

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 Brake, a/k/a Shirley A. Brake, a/k/a Shirley Ann Brake, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representative:

David E. Cook
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

Attorney:

Jared S. Childers
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

2/24,3/2,3/9/2012

Estate of Charles R. Collins Sr., a/k/a Charles Richard Collins Sr., a/k/a Charles R. Collins, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Charles R. Collins Jr.
965 Pine Grove Road
Hanover, PA 17331

Attorney:

J.L. Doyle
Dick, Stein, Schemel, Wine & Frey, LLP
13 W. Main St., Suite 210
Waynesboro, PA 17268

2/24,3/2,3/9/2012

Estate of June Irene Frank, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:

Linda Denise Czap
570 Miller St.
Chambersburg, PA 17201
and

Christina Ruth Hays
1060 Minnetonka Road
Severn, MD 21144

Attorney:

Richard K. Hoskinson
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

2/24,3/2,3/9/2012

Estate of Hilda H. Gutshall, a/k/a Hilda Jane Gutshall, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representative:

Victoria G. Sprenkle
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

Attorney:

R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

2/24,3/2,3/9/2012

Estate of Robert A. Hill Sr., late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:

Robert A. Hill Jr.
181 Highland Road
Chambersburg, PA 17202
and

Jim W. Hill
711 S. Coldbrook Ave.
Chambersburg, PA 17201

Attorney:

Richard K. Hoskinson
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

2/24,3/2,3/9/2012

Estate of Harry G. Knepper, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Victoria Ann Martin-Knepper
2156 New Franklin Road
Chambersburg, PA 17202

Attorney:

Richard K. Hoskinson
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

2/24,3/2,3/9/2012

Estate of Edith B. Lyons, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:

Manufacturers & Traders Trust Company
3607 Derry St., Second Floor
Harrisburg, PA 17111

Attorney:

Glen and Glen
14 N. Main St., Suite 306
Chambersburg, PA 17201

2/24,3/2,3/9/2012

Estate of Miriam J. McCans, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Dennis R. McCans
1808 Orchard Road
Chambersburg, PA 17202

Attorney:

Richard K. Hoskinson
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

2/24,3/2,3/9/2012

PUBLIC NOTICES

Estate of Samuel E. Miller, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representatives:

John J. Miller
4910 Bricker Road
Chambersburg, PA 17202
and
Elmer D. Miller
5753 Ford McCord Road
Chambersburg, PA 17202
and

F & M Trust Company
20 S. Main St.
P.O. Box 6010
Chambersburg, PA 17201
Attorney:

Richard K. Hoskinson
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

2/24,3/2,3/9/2012

Estate of Jeanne L. Noaker, late of Southampton
Township, Franklin County, Pennsylvania.

Personal Representatives:

L. Randall Noaker
176 Richland Road
Carlisle, PA 17015
and

Nancy Noaker Snyder
21 Post Lane
Levittown, PA 19054
and

Jill A. Noaker Luck
116 Rawlins Run Road
Pittsburgh, PA 15238

Attorney:
Jerry A. Weigle
Weigle & Associates, P.C.
126 E. King St.
Shippensburg, PA 17257

2/24,3/2,3/9/2012

Estate of Ruth E. Robinson, late of Peters Township,
Franklin County, Pennsylvania.

Personal Representative:

Linda M. Thomas
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

2/24,3/2,3/9/2012

Estate of Phyllis E. Shetter, late of Hamilton Township,
Franklin County, Pennsylvania.

Personal Representatives:

Cherie L. Sipes
480 Lindman Drive
Chambersburg, PA 17202
and
Steven P. Shetter
140 Royal Wood Drive
Woodstock, VA 22664

Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/24,3/2,3/9/2012

Estate of Peggy L. Speelman, late of Guilford Township,
Franklin County, Pennsylvania.

