

**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 June M. Carbaugh, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Eddie D. Carbaugh  
13588 Karper Road  
Mercersburg, PA 17236

Attorney:

Clinton T. Barkdoll  
Kulla, Barkdoll, Ullman & Painter, P.C.  
9 E. Main St.  
Waynesboro, PA 17268

8/19,8/26,9/2/2011

Estate of Robert W. Ernharth, a/k/a Robert William Ernharth, late of Greencastle Borough, Franklin County, Pennsylvania.

Personal Representative:

Christine M. Ernharth  
235 Oak Lane  
Greencastle, PA 17225

Attorney:

George E. Wenger Jr.  
Hoskinson & Wenger  
147 E. Washington St.  
Chambersburg, PA 17201

8/19,8/26,9/2/2011

Estate of Joanne E. Etter, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representatives:

Andrew L. Etter  
118 Coble Road  
Chambersburg, PA 17202  
and

Cynthia K. Etter  
118 Coble Road  
Chambersburg, PA 17202

Attorney:

George E. Wenger Jr.  
Hoskinson & Wenger  
147 E. Washington St.  
Chambersburg, PA 17202

8/19,8/26,9/2/2011

**Second Publication**

Estate of Ricky A. Bell, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:

Diana L. Rhone  
4186 Church Road  
Chambersburg, PA 17202

Attorney:

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

8/12,8/19,8/26/2011

Estate of Nona W. Borgfeldt, a/k/a Nona Wehr Borgfeldt, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:

Don H. Wehr  
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

8/12,8/19,8/26/2011

Estate of Harold G. Hoover, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Bradford G. Hoover  
232 High Banks Road  
Stephenson, VA 22656

Attorney:

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

8/12,8/19,8/26/2011

Estate of Carlton E. Lutz, late of Greencastle Borough, Franklin County, Pennsylvania.

Personal Representatives:

Wayne C. Lutz  
11513 Williamsport Pike  
Greencastle, PA 17225  
and

David E. Lutz  
1080 Jason Drive  
Greencastle, PA 17225

Attorney:

Wertime & Guyer LLP  
35 N. Carlisle St., Suite A  
Greencastle, PA 17225

8/12,8/19,8/26/2011

## PUBLIC NOTICES

Estate of Neddie N. Rowe, late of Quincy Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Leland H. Lemley  
5960 Milky Way  
Waynesboro, PA 17268  
Attorney:  
Timothy W. Misner  
39 S. Broad St.  
Waynesboro, PA 17268

8/12,8/19,8/26/2011

Estate of Dolores A. Rupert, late of Letterkenny  
Township, Franklin County, Pennsylvania.

Personal Representatives:  
Randal L. Rupert  
2425 Stillhouse Hollow Road  
Shippensburg, PA 17257  
and  
Ronita R. Rupert  
2425 Stillhouse Hollow Road  
Shippensburg, PA 17257  
Attorney:  
Nancy H. Meyers  
Salzmann Hughes, P.C.  
239-B E. Main St.  
Waynesboro, PA 17268

8/12,8/19,8/26/2011

Estate of Amos S. Strickler, late of Greene Township,  
Franklin County, Pennsylvania.

Personal Representatives:  
Verne Lee Strickler  
2720 Williamsburg Circle  
Chambersburg, PA 17202  
and  
Linda Jean Strickler  
124 Park Place West  
Shippensburg, PA 17257  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 E. Washington St.  
Chambersburg, PA 17201

8/12,8/19,8/26/2011

### **Third Publication**

Estate of Donald B. Courtney, late of St. Thomas  
Township, Franklin County, Pennsylvania.

Personal Representative:  
Carl D. Copeland  
P.O. Box 313  
Honeoye, NY 14471  
Attorney:  
Steiger and Steiger  
120 N. Main St.  
Mercersburg, PA 17236

8/5,8/12,8/19/2011

Estate of Roland L. Guerin, late of Montgomery  
Township, Franklin County, Pennsylvania.

Personal Representative:  
Florence M. Guerin  
10772 Burkett Road  
Greencastle, PA 17225  
Attorney:  
Wertime & Guyer LLP  
35 N. Carlisle St., Suite A  
Greencastle, PA 17225

8/5,8/12,8/19/2011

Estate of LaRue S. Johnson, late of Warren Township,  
Franklin County, Pennsylvania.

Personal Representative:  
Ronald A. Johnson  
13611 Little Cove Road  
Mercersburg, PA 17236  
Attorney:  
Steiger and Steiger  
120 N. Main St.  
Mercersburg, PA 17236

8/5,8/12,8/19/2011

Estate of John R. Lewis, late of Chambersburg Borough,  
Franklin County, Pennsylvania.

