: POWERS, KIRN & JAVARDIAN  
V.  
SHELBY R. KELLER AKA SHELBY RAE KELLER

All that certain lot or piece of ground situate in the Township of Montgomery, County of Franklin, Commonwealth of Pennsylvania having a street address of 10296 Knob Road, Mercersburg, Pa. Deed Book Vol. 1998-I Page 102902 Parcel # 17-0J28-087

**PUBLIC NOTICES**

SALE # 37  
2008-4585  
US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC  
2006-EMX3  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
ORBELINA CABALLERO AKA ORBELINA CABALLECO

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 1267 Kennedy Court, Chambersburg, Pa. Deed Book 3000 page 348. Tax Parcel # 10-D-9S-65-000000

SALE # 38  
2012-2360  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
PHYLLIS M. PURVIS AKA PHILLIS M. PURVIS

All the following described two (2) tracts of real estate, lying and being situate in Greene Township, Franklin County, Commonwealth of Pennsylvania having a street address of 7200 Brownsville Road, Fayetteville, Pa. Deed Book Vol. 3133 page 54. Tax Parcel # 09-0C27-088-000000

SALE # 39  
2012-2172  
JPMORGAN CHASE BANK  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
THOMAS A. BROWN AND STACY L. BROWN

All that certain lot, parcel or tract of land with improvements thereon erected known as 242 Apple Drive situate in Greencastle Borough, Franklin County, Pennsylvania. Deed Book Vol. 2030 page 109. Tax Parcel # 08-2B38-.045-.000000

SALE # 40  
2012-2476  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
FRED BURKETT AKA FRED R. BURKETT JR.

All that certain lot or piece of ground situate in Antrim Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 12571 Williamsport Pike, Greencastle Pa. Deed Book Vol. 3607 page 175. Tax Parcel # 01-0A21-280A-00000

SALE # 41  
2012-2662  
GMAC MORTGAGE LLC  
ATTY: MILSTEAD & ASSOCIATES  
V.  
CARRIE W. LANE

All the following described real estate, together with the improvements thereon, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, locally known as 442 Scott Avenue, lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania. Instrument # 201009372 Tax Parcel # 26-5C22-005

SALE # 42A & B  
2012-2258  
JO ANN BURGER  
ATTY: KORNFIELD & BENCHOFF  
V.  
EUGENE S. ALBERT, JR. AND DARLEAN M. ALBERT

Sale A – All the following described real estate, lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of Lot 4-C, Mercersburg Road, Mercersburg, Pa. Deed Book Volume 2835, Page 465, Tax Parcel #17-J-13-15C

Sale B – All the following described real estate, lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of Lot 4-D, Mercersburg Road, Mercersburg, Pa. Deed Book Volume 2835, Page 469, Tax Parcel #17-J-13-15D.

SALE # 43  
2012-2788  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
TRENT L. LAYTON

All that certain lot or parcel of land situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 10854 Burkett Road, Greencastle, Pa. Deed Book 2073 page 234. Tax Parcel # 17-0J14-.046C-000000

SALE # 44  
2012-3094  
BANK OF AMERICA NA AS SUCCESSOR  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
CRYSTAL R. KOONS AND KEVIN L. KOONS

All that certain lot or piece of ground situate in the Township of Washington, County of Franklin, Commonwealth of Pennsylvania having a street address of 12486 Jackson Avenue, Waynesboro, Pa. Instrument # 2008-010115 Tax Parcel # 23-0Q12G-202C-.000000

SALE # 45  
2012-2992  
PNC BANK NATIONAL ASSOCIATION  
ATTY: TUCKER ARENSBURG  
V.  
DANERIK BUILDERS INC

All the following described real estate, lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of Lot 5, 43 Vernon Drive, Chambersburg, Pa. Deed Book Vol. 1815 page 331. Tax Parcel # 10-0005L-207

SALE # 46  
2011-1128  
METLIFE HOME LOANS  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
JAMES H. ROSENBERGER JR. AND WENDY L. ROSENBERGER

All the following described real estate, with improvements thereon, lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of 12130 Sky Hawk Drive, Waynesboro, Pa. Deed Book 2646 page 82. Tax Parcel # 23-0Q05-.143-.000000

SALE # 47  
2012-1689  
SHOEMAKER INVESTMENTS LLC  
ATTY: SPILMAN, THOMAS AND BATTLE  
V.  
PHEASANT RUN DEVELOPMENT GROUP LLC