Personal Representative:

Stephanie S. Luther
1117 Zion Ridge Ave.
Bellefonte, PA 16823

Attorney:
Richard K. Hoskinson
Hoskinson & Wenger
147 E. Washington St.
Chambersburg, PA 17201

2/24,3/2,3/9/2012

Estate of Norman E. Truax, late of Chambersburg
Borough, Franklin County, Pennsylvania.

Personal Representatives:

Charles P. Quivers and William F. Dubbs Jr.
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

Attorney:
J. McDowell Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

2/24,3/2,3/9/2012

Estate of James J. Tsikerdanos, late of Washington
Township, Franklin County, Pennsylvania.

Personal Representative:

Steven J. Tsikerdanos
c/o R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
2005 E. Main St.
Waynesboro, PA 17268

2/24,3/2,3/9/2012

PUBLIC NOTICES

Second Publication

Estate of W. Harley Bailey, a/k/a William Harley Bailey, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Thomas A. Bailey
c/o Donald L. Kornfield
Kornfield and Benchoff, LLP
100 Walnut St.
Waynesboro, PA 17268
Attorney:
Donald L. Kornfield
Kornfield and Benchoff, LLP
100 Walnut St.
Waynesboro, PA 17268

2/17,2/24,3/2/2012

Estate of Catherine M. Baker, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Terrance L. Baker and Cheryl M. McCleary
c/o R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306
Chambersburg, PA 17201

2/17,2/24,3/2/2012

Estate of Mary E. Beard, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Martha B. Walker
c/o Walker, Connor & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201
Attorney:
David F. Spang
Walker, Connor & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

2/17,2/24,3/2/2012

Estate of Colin S. Beegle, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Tessa S. Martin and Tina M. Young
c/o R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306
Chambersburg, PA 17201

2/17,2/24,3/2/2012

Estate of Mabel G. Izer, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:
Kenneth Eugene Izer, Benjamin Robert Izer
and Donald Edgar Izer
c/o R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306
Chambersburg, PA 17201
Attorney:
R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306
Chambersburg, PA 17201

2/17,2/24,3/2/2012

Estate of Terry Wayne Overcash, a/k/a Terry W. Overcash, late of Greencastle Borough, Franklin County, Pennsylvania.

Personal Representative:
Five Forks Brethren in Christ Church
c/o Donald L. Kornfield
Kornfield and Benchoff, LLP
100 Walnut St.
Waynesboro, PA 17268
Attorney:
Donald L. Kornfield
Kornfield and Benchoff, LLP
100 Walnut St.
Waynesboro, PA 17268

2/17,2/24,3/2/2012

Estate of Gwendola P. Shatzer, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:
Barry A. Shatzer
11780 Stull Road
Greencastle, PA 17225
and
Heather Hershey, F&M Trust Co.
20 S. Main St.
Chambersburg, PA 17201
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/17,2/24,3/2/2012

Estate of Carl E. Wasmuth, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:
Carl E. Wasmuth Jr.
22433 Sherman Trail
Amberson, PA 17210
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

2/17,2/24,3/2/2012

PUBLIC NOTICES

Estate of June R. Wenger, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Nancy J. Witmer and Gregory L. Wenger
c/o R. Thomas Murphy & Associates, P.C.
14 N. Main St., Suite 306

Chambersburg, PA 17201

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

14 N. Main St., Suite 306

Chambersburg, PA 17201

2/17,2/24,3/2/2012

Estate of Harold G. Young, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Amy Marie Langdale

9612 Newberry Road

Winnsboro, SC 29180-7749

Attorney:

Wertime & Guyer LLP

35 N. Carlisle St., Suite A

Greencastle, PA 17225

2/17,2/24,3/2/2012

Third Publication

Estate of Dorothy Louise Brechbill, a/k/a Dorothy L. Brechbill, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Dixie L. Johns

c/o Walker, Connor & Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

Attorney:

David F. Spang

Walker, Connor & Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

2/10,2/17,2/24/2012

Estate of Charles W. Carbaugh Jr., late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Robert C. Schollaert

82 W. Queen St.

Chambersburg, PA 17201

Attorney:

Robert C. Schollaert

82 W. Queen St.

Chambersburg, PA 17201

2/10,2/17,2/24/2012

Estate of Blanche H. Hawbaker, late of Mercersburg Borough, Franklin County, Pennsylvania.