Personal Representatives:  
Anna Grace Packer and John Packer  
51 Elliott Drive  
Northumberland, PA 17857  
Attorney:  
George O. Wagner  
2 Mill St.  
Danville, PA 17821

8/5,8/12,8/19/2011

Estate of Evelyn R. Rosenberry, late of Chambersburg  
Borough, Franklin County, Pennsylvania.

Personal Representatives:  
Gerald E. Rosenberry  
P.O. Box 321  
Chambersburg, PA 17201  
and  
Preston M. Rosenberry Jr.  
5510 Timmons Drive  
Greencastle, PA 17225  
Attorney:  
Robert C. Schollaert  
82 W. Queen St.  
Chambersburg, PA 17201

8/5,8/12,8/19/2011

## PUBLIC NOTICES

### **IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF PENNSYLVANIA, FRANKLIN COUNTY BRANCH**

**IN RE: CHANGE OF NAME FOR  
JOSEPH WAYNE AKERS, NO. 2011-3068**

Notice is hereby given that a Petition for Change of Name has been filed in the above-named Court, praying for a Decree to change the name of Joseph Wayne Akers to Joseph Wayne Akers Carbaugh. The Court has fixed September 8, 2011, at 2:30 p.m. in the assigned Courtroom in the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, PA 17201, as the time and place for the hearing of said Petitioners, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

David W. Rahausser, Attorney for Petitioners  
157 E. Washington St.  
Chambersburg, PA 17201

8/19/2011

### **NOTICE**

**In the Court of Common Pleas  
of the 39th Judicial District of Pennsylvania,  
Franklin County Branch**

**In Re: Change of Name of  
Jelana Ganelle Balderas, No. 2011-3046**

Notice is hereby given that on July 21, 2011, the petition of Jelana Ganelle Balderas, a minor, by Kiah M. Berman, her natural mother, was filed in the above-named Court praying for a decree to change the name of said minor to Jelana Ganelle Berman.

The Court has fixed October 28, 2011, at 9 a.m. in the assigned courtroom of the Franklin County Courthouse, 157 Lincoln Way East, Chambersburg, Pennsylvania, as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

Mahesh K. Rao, Attorney for Petitioner  
Franklin County Legal Services  
80 N. Second St.  
Chambersburg, PA 17201

8/19/2011

### **IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF PENNSYLVANIA – FRANKLIN COUNTY BRANCH**

**Jamie L. Khanna, Plaintiff,  
v. Fernando Salinas Casteneda, Defendant  
Civil Action — Law, Custody, No. 2011-2804**

### **NOTICE**

If you wish to defend, you must promptly enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Pennsylvania Bar Association  
Lawyer Referral Service  
1-800-692-7375  
1-717-238-6807

8/19/2011

### **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 September 1, 2011:

**BOLAN:** First and final account, statement of proposed distribution and notice to the creditors of M&T Bank, Waynesboro, Pennsylvania, personal representative of the estate of Mary N. Bolan, late of Blue Ridge Summit, Washington Township, Franklin County, Pennsylvania.

**COOK:** First and final account, statement of proposed distribution and notice to the creditors of Michael Leroy Cook, administrator c.t.a. of the estate of Michael J. Cook, a/k/a Michael James Cook, late of Warren Township, Franklin County, Pennsylvania.

**MYERS:** First and final account, statement of proposed distribution and notice to the creditors of W. Jane Helmuth, personal representative for the estate of Glenn E. Myers, a/k/a Glenn Edwin Myers, late of Guilford Township, Franklin County, Pennsylvania.

**ROTZ:** First and final account, statement of proposed distribution and notice to the creditors of Lynn C. Rotz, CPA, Harry R. Rotz Jr. and Ernest F. Rotz, co-executors of the estate of Tressie W. Rotz, late of Greene Township, Franklin County, Pennsylvania.

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

8/19,8/26/2011

## PUBLIC NOTICES

### **SHERIFF'S SALE September 9, 2011**

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 October 10, 2011, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

SALE #1  
2011-435

NEW YORK COMMUNITY BANK  
ATTY: MCCABE WEISBERG & CONWAY  
V.

WILLIAM S. MANGES II  
AND CANDIDA M. MANGES

All the following described two tracts of real estate together with the improvements thereon erected lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 27 W. King St., Waynesboro, Pa. Franklin County Deed Book Volume 3062, Page 372. Tax Parcel #25-5B57.-066.-000000.

