

**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 Helen E. Etter, late of Greencastle Borough, Franklin County, Pennsylvania.  
 Personal Representatives:  
 Donald Eugene Etter and Gloria Ann Hendrickson  
 c/o R. Thomas Murphy & Associates, P.C.  
 14 North Main Street, Suite 306  
 Chambersburg, PA 17201  
 Attorney:  
 R. Thomas Murphy  
 R. Thomas Murphy & Associates, P.C.  
 14 North Main Street  
 Chambersburg, PA 17201  
 11/2,11/9,11/16/2012

Estate of Miles R. Hockensmith, Jr., late of Chambersburg Borough, Franklin County, Pennsylvania.  
 Personal Representatives:  
 Miles R. Hockensmith, III  
 112 Bridgette Place, NE  
 Leesburg, VA 20176  
 and  
 Ginger Rae Badyga  
 1855 Sacramento St. #3  
 San Francisco, CA 94109  
 Attorney:  
 Timothy S. Sponseller  
 Sponseller/Graham, LLC  
 223 Lincoln Way East  
 Chambersburg, PA 17201  
 11/2,11/9,11/16/2012

Estate of Mildred J. Holtzman, late of Montgomery Township, Franklin County, Pennsylvania.  
 Personal Representative:  
 Daryl Lynn Hunsberger  
 11916 Welsh Run Road  
 Mercersburg, PA 17236  
 Attorney:  
 Steiger & Steiger  
 120 North Main Street  
 Mercersburg, PA 17236  
 11/2,11/9,11/16/2012

Estate of Richard P. Mohr, late of Chambersburg Borough, Franklin County, Pennsylvania.  
 Personal Representative:  
 Jameson A. Cool  
 c/o R. Thomas Murphy & Associates, P.C.  
 14 North Main Street, Suite 306  
 Chambersburg, PA 17201  
 Attorney:  
 Jared S. Childers  
 R. Thomas Murphy & Associates, P.C.  
 14 North Main Street, Suite 306  
 Chambersburg, PA 17201  
 11/2,11/9,11/16/2012

Estate of Betty L. Reed, aka Betty Louise Reed, late of Washington Township, Franklin County, Pennsylvania.  
 Personal Representative:  
 Ronald E. Hammer  
 303 Lincoln Way West  
 New Oxford, PA 17350  
 Attorney:  
 James T. Yingst  
 Guthrie, Nonemaker, Yingst & Hart  
 40 York Street  
 Hanover, PA 17331  
 11/2,11/9,11/16/2012

Estate of Rachel Thomas, late of Greene Township, Franklin County, Pennsylvania.  
 Personal Representatives:  
 Ronald E. Thomas  
 3132 Black Gap Road  
 Chambersburg, PA 17202  
 and  
 Richard D. Thomas  
 P.O. Box 308  
 Marion, PA 17235  
 Attorney:  
 Steiger & Steiger  
 120 North Main Street  
 Mercersburg, PA 17236  
 11/2,11/9,11/16/2012  
 Estate of Charles Henry Black,  
 aka Charles H. Black, late of Lurgan Township, Franklin County, Pennsylvania.  
 Personal Representatives:  
 John M. Black  
 1364 Mountain Road  
 Newburg, PA 17240  
 and  
 Doris L. Diehl  
 15592 Paxton Run Road  
 Newburg, PA 17240  
 Attorney:  
 Joel R. Zullinger  
 Zullinger-Davis, P.C.  
 14 North Main Street, Suite 200  
 Chambersburg, PA 17201  
 10/26,11/2,11/9/2012

Estate of Warren K. Byers, late of Greene Township, Franklin County, Pennsylvania.  
 Personal Representative:  
 Warren J. Byers  
 3900 Martinsburg Pike  
 Clearbrook, VA 22624  
 Attorney:  
 Timothy S. Sponseller  
 Sponseller/Graham, LLC  
 223 Lincoln Way East  
 Chambersburg, PA 17201  
 10/26,11/2,11/9/2012

