

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 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

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. Harné, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Eric T. Harné
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 Rosenberg 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

Second Publication

Estate of Katherine V. Bishop, late of Franklin County, Pennsylvania.

Personal Representative:
Dias P. Bishop
1037 Lincoln Way West
Chambersburg, PA 17202
Attorney:
David W. Rahauser
157 East Washington Street
Chambersburg, PA 17201

4/12, 4/19, 4/26/2013

Estate of Ethel M. Dehart, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Delores M. Gratto
1125 Bemisderfer Road
Greencastle, PA 17225
Noreen K. Stottlemeyer
8998 Stottlemeyer Road
Waynesboro, PA 17268
Attorney:
Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

4/12, 4/19, 4/26/2013

PUBLIC NOTICES

PUBLIC NOTICES

Estate of Darlene R. Fremgen a/k/a Darlene D. Fremgen, a/k/a Darlene Ruth Fremgen, late of Guilford Township, Franklin County, Pennsylvania.
Personal Representative:
Diane S. Miner
3407 Social Island Circle
Chambersburg, PA 17201
Attorney:
George E. Wenger, Jr.
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201
4/12, 4/19, 4/26/2013

Estate of Robert A. Gallagher, late of Quincy Township, Franklin County, Pennsylvania.
Personal Representative:
Brian A. Gallagher
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
4/12, 4/19, 4/26/2013

Estate of Max E. Goshorn, late of Franklin County, Pennsylvania.
Personal Representative:
Eva R. Tosten
2582 Guilford Station
Chambersburg, PA 17202
Attorney:
David W. Rahauer
157 East Washington Street
Chambersburg, PA 17201
4/12, 4/19, 4/26/2013

Estate of Frank A. Haag, late of Waynesboro Borough, Franklin County, Pennsylvania.
Personal Representative:
Carol A. Haag
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
4/12, 4/19, 4/26/2013

Estate of Clarence T. Hess, late of Quincy Township, Franklin County, Pennsylvania.
Personal Representatives:
Debra Mae Baker
Dennis Leroy Hess
c/o Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268
Attorney:
Donald L. Kornfield
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268
4/12, 4/19, 4/26/2013

Estate of Ilene M. McElwain, late of Greene Township, Franklin County, Pennsylvania.
Personal Representative:
Jason Charles Hoffman
P.O. Box 164
Fayetteville, PA 17222
Attorney:
Bernard A. Yannetti, Jr.
Hartman & Yannetti
126 Baltimore Street
Gettysburg, PA 17325
4/12, 4/19, 4/26/2013

Estate of Ruthanna N. McFerren a/k/a Ruthanna McFerren, late of Chambersburg Borough, Franklin County, Pennsylvania.
Personal Representative:
Earle Gerard McFerren
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
4/12, 4/19, 4/26/2013

Estate of Ralph E. Monn, late of Quincy Township, Franklin County, Pennsylvania.
Personal Representative:
Wilbur N. Sanders, II
5741 Manheim Road
Waynesboro, PA 17268
Attorney:
Timothy W. Misner
39 South Broad Street
Waynesboro, PA 17268
4/12, 4/19, 4/26/2013

Estate of Joseph U. Sherman a/k/a Joseph Uranus Sherman, late of Fannett Township, Franklin County, Pennsylvania.
Personal Representative:
Frederick P. Palm
17471 Amberson Road
Spring Run, PA 17262
Attorney:
Richard L. Bushman
16767 Path Valley Road
P.O. Box 51
Spring Run, PA 17262
4/12, 4/19, 4/26/2013

Estate of Brenda S. Willhide a/k/a Brenda Sue Willhide, late of Antrim Township, Franklin County, Pennsylvania.
Personal Representatives:
Robert L. Gearhart
Grace R. Gearhart
P.O. Box 107
Shady Grove, PA 17256
Attorney:
J. Edgar Wine
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225
4/12, 4/19, 4/26/2013

Third Publication

Estate of Eva L. Cornelius, late of Chambersburg Borough, Franklin County, Pennsylvania.
Personal Representatives:
Linda Jane Creswell
2503 Sherry Drive
Chambersburg, PA 17202
Patricia Ann Rankin
640 Mickey Inn Road
Lot 56
Chambersburg, PA 17202
Maxine Clara Wright
P.O. Box 265
Cassville, PA 16223
Attorney:
Robert C. Schollaert
Black and Davison
82 West Queen Street
Chambersburg, PA 17201
4/5, 4/12, 4/19/2013

Estate of Maxine L. Crouse, late of Peters Township, Franklin County, Pennsylvania.
Personal Representatives:
Bonnie Lee St. Clair
2288 Lemar Road
Mercersburg, PA 17236
Wayne Eugene Malone
558 Bear Valley Road
Fort Loudon, PA 17224
Attorney:
Steiger & Steiger
120 North Main Street
Chambersburg, PA 17236
4/5, 4/12, 4/19/2013