Personal Representative:

David E. Hawbaker

c/o R. Thomas Murphy & Associates, P.C.

2005 E. Main St.

Waynesboro, PA 17268

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

2005 E. Main St.

Waynesboro, PA 17268

2/10,2/17,2/24/2012

Estate of Ray J. Hawbaker, a/k/a Ray Junior Hawbaker, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Bonnie A. Hawbaker

1024 Warm Spring Road, Lot 42

Chambersburg, PA 17202

Attorney:

Wertime & Guyer LLP

35 N. Carlisle St., Suite A

Greencastle, PA 17225

2/10,2/17,2/24/2012

Estate of Martin K. Heine, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Laurice A. Heine

1139 Houser Road

Fayetteville, PA 17222

and

Farmers and Merchants Trust Company

of Chambersburg

P.O. Box 6010

Chambersburg, PA 17201

Attorney:

Courtney J. Graham

Sponseller/Graham, LLC

223 Lincoln Way East

Chambersburg, PA 17201

2/10,2/17,2/24/2012

Estate of Vivian M. Montgomery, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Donald L. Montgomery

6201 Bikle Road

Chambersburg, PA 17202

Attorney:

Clinton T. Barkdoll

Kulla, Barkdoll, Ullman & Painter, P.C.

9 E. Main St.

Waynesboro, PA 17268

2/10,2/17,2/24/2012

Estate of Joann E. Zechmeister, a/k/a Joann Elizabeth Zechmeister, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representative:

Margaret B. Warner

c/o R. Thomas Murphy & Associates, P.C.

2005 E. Main St.

Waynesboro, PA 17268

Attorney:

Jared S. Childers

R. Thomas Murphy & Associates, P.C.

2005 E. Main St.

Waynesboro, PA 17268

2/10,2/17,2/24/2012

PUBLIC NOTICES

CORPORATION NOTICE

Notice is hereby given that a corporation by the name of Swart Holdings, Inc., has filed its Articles of Incorporation with the Pennsylvania State Department and has been organized under the provisions of the Business Corporation Law of 1988, the Act of December 21, 1988, P.L. 1444, as amended.

Swart Holdings, Inc.
448 W. Fourth St.
Waynesboro, PA 17268

Attorney:

John W. Frey
Dick, Stein, Schemel, Wine & Frey, LLP
119 E. Baltimore St.
Greencastle, PA 17225

2/24/2012

IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF FRANKLIN COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION

The following list of executors, administrators and guardian accounts, proposed schedules of distribution and notice to creditors and reasons why distribution cannot be proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans' Court Division, for confirmation on March 1, 2012:

HERMAN: First and final account, statement of proposed distribution and notice to the creditors of Pamela J. O'Grady, executrix for the estate of Shirley M. Herman, late of Chambersburg Borough, Franklin County, Pennsylvania.

HOOVER: First and final account, statement of proposed distribution and notice to the creditors of Kelso-Cornelius Funeral Home, Ltd., administrator under the will of Arthur K. Hoover, late of Chambersburg Borough, Franklin County, Pennsylvania.

SHATZER: First and final account, statement of proposed distribution and notice to the creditors of Orrstown Bank, trustee of the Gage D. Shatzer Irrevocable Trust dated November 23, 1999.

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

2/17,2/24/2012

PUBLIC NOTICES

SHERIFF'S SALE March 9, 2012

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 March 9, 2012, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE #1

CANCELLED

SALE #2
2010-2303

DEUTSCHE BANK NATIONAL TRUST COMPANY
AS TRUSTEE
ATTY: UDREN LAW OFFICES

V.