Estate of Elmer Z. Longenecker, late of Chambersburg Borough, Franklin County, Pennsylvania.  
 Personal Representative:  
 Albert K. Longenecker  
 211 Homan Avenue  
 Elkhart, IN 46516  
 Attorney:  
 W. Scott Arnoult  
 Arnoult Law Office  
 14 North Main Street, Suite 314  
 Chambersburg, PA 17201  
 10/26,11/2,11/9/2012

Estate of Helen A. Monn, late of Chambersburg Borough, Franklin County, Pennsylvania.  
 Personal Representative:  
 Ronald C. Cramer, Sr.  
 10692 Hades Church Road  
 Greencastle, PA 17225  
 Attorney:  
 Timothy W. Misner  
 39 South Broad Street  
 Waynesboro, PA 17268  
 10/26,11/2,11/9/2012

**Second Publication**

Estate of Charles R. Delp, Jr., aka Charles R. Delp, late of Greene Township, Franklin County, Pennsylvania.  
 Personal Representative:  
 Steven G. Delp  
 c/o Bradley L. Griffie  
 Griffie & Associates, P.C.  
 100 Lincoln Way East, Suite D  
 Chambersburg, PA 17201  
 Attorney:  
 Bradley L. Griffie  
 Griffie & Associates, P.C.  
 100 Lincoln Way East, Suite D  
 Chambersburg, PA 17201  
 10/26,11/2,11/9/2012

Estate of Audrey K. Hallowell, late of Guilford Township, Franklin County, Pennsylvania.  
 Personal Representatives:  
 David S. Behling  
 c/o Jared S. Childers  
 R. Thomas Murphy & Associates, P.C.  
 2005 East Main Street  
 Waynesboro, PA 17268  
 and  
 D. Lloyd Reichard, II  
 c/o Thomas J. Finucane  
 Salzmann Hughes, P.C.  
 79 St. Paul Drive  
 Chambersburg, PA 17201  
 Attorneys:  
 Jared S. Childers  
 R. Thomas Murphy & Associates, P.C.  
 2005 East Main Street  
 Waynesboro, PA 17268  
 and  
 Thomas J. Finucane  
 Salzmann Hughes, P.C.  
 79 St. Paul Drive  
 Chambersburg, PA 17201  
 10/26,11/2,11/9/2012

Estate of Doris H. Leonard, late of Guilford Township, Franklin County, Pennsylvania.  
 Personal Representative:  
 Patricia L. Carmichael  
 3 Picnic Lane  
 New Freedom, PA 17349  
 Attorney:  
 None  
 10/26,11/2,11/9/2012

Estate of Elmer Z. Longenecker, late of Chambersburg Borough, Franklin County, Pennsylvania.  
 Personal Representative:  
 Albert K. Longenecker  
 211 Homan Avenue  
 Elkhart, IN 46516  
 Attorney:  
 W. Scott Arnoult  
 Arnoult Law Office  
 14 North Main Street, Suite 314  
 Chambersburg, PA 17201  
 10/26,11/2,11/9/2012

Estate of Helen A. Monn, late of Chambersburg Borough, Franklin County, Pennsylvania.  
 Personal Representative:  
 Ronald C. Cramer, Sr.  
 10692 Hades Church Road  
 Greencastle, PA 17225  
 Attorney:  
 Timothy W. Misner  
 39 South Broad Street  
 Waynesboro, PA 17268  
 10/26,11/2,11/9/2012

Estate of Dorothy M. Robinson, late of Montgomery Township, Franklin County, Pennsylvania.  
 Personal Representatives:  
 Maxine L. Hoover and Doris J. Stevens  
 14273 Dutchtown Road  
 Mercersburg, PA 17236  
 Attorney:  
 W. Scott Arnoult  
 Arnoult Law Office  
 14 North Main Street, Suite 314  
 Chambersburg, PA 17201  
 10/26,11/2,11/9/2012