SALE #2  
2010-5006

FARMERS AND MERCHANTS TRUST COMPANY  
OF CHAMBERSBURG

ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.

JOHN P. LAMBERSON

All that certain tract of land situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 401 W. Main St., Fayetteville, PA 17222. Franklin County Deed Book Volume 1605, Page 220. Tax Parcel #10-0006N-049B.

SALE #3  
2010-2379

FARMERS AND MERCHANTS TRUST COMPANY  
OF CHAMBERSBURG

ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.

JOHN A. SLEE

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, having a street address of 6567 Orrstown Road, Orrstown, PA 17246. Franklin County Deed Book Volume 1159, Page 5. Tax Parcel #12-0F18A-027.

SALE #4  
2011-1022

FLAGSTAR BANK, FSB  
ATTY: MCCABE WEISBERG & CONWAY  
V.

STEPHANIE L. SMITH

All the following described real estate situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 14832 Molly Pitcher Highway, Greencastle, Pa. Franklin County Deed Book Volume 2718, Page 229. Tax Parcel #01-0A32-C006.

SALE #5  
2011-1209

SUSQUEHANNA BANK  
ATTY: KORNFIELD & BENCHOFF  
V.

LAYNA M. ROWE

All the following described real estate, lying and being situate in Quincy Township, Franklin County, Pennsylvania, with a property address of 9000 Gap Road, Waynesboro, Pa. Franklin County Deed Book Volume 1311, Page 228. Tax Parcel #19-L-18-33A.

SALE #6  
2011-01445

FANNIE MAE  
(FEDERAL NATIONAL MORTGAGE ASSOCIATION)  
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER  
V.

BRANDT. E. BRECHBIEL  
AND HEATHER R. BRECHBIEL

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1939 Bell Ave., Chambersburg, Pa. Franklin County Deed Book Volume 2951, Page 451. Tax Parcel #11-0E13A-040.

SALE #7

CANCELLED

SALE #8  
2010-3367

JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO  
CHASE HOME FINANCE, LLC  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.

PINDA NDAKI AND EVELYN M. NDAKI,  
A/K/A EVELYN NDAKI

All that real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 170 S. Second St., Chambersburg, Pa. Franklin County Deed Book Volume 2869, Page 182. Tax Parcel #03-1E01.-086.-000000.

## PUBLIC NOTICES

SALE #9  
2011-523

GREEN TREE CONSUMER DISCOUNT COMPANY  
ATTY: VOELKER & ASSOCIATES  
V.  
CURTIS R. REEDER AND THERESA A. REEDER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 3839 Buchanan Trail West, Greencastle, Pa. Franklin County Deed Book Volume 702, Page 42. Tax Parcel #01-0A11. Parcel #014A.

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SALE #10  
2008-4585  
US BANK NATIONAL ASSOCIATION  
AS TRUSTEE FOR  
RESIDENTIAL FUNDING COMPANY, LLC  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
ORBELINA CABALLERO,  
A/K/A 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. Franklin County Deed Book Volume 3000, Page 348. Tax Parcel #10-D-9S-65-000000.

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SALE #11  
2010-3799  
WELLS FARGO BANK, NA  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER RYAN D. MILLS, DECEASED

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 22 Garber St., Chambersburg, Pa. Instrument #200918648. Tax Parcel #05-1B56.-137A-000000. Reference #05-1B56-137-000000.

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SALE #12  
2009-1715  
ONEWEST BANK, FSB  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
YVONNE LANSEY

All the following described two (2) tracts of real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 13803 Pond View Lane, Mercersburg, Pa 17236. Franklin County Deed Book Volume 3446, Page 563. Tax Parcel #17-0J27.-035-.0048.

SALE #13  
2010-516

WELLS FARGO BANK, NA, S/B/M TO  
WELLS FARGO HOME MORTGAGE, INC.  
ATTY: PHALEN HALLINAN & SCHMIEG  
V.  
TERRY L. GIPE AND DORETHEA A. GIPE

All that certain lot piece or parcel of land being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1585 Mark Drive, Chambersburg, Pa. Franklin County Deed Book Volume 1863, Page 174. Tax Parcel #11-0E10.-281-000000. Reference #11-0E10.-281-000000.

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SALE #14  
2009-1298  
EVERHOME MORTGAGE COMPANY  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
GARRY GOHEEN JR.,  
A/K/A GARY L. GOHEEN JR.