EZRA G. FITZ JR. AND ROSALIE C. FITZ

All that certain parcel of land situate in Franklin County, Pennsylvania, being known and designated as 4412 Buchanan Trail, Zullinger, PA 17272. Franklin County Deed Book Volume 432, Page 127. Property ID #23-0Q05H0033.

SALE #3
2010-724

THE BANK OF NEW YORK MELLON,
F/K/A THE BANK OF NEW YORK, AS TRUSTEE
ATTY: MCCABE WEISBERG & CONWAY

V.

LYNETTE K. ROWLAND
AND STEVEN C. ROWLAND

All that certain lot or piece of land, with the buildings and improvements thereon erected, situate, lying and being in Montgomery Township, Franklin County, Pennsylvania, having a street address of 14517 Mercersburg Road, Greencastle, Pa. Franklin County Deed Book Volume 3341, Page 376. Parcel #17-0J30-018.

SALE #4
2011-3310

M & T, F/K/A MANUFACTURERS AND TRADERS
TRUST COMPANY
ATTY: MCCABE WEISBERG & CONWAY

V.

MICHAEL C. OCHS

All the following described real estate lying and being situate in Chambersburg, Franklin County, Pennsylvania, having a street address of 444 N. Franklin St., Chambersburg, Pa. Franklin County Deed Book Volume 1308, Page 0031. Tax Parcel #015-1B40-034.

SALE #5
2010-2724

PNC MORTGAGE, A DIVISION OF PNC BANK NA
ATTY: UDREN LAW OFFICES

V.

DAVID RUSSELL AND DANA RUSSELL

All that certain lot of ground with improvements thereupon erected, known as 515 N. Morris St., Shippensburg, Pa. Franklin County Deed Book Volume 2444, Page 434. Property ID #048. Tax Map #27-6A16.

SALE #6
2011-3690

M & T BANK

ATTY: MCCABE WEISBERG & CONWAY

V.

ROBERT G. DRENNING

All that certain lot or piece of ground situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 212 Ritchey Road, Fayetteville, Pa. Franklin County Deed Book Volume 2397, Page 520. Tax Parcel #10-D-10F-29.

SALE #7
2011-1562

HSBC BANK USA NATIONAL ASSOCIATION
AS TRUSTEE

ATTY: MCCABE WEISBERG & CONWAY

V.

WILLIAM R. SCHUCHMAN JR.
AND DIANA E. SCHUCHMAN

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

SALE #8
2010-3463

PNC MORTGAGE
ATTY: KML LAW GROUP

V.

STEVEN E. MILLER AND NANCY C. ZENTNER

All that certain lot or piece of ground situate in Mercersburg Borough, Franklin County, Pennsylvania, having a street address of 14-16 N. Fayette St., Mercersburg, Pa. Instrument #2008-002327. Tax Parcel #14-3A28-025.

PUBLIC NOTICES

SALE #9
2011-3228
CITIFINANCIAL SERVICES INC.,
A PENNSYLVANIA CORP.
ATTY: RICHARD M. SQUIRE & ASSOC.
V.
CHRISTOPHER D. BENNETT
AND DONNA BENNETT

All that certain lot or piece of ground situate in Mont Alto Borough, Franklin County, Pennsylvania, known as 208 Penn St., Mont Alto, Pa. Franklin County Deed Book Volume 804, Page 438. Tax Parcel #16-4A44-005.

SALE #10
2011-259
CITIMORTGAGE INC.
ATTY: RICHARD M. SQUIRE & ASSOC.
V.
JEANNIE M. ARNOLD, A/K/A JEANNIE M. SCOTT

All that certain tract of land situate in Metal Township, Franklin County, Pennsylvania, having a street address of 18702 Swailles Road, Willow Hill, Pa. Franklin County Deed Book Volume 1454, Page 095. Tax #15-0H04-065.