Estate of Lloyd M. Rowe, Jr., late of Greencastle Borough, Franklin County, Pennsylvania.  
 Personal Representative:  
 Kirk D. Rowe  
 102 Wind Tree Lane  
 Conway, SC 29526  
 Attorney:  
 Wertime & Guyer, LLP  
 35 North Carlisle Street, Suite A  
 Greencastle, PA 17225  
 10/26,11/2,11/9/2012

**Third Publication**

Estate of Margaret E. Tritt, late of Letterkenny Township, Franklin County, Pennsylvania.  
 Personal Representatives:  
 Michael D. Tritt and Ronald L. Tritt  
 c/o Nathan C. Wolf  
 10 West High Street  
 Carlisle, PA 17013  
 Attorney:  
 Nathan C. Wolf  
 10 West High Street  
 Carlisle, PA 17013  
 10/26,11/2,11/9/2012  
 Estate of Leila R. Beckenbaugh, late of Southampton Township, Franklin County, Pennsylvania.  
 Personal Representative:  
 Donald R. Beckenbaugh  
 c/o Thomas P. Gleason  
 49 West Orange Street, Suite 3  
 Shippensburg, PA 17257  
 Attorney:  
 Thomas P. Gleason  
 49 West Orange Street, Suite 3  
 Shippensburg, PA 17257  
 10/19,10/26,11/2/2012

Estate of Frances W. George, late of Chambersburg Borough, Franklin County, Pennsylvania.  
 Personal Representative:  
 Janet G. Fell  
 41 Rolling Lane  
 Sudbury, MA 01776  
 Attorney:  
 Joel R. Zullinger  
 Zullinger-Davis, P.C.  
 14 North Main Street, Suite 200  
 Chambersburg, PA 17201  
 10/19,10/26,11/2/2012

Estate of Kenneth P. Harvel, late of South Mountain, Franklin County, Pennsylvania.  
 Personal Representative:  
 Jessica R. Craver  
 c/o Stacy Pineo Hurt  
 946 Lincoln Way East  
 Chambersburg, PA 17201  
 Attorney:  
 Stacy Pineo Hurt  
 946 Lincoln Way East  
 Chambersburg, PA 17201  
 10/19,10/26,11/2/2012

**PUBLIC NOTICES**

Estate of Helen Leona Miller, aka H. Leona Miller, late of Greencastle, Franklin County, Pennsylvania.

Personal Representatives:  
Carole M. Reeder and Gregory L. Miller  
c/o Janice M. Hawbaker  
Kaminski & Hawbaker, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Janice M. Hawbaker  
Kaminski & Hawbaker, P.C.  
221 Lincoln Way East  
Chambersburg, PA 17201

10/19,10/26,11/2/2012

Estate of Paul K. Shockey, aka Paul Kenneth Shockey, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:  
Kenneth B. Shockey and Anna E. Shockey  
c/o James M. Schall  
Schall and Bard, LLC  
119 North Second Street  
McConnellsburg, PA 17233  
Attorney:  
James M. Schall  
Schall and Bard, LLC  
119 North Second Street  
McConnellsburg, PA 17233

10/19,10/26,11/2/2012

Estate of Evelyn M. Shore, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
Cindy L. Holmes  
10751 Claylick Road  
Mercersburg, PA 17236  
Attorney:  
Steiger & Steiger  
120 North Main Street  
Mercersburg, PA 17236

10/19,10/26,11/2/2012

Estate of Mary Lou Thaler, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Jay E. Corwell  
21455 Goshorn Road  
Dry Run, PA 17220  
Attorney:  
George E. Wenger, Jr.  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

10/19,10/26,11/2/2012

Estate of Teresa S. Uccellini, late of Mercersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Robert Smith Uccellini  
15 Wampum Lane  
Hedgesville, WV 25427  
Attorney:  
Steiger and Steiger  
120 North Main Street  
Mercersburg, PA 17236