Estate of Kathleen V. Laman a/k/a Kathy Smith Laman, late of Washington Township, Franklin County, Pennsylvania.
Personal Representative:
Jason W. Laman
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
4/5, 4/12, 4/19/2013

Estate of Janet E. O'Connor, late of Chambersburg Borough, Franklin County, Pennsylvania.
Personal Representatives:
Amy O Sabri
727 Orchard Court
Chambersburg, PA 17201
Kevin J. O'Connor
4426 Woods Edge Court
Chantilly, VA 20151
Attorney:
George E. Wenger, Jr.
Hoskinson & Wenger
147 East Washington Street
Chambersburg, PA 17201
4/5, 4/12, 4/19/2013

CERTIFICATE OF AUTHORITY

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 5, 2013, by Challenger Cable Sales, Inc., a foreign business corporation formed under the laws of the State of California, where its principal office is located at 5302 West 83rd Street, Los Angeles, CA, 90045, for a Certificate of authority to do business under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania will be located at 144 S. Eighth Street, Chambersburg, PA 17201.

Attorney:
Gibbs, Giden, Locher, Turner, Senet & Wittbrodt, LLP
1880 Century Park East
Suite 1200
Los Angeles, CA 90067
4/19/2013

To Be ADVERTISED THE 19th and 26th DAYS OF APRIL 2013

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: May 2, 2013.

HAWBAKER: First and Final account, statement of proposed distribution and notice to the creditors of the Estate of Joseph E. Hawbaker, Sr., Executor, Under the Will of Decedent, Ralph E. Hawbaker, Sr., late of Montgomery Township, Franklin County, Pennsylvania, deceased.

LYONS: First and Final account, statement of proposed distribution and notice to the creditors of Manufacturers and Traders Trust Company, Executor of the Estate of Edith B. Lyons, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

PARKLAWNS CEMETERY: First and Partial account, statement of proposed distribution and notice to the creditors of Ameriserv Trust and Financial Services Company, formerly USBancorp Trust Company, and Suntrust Bank, Co-Trustees of SCI Pennsylvania Funeral Services, Inc., d/b/a Parklawns Cemetery Permanent Lot Care Trust.

PENSINGER: First and Intermediate account, statement of proposed distribution and notice to the creditors of Farmers and Merchants Trust Company, Personal Representative of the Estate of Elizabeth S. Pensinger, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

ROEBER: First and Final account, statement of proposed distribution and notice to the creditors of Susan J. Huett, Executrix of the Estate of William D. Roeber, late of Greene Township, Franklin County, Pennsylvania, deceased.

William E. Vandrew, Clerk
Orphans Court Division
Franklin County, Pennsylvania
4/19, 4/26/2013

PUBLIC NOTICES

NOTICE OF SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA, NO. 2012-3958

WELLS FARGO BANK, N.A.

Vs.

BRIAN J. FORTNER, IN HIS CAPACITY AS HEIR OF ROBERT H. FORTNER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT H. FORTNER, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT H. FORTNER, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 15743 HICKORY DRIVE, FORT LOUDON, PA 17224

Being in PETERS TOWNSHIP, County of FRANKLIN, Commonwealth of Pennsylvania, 18-0K03.-072-000000

Improvements consist of residential property.

Sold as the property of BRIAN J. FORTNER, IN HIS CAPACITY AS HEIR OF ROBERT H. FORTNER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT H. FORTNER, DECEASED

Your house (real estate) at 15743 HICKORY DRIVE, FORT LOUDON, PA 17224 is scheduled to be sold at the Sheriff's Sale on 07/12/2013 at 01:00 PM, at the FRANKLIN County Courthouse, 157 Lincoln Way East, Chambersburg, PA 17201, to enforce the Court Judgment of \$140,588.93 obtained by, WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN, LLP
Attorney for Plaintiff

4/19/2013

NOTICE

JPMorgan Chase Bank, N.A. v. The Unknown Heirs, Executors and/or Administrators of the Estate of Susan D. Pettit, No. 2013-00740

You have been sued in court. If you wish to defend against the claim set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
100 South Street, PO Box 186
Harrisburg, PA 17108
Toll Free (800) 692-7375

4/19/2013

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: PHALEN HALLINAN
V

RONALD A BRUNO IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF BETTY J. BRUNO AMOURAA. 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/I/ 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

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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-.00000

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 THELMAA. 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: GRENEN & BIRSIC
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 Trille 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: GRENEN & BIRSIC
V
CRAIG S. DEKARSKIE

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
2012-1103
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