SALE #11
2011-2805
CITIMORTGAGE INC.
ATTY: RICHARD M. SQUIRE & ASSOC.
V.
ALICIA M. WOLFF, A/K/A ALICIA M. ORRIS,
AND ERIC T. WOLFF

All that tract of real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 22 Lincoln Ave., Waynesboro, Pa. Franklin County Deed Book Volume 1011, Page 266. Tax Parcel #25-5A55-036.

SALE #12
2008-3884
NATIONAL CITY MORTGAGE
ATTY: VITTI & VITTI
V.
PERI FLORY, DAVID FLORY AND
ALL OTHER HEIRS OF GARNET E. FLORY
KNOWN & UNKNOWN

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 617 Brookens Road, Fayetteville, Pa. Franklin County Deed Book Volume 3474, Page 451. Tax Parcel #09-0C23Q-004.

SALE #13
CANCELLED

SALE #14
2011-1775
M & T BANK
ATTY: MCCABE WEISBERG & CONWAY
V.
RICHARD L. HUMMER JR.
AND TAMMY J.C. HUMMER

All the following described real estate lying and being situate in Greencastle Borough, Franklin County, Pennsylvania, having a street address of 145 N. Carlisle St., Greencastle, Pa. Instrument #200906446. Tax ID #08-2B21-014.

SALE #15
2011-4242
FEDERAL NATIONAL MORTGAGE ASSOCIATION
ATTY: MCCABE WEISBERG & CONWAY
V.
JEANNIE D. SOCKS AND HENRY W. SOCKS JR.

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 340 W. King St., Chambersburg, Pa. Franklin County Deed Book Volume 3460, Page 307. Tax ID #05-1B56-068-00000.

SALE #16
CANCELLED

SALE #17
2011-121
BENEFICIAL CONSUMER DISCOUNT COMPANY,
D/B/A BENEFICIAL MORTGAGE CO. OF
PENNSYLVANIA
ATTY: STERN & EISENBERG
V.
DONNA M. SCOTT

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

SALE #18
2010-5438
HSBC MORTGAGE SERVICES
ATTY: STERN & EISENBERG
V.
SCOTT W. STRONG AND MONICA J. STRONG
AND THE UNITED STATES OF AMERICA

All that certain tract of real estate lying and being situate in the Green Way Development in Antrim Township, Franklin County, Pennsylvania, having a street address of 489 Colonial Drive, Greencastle, Pa. Franklin County Deed Book Volume 2398, Page 295. Tax Parcel #01-A12-103.

PUBLIC NOTICES

SALE #19
2010-3775

BANK OF AMERICA NA, SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING, ET AL.
ATTY: KML LAW GROUP
V.
VERONICA E. SINCLAIR
AND TIMOTHY N. SINCLAIR

All that certain parcel of land situate in Quincy Township,
Franklin County, Pennsylvania, having a street address
of 6876 Slabtown Road, Waynesboro, Pa. Franklin
County Deed Book Volume 2882, Page 523. Tax Parcel
#19-L8-42. Parcel #38PF50688.

SALE #20
2009-3002

BANK OF AMERICA NA,
SUCCESSOR BY MERGER TO BAC HOME ET AL.
ATTY: KML LAW GROUP
V.
DEBORAH A. STUEMPFLE

All the following described real estate locally known as
13190 Scott Road, located in Washington Township,
Franklin County, Pennsylvania. Franklin County Deed
Book Volume 3159, Page 398. Tax Parcel #23-0Q10-
076.-000000.

SALE #21
2011-4269

M & T BANK, F/K/A
M & T MORTGAGE CORPORATION
ATTY: MCCABE WEISBERG & CONWAY
V.
CHARLES E. SCHUCHMAN

All the following described real estate lying and being
situate in Chambersburg Borough (formerly Guilford
Township), Franklin County, Pennsylvania, having a
street address of 670 Stouffer Ave., Chambersburg, Pa.
Franklin County Deed Book Volume 1631, Page 237.
Tax Parcel #06-1E-45-13.

SALE #22
2011-101
PNC MORTGAGE, PNC BANK NA
ATTY: VITTI & VITTI
V.