10/19,10/26,11/2/2012

Estate of Larue C. Walter, aka Emma L. Creager, aka Larue Creager, aka Larue Walter, aka Emma L. Walter, aka Emma Larue Creager, aka Emma Larue Walter late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representatives:  
Cheryl Ann Shockey and Wilma Grace Walter  
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

10/19,10/26,11/2/2012

Estate of Melvin L. Wolff, Jr., late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Shannon N. Marvica  
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

10/19,10/26,11/2/2012

Estate of Shirley A. Yourkavitch, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Robin B. Ott  
1843 Alexander Avenue  
Chambersburg, PA 17201  
Attorney:  
Edward I. Steckel  
14 North Main Street, Suite 412  
Chambersburg, PA 17201

10/19,10/26,11/2/2012

**FICTITIOUS NAME NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on September 27, 2012 for Hilary's Handymen located at 1648 Philadelphia Avenue Chambersburg PA 17201. The name and address of each individual interested in the business is Benjamin Howard Sites of 1648 Philadelphia Avenue Chambersburg PA 17201. This was filed in accordance with 54 Pa.C.S. 311.

11/2/2012

**SHERIFF'S SALE**

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

SALE #1  
2010-2803

JPMORGAN CHASE BANK  
NATIONAL ASSOCIATION  
ATTY: SHAPIRO & DENARDO  
V.

GLEND E. ORTIZ AND WILLIAM ORTIZ JR.

All the following described real estate together with the improvements thereon lying and being situate in Waynesboro Borough Franklin County, Pennsylvania, having a street address of 9 W. North St., Waynesboro, Pennsylvania. Deed Instrument #2008009907. Parcel #25-5D01-001A-000000.

SALE #2  
2012-01733

PNC BANK NA  
ATTY: LOUIS P. VITTI  
V.

BRIAN D. MOSER AND LISA L. MOSER

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 3691 W. Weaver Rd., Greencastle, Pennsylvania. Instrument #2003-081508. Parcel #01-0A21-193.

SALE #3  
2012-2082

THE BANK OF NEW YORK ET AL  
ATTY: STERN & EISENBERG  
V.  
CATALINA JUANITA VALDEZ

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 308 S. Main St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2641, Page 318. Parcel #014-1E09-070.

SALE #4  
2012-983

DEUTSCHE BANK NATIONAL TRUST COMPANY  
ATTY: STERN & EISENBERG  
V.  
VINCENT J. PARTICA JR. AND TIFFANY A. KULP

All that certain lot of ground situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 10481 Mapleton Rd., Shippensburg, Pennsylvania. Franklin County Deed Book Volume 2159, Page 88. Parcel #21-0N10C-010G.

**PUBLIC NOTICES**

SALE #5  
2012-1927

DEUTSCHE BANK NATIONAL TRUST COMPANY  
ATTY: KML LAW GROUP  
V.

TERRY RIHEL AND TERI RIHEL  
AKA TERI YODER RIHEL

All that certain tract or parcel of real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 433 Hamilton Ave., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 3067, Page 554. Tax Parcel #26-5C23-036.

SALE #6  
2012-2238

FARMERS AND MERCHANTS  
TRUST COMPANY OF CHAMBERSBURG  
ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V.

SAMUEL D. WIBLE AND DAWN M. MILLER

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 13493 Blue Ridge Ave., Blue Ridge Summit, Pennsylvania. Franklin County Deed Book Volume 2945, Page 22. Parcel #23-0Q20K-036A.

SALE #7  
2011-101

PNC MORTGAGE  
ATTY: LOUIS P. 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, Pennsylvania. Instrument #2005-023699. Parcel #03-1E11-02.

SALE #8  
2012-1608

THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK AS TRUSTEE FOR  
THE CERTIFICATE HOLDERS CWABS INC  
ATTY: KML LAW GROUP  
V.

GREGORY D. STINE

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 10514 Wayne Highway, Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1019, Page 71. Tax Parcel #23Q-02-30A.