All that certain real estate together with any improvements thereon situated, the same being located in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 271 Appleway Road, St. Thomas, PA 17252. Franklin County Deed Book Volume 2734, Page 269. Tax Parcel #20-0M16.003A.

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SALE #15  
2011-469  
CATALIN BONCIU AND JUDY A. BONCIU,  
HUSBAND AND WIFE  
ATTY: DICK STEIN SCHEMEL WINE & FREY  
V.  
STEVEN E. MILLER

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 10539 Buchanan Trail West, Mercersburg, Pa. Franklin County Deed Book Volume 288J, Page 377. Tax Parcel #17-0J03-093-000000.

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SALE #16  
2008-2338  
AMERICAN HOME MORTGAGE SERVICING INC.  
AH MORTGAGE ACQUISITION CO. INC.  
ATTY: GRELEN & BIRSIC  
V.  
DUANE A. EIGENBRODE  
AND LORI E. EIGENBRODE

All the following described real estate situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 9519 Tomstown Road, Waynesboro, Pa. Franklin County Deed Book Volume 1986, Page 159. Tax Parcel #19-0L18-016G.

## PUBLIC NOTICES

SALE #17  
2011-707  
FINANCIAL FREEDOM ACQUISITION LLC  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
ESTHER R. POLICASTRO,  
A/K/A ESTHER E. POLICASTRO

All that certain lot or piece of ground situate in Metal Township, Franklin County, Pennsylvania, having a street address of 3348 Lakeview Drive, Fort Loudon, PA 17224. Deed Instrument #2008-019492. Tax ID #15-0H26-098A.

SALE #18  
2011-1379  
US BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR MASTR ALTERNATIVE  
LOAN TRUST 2004-13  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
JOEL E. NUNEMAKER

All of the following described real estate situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 265 Alley 1 North, a/k/a 265 North Alley No. 1 St. Waynesboro, Pa. Franklin County Deed Book Volume 2525, Page 108. Tax Parcel #25-5A64-073A-000000.

SALE #19  
2011-772  
ORRSTOWN BANK  
ATTY: MARTSON LAW OFFICES  
V.  
JON H. SMITH AND DEBRA A. SMITH

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 108 Edgelea Drive, Chambersburg, Pa. Franklin County Plat Book Volume 288E, Page 325. Tax Parcel #2-1C-14-61.

SALE #20  
2010-5636  
SUSQUEHANNA BANK  
ATTY: ROSENBERG MARTIN & GREENBERG  
V.  
JDAV PROPERTIES, LLC

All that certain lot or piece of ground with the buildings and improvements thereon erected situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 206 Madison Ave., Waynesboro, Pa. Instrument #201000050. Tax Parcel #26-5C23-009.

SALE #21  
2010-1039  
SUNTRUST MORTGAGE, INC.  
ATTY: POWERS KIRN & JAVARDIAN  
V.  
MBLLC CORPORATION

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 339 Philadelphia Ave., Chambersburg, Pa. Franklin County Deed Book Volume 819, Page 64. Tax Parcel #02-1C41-015.

SALE #22  
CANCELLED

SALE #23  
2011-1733  
ORRSTOWN BANK  
ATTY: BARIC & SCHERER  
V.  
MARGASON G. FEISER

All that real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 9215 Browns Mill Road, Greencastle, Pa. Franklin County Deed Book Volume 1763, Page 345. Tax Parcel #01-0A12-32.

SALE #24  
2011-1378  
PHH MORTGAGE CORPORATION,  
F/K/A PHH MORTGAGE SERVICES  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
MICHAEL W. RILEY AND MARCY L. RILEY

All the following described real estate together with the improvements thereon erected lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 978 S. Fifth St., Chambersburg, Pa. Franklin County Deed Book Volume 1543, Page 574. Tax Parcel #06-1E42-051-000000.

SALE #25  
2011-864  
MIDFIRST BANK  
ATTY: PURCELL KRUG & HALLER  
V.  
MICHAEL L. WENGER  
AND JAY R. WENGER

All the following described real estate lying and being situate in Mont Alto Borough, Franklin County, Pennsylvania, having a street address of 14 Creek Stone Drive, Mont Alto, Pa. Franklin County Deed Book Volume 1175, Page 129. Tax Map #16-4A53S. Parcel #022.

## PUBLIC NOTICES

SALE #26  
2011-1283  
M&T BANK  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
ROBERT R. COLLEGE

All the following described three tracts of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3201 New Franklin Road, Chambersburg, Pa. Franklin County Deed Book Volume 1308, Page 0261. Tax ID #10-0D15-052.