All that certain real estate lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of Parcel A T-400 Tick Ridge Road Waynesboro, Pa. Instrument # 2011-3674 Tax Identification No.: 23-Q-06-005A

SALE # 48  
2011-4180  
BANK OF AMERICA NA S/B/M TO BAC HOME LOANS  
SERVICING LP F/K/A COUNTRYWIDE HOME LOANS  
SERVICING LP  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
JOHN A RICHNOW

All that parcel or tract of land lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 1945 Hafer Road, Fayetteville, Pa. Deed Book Vol. 2030 page 381. Tax Parcel # 09-0C18-.086-.000000

SALE # 49  
2012-1565  
FLAGSTAR BANK FSB  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
RODNEY J. MOSQUITO AND MELISSA MARIE MENDOZA-MOSQUITO

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 12538 Pittman Road, Mercersburg, Pa. Deed Book Vol. 2815 page 175. Tax Parcel # 17-0J11-079-000000

SALE # 50  
2007-3888  
NATIONAL CITY MORTGAGE  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
AMANDA L. WUETHRICH

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of 8789 Kings Road, Waynesboro, Pa. Deed Book Vol. 3299 page 587. Tax Parcel # 23-0Q07K013.AE0000

SALE # 51  
2012-2278  
SUNTRUST MORTGAGE INC  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
JASON M. STATLER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 14840 Hollowell Church Road, Waynesboro, Pa. Instrument # 2008-015494 Tax Parcel # 01-0A33-.049A-.000000

SALE # 52  
2010-2708  
CASTLE PEAK 2011-1 LOAN TRUST  
ATTY: FEDERMAN & ASSOCIATES  
V.  
MICHAEL A. WINKLBAUER

All that certain parcel of ground situate in the Borough of Chambersburg, Franklin County, Commonwealth of Pennsylvania having a street address of 736 East Catherine Street, Chambersburg, Pa. Deed Book Vol. 1363 page 173. Parcel # 03-13-19

**PUBLIC NOTICES**

SALE # 53  
2012-1467  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.

SEAN L. WIBLE A/K/A SEAN LEE WIBLE AND HOLLY B. WIBLE A/K/A HOLLY BURKEWIBLE AKA HOLLY J. WIBLE A/K/A HOLLY L. WIBLE

All the following described real estate lying and being situate in the Borough of Chambersburg, (formerly Greene Township), County of Franklin, State of Pennsylvania having a street address of 316 Carlton Avenue, Chambersburg, Pa. Deed Book Vol. 1381 page 1. Tax Parcel # 02-1C05-031-.000000

SALE # 54  
2012-2277  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN, HALLINAN & SCHMIEG  
VS  
JOHN P. LAMBERSON

All that certain following described real estate, lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 546 South Main Street, Chambersburg, Pa. Deed Book Vol. 1115 page 347. Tax Parcel # 04-1E17-041A-000000

SALE # 55  
2012-3311  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: GRENEK & BIRSC  
V.  
KATE D. GRENEK

All that piece or parcel of land lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 229 South Sixth Street, Chambersburg, Pa. Deed Book Vol. 288B page 958. Tax Parcel # 03-1E11-077A

SALE # 56  
2012-2344  
FREEDOM MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
RAYMOND MCNUITY

All the following described tract of real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 7601 Corner Road, Mercersburg, Pa. Instrument # 200820368 Tax Parcel # 17-0J07-.004A-.000000

SALE # 57  
2012-2889  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
JEFFREY B. REUILLE AND STEPHANIE A. REUILLE

All that real estate situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 18 Garber Street, Chambersburg, Pa. Deed Book Vol. 3613 page 1. Tax Parcel # 05-1B56-.202-.000000

**PUBLIC NOTICES**

SALE # 58  
2012-1783

PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFIELD & BENCHOFF  
VS  
ADAM E. YOUTZY

All the following described real estate, lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 167 St. Thomas Williamson Road, St. Thomas, Pa. Deed Book Volume 1405, Page 100, Tax Parcel #20-M-13R-90 and 20-M-13R-91

SALE # 59  
CANCELLED

SALE # 60  
2012-2890

CITIFINACIAL SERVICES INC  
ATTY: PHELAN, HALLINAN & SCHMIEG  
V.  
KAREN F. CASANOVA AND HERBERT A. CASANOVA

All the following real estate lying and being situate near Blue Ridge Summit in Washington Township, Franklin County, Pennsylvania having a street address of 13705 Blue Ridge Avenue, Blue Ridge Summit, Pa. Deed Book Vol. 3606 page 422. Tax Parcel # 23-0Q20P-026-.000000