FRANK J. AGUIRRE AND KERRI A. AGUIRRE

All the following described real estate lying and being
situate in Chambersburg Borough, Franklin County,
Pennsylvania, having a street address of 527 E.
Washington St., Chambersburg, Pa. Instrument #2005-
023699. Parcel #03-1E11-02.

SALE #23
2011-2971

PNC BANK NATIONAL ASSOCIATION
ATTY: KML LAW GROUP
V.
ROBERT N. D'HEEDENE

All that certain tract of land situate, lying partly in Liberty
Township, Adams County, Pennsylvania, and partly in
Washington Township, Franklin County, Pennsylvania,
having a street address of 13026 Stahley Road, Blue
Ridge Summit, PA 17214. Franklin County Deed Book
Volume 5185, Page 44. Tax Parcel #23-0Q20-092A.

SALE #24
2010-1158

CIT SMALL BUSINESS LENDING CORPORATION
ATTY: HARTMAN UNDERHILL AND BRUBAKER
V.
JIMBO'S BOWLING GROUP INC.

All that certain tract of land with improvements erected
thereon, situated in Shippensburg Borough, Franklin
County, Pennsylvania, having a street address of
876 Park Place, Shippensburg, Pa. Franklin County
Deed Book Volume 2443, Page 214. Tax Parcel #27-
6A48-002.

SALE #25
2011-4454

MIDFIRST BANK
ATTY: PURCELL KRUG & HALLER
V.
JEFFREY A. DIEFFENBACH
AND SANDRA L. DIEFFENBACH

All that certain parcel of ground located in Chambersburg
Borough, Franklin County, Pennsylvania, having a street
address of 535 Woodstock Road, Chambersburg, Pa.
Franklin County Deed Book Volume 1966, Page 439.
Tax Map #02-1C06. Parcel #024.

SALE #26
2010-4200

BANK OF AMERICA NA AS SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING
ATTY: PHELAN HALLINAN & SCHMIEG
V.
CHASTITY R. MACKEY

All the following described real estate situate in
Chambersburg Borough, Franklin County, Pennsylvania,
having a street address of 520 Cumberland Ave.,
Chambersburg, Pa. Franklin County Deed Book Volume
1385, Page 0332. Tax Parcel #06-1E50-018.

PUBLIC NOTICES

SALE #27
2010-771

WELLS FARGO BANK
ATTY: PHELAN HALLINAN & SCHMIEG
V.

BRIAN R. DANIELS AND SUZANNA J. DANIELS,
A/K/A SUSANNA J. DANIELS

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 50 Keck Circle, Fayetteville, Pa. Instrument #2008-020612. Tax Parcel #09-0C27L-016A-000000.

SALE #28
2011-5156

GRAYSTONE TOWER BANK,
SUCCESSOR IN INTEREST
TO THE FIRST NATIONAL BANK OF
GREENCASTLE

ATTY: KORNFIELD & BENCHOFF
V.

ERIC J. BACHMAN AND MICHELLE A. BACHMAN

SALE A: All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 224-226 High St., Chambersburg, Pa. Instrument #08-14403. Tax Parcel #s 05-1B-48-86 and 05-1B-48-85.

SALE B: All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 492-494 Elm Ave., Chambersburg, Pa. Instrument #08-14404. Tax Parcel #03-1E-11-113.

SALE C: All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 395 E. Washington St., Chambersburg, Pa. Franklin County Deed Book Volume 3216, Page 528. Tax Parcel #03-1E-02-148.

SALE #29
2011-4352

DEUTSCHE BANK NATIONAL TRUST COMPANY
ET AL.

ATTY: MCCABE WEISBERG & CONWAY
V.

REBECCA D. CRAMER
AND ELIZABETH M. CRAMER

All of the following real estate lying and being situate on the north side of Broad Street in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 739 Broad St., Chambersburg, Pa. Franklin County Deed Book Volume 997, Page 270. Tax ID #02-1C35.003.000000.