**PUBLIC NOTICES**

SALE #9  
2012-907  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ATTY: MARTHA E. VON ROSENSTIEL  
V.  
BARBARA J. NEWCOMER

All that certain unit in the property laying and being situate in Hamilton Township, having a street address of 2522 Echo Springs Rd., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2399, Page 560. Parcel #11-0E09-.225-.000000.

SALE #10  
2012-1460  
ORRSTOWN BANK  
ATTY: JAMES SMITH DIETRICK AND CONNELLY  
V.  
DARYL F. SWARTZ AND ELAINE R. SWARTZ AND THE UNITED STATES OF AMERICA

All that certain lot or piece of ground situate in Southampton Township, Orrstown Borough, Franklin County, Pennsylvania, having a street address of 3329 Orrstown Rd., Orrstown, Pennsylvania. Franklin County Deed Book Volume 1595, Page 485. Parcels #21-0N05K-023 and 28-7A10-021.

SALE #11  
2012-16  
PNC BANK NATIONAL ASSOCIATION  
ATTY: LOUIS P. VITTI  
V.  
KEVIN AKERS AND RHONDA AKERS

All the following described tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 10277 Lindale Ave., Greencastle, Pennsylvania. Franklin County Deed Book Volume 2247, Page 18. Instrument #2003-100431. Tax Account #01-0A11-379.

SALE #12  
2012-2354  
PNC BANK NA  
ATTY: UDREN LAW OFFICES  
V.

CYNTHIA ROWE AKA CINDY ROWE AKA CYNTHIA E. ROWE AND RANDY ROWE AKA RANDY L. ROWE

All that certain lot or piece of ground situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 226-228-230 E. King St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2651, Page 429. Property ID #03-1C50-097.

SALE #13  
2012-1568  
BANK OF AMERICA NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP  
ATTY: KML LAW GROUP  
V.  
FRANK E. SNIDER

All the following described real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 5240 Warm Spring Rd., St. Thomas, Pennsylvania. Franklin County Deed Book Volume 2153, Page 019. Tax Parcel #20-0M27-017-000000.

SALE #14  
2012-1579  
SUSQUEHANNA BANK  
ATTY: KORNFIELD & BENCHOFF  
V.  
EUGENE W. PRICE AND VANESSA E. PRICE

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 15247 Mercersburg Rd., Greencastle, Pennsylvania. Franklin County Deed Book Volume 3098, Page 442. Tax Parcel #17-J-30-143.

SALE #15  
2012-2390  
THE BANK OF NEW YORK ET AL  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
LAZARO MARTINEZ

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 1324 Second Avenue, Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3253, Page 504. Tax ID #not provided by filing Atty.

SALE #16  
2012-1609  
BANK OF AMERICA NA  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
JASON A. SMITH AND MARA M. SMITH

All the following described real estate, locally known as 4119 Heiple Ct., lying and being situate in Antrim Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2777, Page 391. Tax ID #01-0A11-249-.000000.

SALE #17  
2012-2464  
BANK OF AMERICA NA  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
GEOFFREY E. SUTTON AND KIMBERLY B. SUTTON

All that certain tract, lot or parcel of land situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11484 Buhrman Dr., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 3608, Page 544. Tax ID #23-Q7-056.

SALE #18  
2010-5555  
PNC BANK NATIONAL ASSOCIATION  
ATTY: UDREN LAW OFFICES  
V.  
DARIN E. COOK AND MEGAN L. COOK

All the following described real estate, together with improvements thereon erected lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 145 Hickory Dr., Fayetteville, Pennsylvania. Franklin County Deed Book Volume 2276, Page 386. Property ID #10-D-10-196.

SALE #19  
2012-2293  
US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR C-BASS TRUST 2006-CB9 C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-CB9 BY ITS ATTORNEY IN FACT OCWEN LOAN SERVICING LLC  
ATTY: STERN & EISENBERG  
V.  
JEFFREY M. NIEDENTHOL AND STACEY D. NIEDENTHOL

All the following described real estate lying and being situate on N. Street in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 25 E. N. St., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1263, Page 498. Parcel #24-5D01-19.