SALE # 61  
2012-2856

CITIBANK NA AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-8  
ATTY: SHAPIRO & DENARDO  
V.  
LILY M. GREENLEE AND ROY GREENLEE

All the following described real estate lying and being situate in the Greene Township, Franklin County, Pennsylvania having a street address of 2934 Constellation Drive, Chambersburg, Pa. Deed Book Vol. 3268 page 35. Tax Parcel # 09-0C19-433

SALE # 62  
2012-1892

EMBRACE HOME LOANS, INC.  
ATTY: MCCABE, WEISBERG & CONWAY  
V.  
PAUL W. WOODS

All that certain tract of land situate in Metal Township, Franklin County, Commonwealth of Pennsylvania having a street address of 17705 Fannettsburg Road East, Fannettsburg, Pa. Instrument # 200904064 Tax I.D.# 15-0H12-.102-.000000

SALE # 63  
2012-458

WELLS FARGO BANK NA AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-3, ASSET-BACKED CERTIFICATES SERIES 2007-3 C/O AMERICAN HOME MORTGAGE SERVICING, INC.  
ATTY: MCCABE, WEISBERG & CONWAY  
V.  
DAVID D. HOON AND CHRISTINA M. ALBAUGH

All that certain lot or piece of ground situate in Hamilton Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 902 Lindia Road, Chambersburg, Pa. Deed Book Vol. 3406 page 165. Instrument # 2007-004932 Tax I.D.# 11-0E13G-070-.000000

SALE # 64  
2012-3038

OCWEN LOAN SERVICING LLC  
ATTY.: UDREN LAW OFFICES  
V.

CHRISTOPHER A. NORRIS

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 2316 McCleary Drive, Chambersburg, Pa. Deed Book Vol. 3641 page 103. Property I.D. # 09-0C12G

SALE # 65  
CANCELLED

SALE # 66  
2010-1610

JP MORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: MCCABE, WEISBERG, CONWAY  
V.  
WILLIAM J. SHEFFIELD AND KELLY A. SHEFFIELD

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 1509 Springview Circle, Chambersburg, Pa. Deed Book Vol. 3163 page 056. Instrument # 2006-014598. Tax I.D.# 10-0D09-006F-000

SALE # 67  
2012-2672

JP MORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: KML LAW GROUP  
V.  
DEBORAH SMITLEY AND RAY SMITLEY III

All that certain parcel or tract of land situate in the Township of Antrim, County of Franklin and Commonwealth of Pennsylvania having a street address of 268 Scarlet Circle, Greencastle Pa. Deed Book Instrument # 2008-006246. Tax Parcel # 01-0A12R-020-000000

SALE # 68  
2012-2824

JP MORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: GRENEN & BIRSIC  
V.  
BENJAMIN A. WAGAMAN

All that certain lot or piece of ground situate in Waynesboro Borough, County of Franklin, Commonwealth of Pennsylvania having a street address of 439 Frick Avenue, Waynesboro, Pa. Instrument # 200800125 Parcel # 25-5A39-88

SALE # 69  
2012-2063

JP MORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: GRENEN & BIRSIC  
V.  
DEREK WOODWARD

All that certain lot or parcel of real estate lying and being situate in Peters Township, Franklin County, Pennsylvania having a street address of 12492 Long Lane, Mercersburg, Pa. Deed Book Vol. 2043 page 595. Parcel # 18-K-12-58

SALE # 70  
2012-3433

PNC BANK NATIONAL ASSOCIATION  
ATTY: UDREN LAW OFFICES  
V.  
CHAD D. BLOSE AND TAMMY J. BLOSE

All the following described real estate, lying and being situate in the Township of Greene, Franklin County, Commonwealth of Pennsylvania having a street address of 1373 Siloam Road, Chambersburg, Pa. Deed Book Vol. 2967 page 306. Property I.D.# 9-C11-37A

**PUBLIC NOTICES**

TERMS

As soon as the property is knocked down to purchaser, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. If the 10% payment is not made as requested, the Sheriff will direct the auctioneer to resell the property. The balance due shall be paid NO LATER THAN JANUARY 21, 2013 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on JANUARY 25, 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

12/21, 12/28/2012, 1/4/2013