SALE #30
2011-3082

CITIMORTGAGE INC, S/B/M TO
ABN AMRO MORTGAGE GROUP INC.
ATTY: PHELAN HALLINAN & SCHMIEG
V.

LENORE HARRIS-CLARK

All that certain tract or parcel of real estate lying and being situated in Hamilton Township, Franklin County, Pennsylvania, having a street address of 197 Topaz Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2031, Page 114. Tax Parcel #11-0E15B-016F-000000.

SALE #31
2011-2255

PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN & SCHMIEG
V.

CHERYL KENSINGER,
A/K/A CHERYL A. KENSINGER

All the following described real estate, locally known as 10396 Old Forge Road, lying and being situate in Washington Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2930, Page 001. Tax Parcel #23-0Q08-.230.-000000.

SALE #32
2011-3608

PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN & SCHMIEG
V.

CHERYL A. TAYLOR

All the following described tracts of real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 15 Geiser Ave., a/k/a 17 Geiser Ave., Waynesboro, Pa. Franklin County Deed Book Volume 2617, Page 156. Tax Parcel #23-0Q12L-033.-000000.

SALE #33
2011-2632

NATIONSTAR MORTGAGE LLC
ATTY: PHELAN HALLINAN & SCHMIEG
V.

CHERYL D. WATTS, A/K/A CHERY L. WATTS-
CALDWELL, A/K/A CHERYL DENISE WATTS-
CALDWELL, A/K/A CHERYL DENISE WATTS

All that certain lot of piece or ground situate in Washington Township, Franklin County, Pennsylvania, having a street address of 12434 N. Welty Road, Waynesboro, Pa. Franklin County Deed Book Volume 3598, Page 180. Tax Parcel #23-Q12G-214D.

PUBLIC NOTICES

SALE #34
2010-5188

BANK OF AMERICA NA AS SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING LP
ATTY: PHELAN HALLINAN & SCHMIEG
V.

BETH A. ROUNCEVILLE

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 10895 South Mountain Road, Fayetteville, Pa. Franklin County Deed Book Volume 2149, Page 436. Tax Parcel #19-0L05-024.-000000.

SALE #35

CANCELLED

SALE #36
2009-4351

PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN & SCHMIEG
V.

MICHELLE L. GAYLOR

All the following real estate, locally known as 12178 Old Route 16, lying and being situate in Washington Township, Franklin County, Pennsylvania. Instrument #2008-016149. Tax Parcel #23-0Q19B-015.-000000.

SALE #37
2011-4179

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.

MARK BRUNK

All the following described two tracts of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 5147 Church Road, Chambersburg, Pa. Franklin County Deed Book Volume 2057, Page 570. Tax Parcel #10-0D21-015A-000000.

SALE #38
2009-5613

BANK OF AMERICA NA, SUCCESSOR BY MERGER
TO BAC HOME LOANS SERVICING
ATTY: PHELAN HALLINAN & SCHMIEG
V.

ROBERT F. LESHNER

All the following real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 869 Long Lane, Chambersburg, Pa. Instrument #2008-024189. Tax Parcel #06-1E43-042.

SALE #39
2010-5367

CITIMORTGAGE INC.
ATTY: PHELAN HALLINAN & SCHMIEG
V.
ROBERT L. FISS

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6543 Fairway Drive, a/k/a 6543 Fairway Drive West, Fayetteville, Pa. Franklin County Deed Book Volume 1953, Page 50. Tax Parcel #s 10-0D23S-009D-000000 and 10-0D23S-010D-000000.

SALE #40
2010-5295

PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN & SCHMIEG
V.
ROBERT G. KUHN JR.

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 112 Miller Drive, Fayetteville, Pa. Franklin County Deed Book Volume 1233, Page 503. Tax Parcel #10-0D10F-067.000000.