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SALE #27  
2011-1410  
SPRINGLEAF FINANCIAL SERVICES  
OF PENNSYLVANIA  
ATTY: FOX & FOX  
V.  
TEAL E. BEARD

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 1144 Olive Drive, Greencastle Pa. Franklin County Deed Book Volume 1572, Page 329. Tax Parcel #01-A-22-147.

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SALE #28  
2010-1297  
HSBC BANK USA NATIONAL ASSOCIATION  
AS INDENTURE  
ATTY: UDREN LAW OFFICES  
V.  
CHRISTOPHER T. WALLACK

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

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SALE #29  
2011-1408  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
KEITH M. BARNHART,  
A/K/A KEITH BARNHART,  
AND AMY S. BARNHART

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 8 Nottingham Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2302, Page 80. Tax Parcel #11-0E10-103-000000.

SALE #30  
2011-1711  
CHASE HOME FINANCE LLC  
ATTY: SHAPIRO & DENARDO  
V.  
QUINCY J. STEVENS  
AND MELISSA J. STEVENS

All that certain following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 55 Greenlea Way, Chambersburg, Pa. Franklin County Deed Book Volume 2359, Page 119. Tax Parcel #10-D-5R-75.

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SALE #31  
2010-5272  
M&T BANK  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
MARTY SHULTZ AND ERIN E. SHULTZ

All of the following tract of real estate lying and being situate near the Village of Pond Bank in Guilford Township, Franklin County, Pennsylvania, having a street address of 6340 Duffield Road, Chambersburg, Pa. Franklin County Deed Book Volume 1183, Page 599. Tax Parcel #10-0D23D-046-000000.

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SALE #32  
CANCELLED

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SALE #33  
CANCELLED

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SALE #34  
2011-622  
HSBC BANK USA NATIONAL ASSOCIATION  
AS TRUSTEE FOR ACE SECURITIES CORP.  
HOME EQUITY LOAN TRUST,  
SERIES 2006-OP1,  
ASSET BACKED PASS-THROUGH CERTIFICATES  
ATTY: UDREN LAW OFFICES  
V.  
WILLIAM F. MERRIMAN JR.

All that certain lot or piece of ground situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 2246 Hoffman Road, Greencastle, Pa. Franklin County Deed Book Volume 3038, Page 1. Tax Parcel #10-0A26-298A.

## PUBLIC NOTICES

SALE #35  
2011-1407  
BRANCH BANKING AND TRUST COMPANY  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
JEFFREY L. SHEAFFER  
AND RAYMOND T. STARR

All that certain unit in the property known, named and identified in the Declaration for Whiskey Run Associates, a Flexible Planned Community, situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 2520 Echo Springs Road, Chambersburg, Pa. Franklin County Deed Book Volume 3249, Page 223. Tax Parcel #11-0E09.-228.-000000.

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SALE #36  
  
CANCELLED

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SALE #37  
2011-1807  
FLAGSTAR BANK FSB  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
KIMBERLY R. COSCARELLI

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of Lot 12, a/k/a 2846 Oak Hill Road, Waynesboro, Pa. Franklin County Deed Book Volume 1708, Page 212. Tax Parcel #19-0L11-080.

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SALE #38  
2010-2608  
PNC MORTGAGE,  
A DIVISION OF PNC BANK NA  
ATTY: UDREN LAW OFFICES  
V.  
MICHAEL A. WETZEL  
AND ALEXANDRIA M. KELKYE,  
A/K/A ALEXANDRIA M. WETZEL

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 8861 Picadilly Circle, Waynesboro, Pa. Franklin County Deed Book Volume 3499, Page 484. Property ID #025C. Tax Map #23-0Q07K.

SALE #39  
2010-4719  
MANUFACTURERS AND TRADERS  
TRUST COMPANY  
ATTY: HENRY & BEAVER  
V.  
BRADLEY C. MCNEW AND ROSEMARIE MCNEW,  
A/K/A ROSEMARIE C. MCNEW, HIS WIFE

All the following described two (2) tracts of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 995 Black Gap Road, Fayetteville, Pa. Franklin County Deed Book Volume 1654, Page 411. Tax Parcel #09-0C24-014A.

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### 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 September 9, 2011, at 4 p.m. prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on September 23, 2011, 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 2011  
CUT-OFF      SALE DATE  
9/2/11      11/10/11\*

\* Because of the Veterans' Day holiday, the November sale will be held on Thursday

Dane M. Anthony, Sheriff  
Franklin County, Pennsylvania

8/19,8/26,9/2/2011