SALE #41
2011-1794

PHH MORTGAGE CORPORATION
ATTY: PHELAN HALLINAN & SCHMIEG
V.
BRANDON T. SIXEAS

All that certain described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 307 Wayne Ave., Chambersburg, Pa. Franklin County Deed Book Volume 3080, Page 568. Tax Parcel #06-1E33-022-000000.

SALE #42
2010-1706

CITIMORTGAGE
ATTY: PHELAN HALLINAN & SCHMIEG
V.
CATHY L. WILLIAMS AND SCOTT A. WILLIAMS

All the following described two (2) tracts of real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 880 Apple Way, St. Thomas, Pa. Franklin County Deed Book Volume 3260, Page 235. Tax Parcel #20-0M13-64.-0000.

PUBLIC NOTICES

SALE #43
2008-4350
BANK OF NEW YORK
ATTY: PHELAN HALLINAN & SCHMIEG
V.
ROBERT G. HEBB JR. AND PAMELA D. HEBB

All that tract of real estate, together with improvements erected thereon, lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11743 Woodlea Drive, Waynesboro, Pa. Franklin County Deed Book Volume 1403, Page 0638. Tax Parcel #23-0Q13-151.

SALE #44
2010-2834
US BANK NATIONAL ASSOCIATION AS TRUSTEE
FOR JP MORGAN 2004-S2
ATTY: PHELAN HALLINAN & SCHMIEG
V.
FIDEL CRUZ AND ALMA CRUZ

All the following described tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 206 W. Main St., Fayetteville, Pa. Franklin County Deed Book Volume 2543, Page 338. Tax Parcel #09-0C26B-075.-000000.

SALE #45
2010-4337
BANK OF AMERICA NA AS SUCCESSOR BY
MERGER TO BAC HOME LOANS SERVICING LP
ATTY: PHELAN HALLINAN & SCHMIEG
V.
GARY MYERS AND TAMMIE MYERS

All that certain tract of land situate in the Village of Dry Run, Fannett Township, Franklin County, Pennsylvania, having a street address of 18851 Main St., Dry Run, Pa. Franklin County Deed Book Volume 3345, Page 266. Tax Parcel #07-0B18R-005.

SALE #46
2011-4809
PATRIOT FEDERAL CREDIT UNION
ATTY: KORNFIELD & BENCHOFF
V.
RANDY L. MURRAY JR. AND MAGGIE J. MURRAY

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 223 School House Road, St. Thomas, Pa. Franklin County Deed Book Volume 1856, Page 158. Tax Parcel #20-M-13-75A.

SALE #47
2010-4408
NATIONSTAR MORTGAGE LLC,
F/K/A CENTEX HOME EQUITY COMPANY LLC
V.
RUSSELL BLESSING AND TINA BLESSING

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 8949 Tomstown Road, Waynesboro, Pa. Franklin County Deed Book Volume 3105, Page 256. Tax Parcel #19-L13Q-62.

SALE #48
CANCELLED

SALE #49
2011-773
THE FIRST NATIONAL BANK OF MERCERSBURG
ATTY: KORNFIELD & BENCHOFF
V.
MARSH RUN PROPERTIES, LLC

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of View Point Way, Waynesboro, Pa. Franklin County Deed Book Volume 3050, Page 282. Tax Parcel #25-5A-00-182.

TERMS

As soon as the property is knocked down to purchaser, 10 percent of the purchase price or 10 percent of all costs, whichever may be higher, shall be delivered to the sheriff. If the 10 percent payment is not made as requested, the sheriff will direct the auctioneer to resell the property. The balance due shall be paid NO LATER THAN March 19, 2012, at 4 p.m. prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on March 23, 2012, at 1 p.m. prevailing time in the Franklin County Courthouse, Third Floor, 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 2012

CUT-OFF	SALE DATE
3/2/2012	5/11/2012
5/4/2012	7/13/2012
7/6/2012	9/14/2012
9/7/2012	11/9/2012

Dane M. Anthony, Sheriff
Franklin County, Pennsylvania

2/17,2/24,3/2/2012