SALE #20  
CANCELLED

SALE #21  
2012-1106  
CITIMORTGAGE INC S/B/M SOURCE ONE MORTGAGE CORP  
ATTY: POWERS KIRN & JAVARDIAN  
V.  
DAVID W. BOWDERS AND JAMIE L. BOWDERS

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 13120 Pennersville Rd., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1441, Page 146. Tax Parcel #23-0Q20F-034.

SALE #22  
2010-4361  
BANK OF AMERICA NA  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
JESSICA A. BRENEMAN

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 430 Martina Dr., Chambersburg Borough, Pennsylvania. Franklin County Deed Book Volume 2918, Page 113. Tax ID #04-1G00S-042C-0003.

SALE #23  
2012-893  
CITIMORTGAGE INC  
ATTY: POWERS KIRN & JAVARDIAN  
V.  
KELANI D. MONISMITH AS ADMINISTRATOR OF THE ESTATE OF PATRICIA J. MONISMITH, DECEASED

All the following described tract of real estate lying and being situate in Mercersburg Borough, Franklin County, Pennsylvania, known as 36 W. California St., Franklin County Deed Book Volume 914, Page 536. Tax Parcel #14-3A35-024.

SALE #24  
2010-825  
CENTRAL MORTGAGE COMPANY  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
KIMBERLY K. MAUN AND BRYAN P. MAUN

All the following described real estate, together with improvements thereon erected, lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 12124 Cool Hollow Rd., Greencastle, Pennsylvania. Franklin County Deed Book Volume 1167, Page 422. Tax Parcel #17-0J19.19-000000.

SALE #25  
2011-5083  
WELLS FARGO BANK NA  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V.  
JOSEPH H. LUNNY

All that tract real estate together with improvements erected thereon lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 11217 Mentzer Gap Rd., Waynesboro, Pennsylvania. Instrument #201019306. Parcel #23-0Q08-059E.

SALE #26  
2011-4651  
US BANK NATIONAL ASSOCIATION  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V.  
JASON HOCHSTETLER AND JUANITA S. HOCHSTETLER

All that parcel of real estate situated in Montgomery Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 10, Page 78. Parcel #17-0J18-071.

SALE #27  
2011-3310  
M & T BANK FKA MANUFACTURERS AND TRADERS TRUST COMPANY  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
MICHAEL C. OCHS

All the following described real estate lying and being situate on the East side of N. Franklin St., in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 444 N. Franklin St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 1308, Page 0031. Tax ID #05-1840-034-000000.

SALE #28  
2010-5764  
PNC MORTGAGE A DIVISION OF PNC BANK  
ATTY: LOUIS P. VITTI  
V.  
DONNA L. DAVIS AND BOBBY L. DAVIS

All that following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 519 Bracken Dr., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3281, Page 490. Parcel #02-1C06-062.

**PUBLIC NOTICES**

## PUBLIC NOTICES

SALE #29  
2008-5171  
NATIONAL CITY REAL ESTATE SERVICES LLC  
ATTY: VITTI & VITTI  
V.  
TODD MICKEY AND BROOKE E. MICKEY

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1541 Streamside Dr., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 1901, Page 240. Parcel #11-0E10-207.

SALE #30  
2010-137  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
TRAVIS A. BRUMFIELD

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 18 Turner Dr., Fayetteville, Pennsylvania. Franklin County Deed Book Volume 3129, Page 043. Instrument #2006-011421. Tax ID #D-10-125.

SALE #31  
2009-5291  
US BANK NA SUCCESSOR TRUSTEE TO WACHOVIA  
BANK NA FKA FIRST UNION NATIONAL BANK AS  
TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST  
2002-2  
ATTY: KML LAW GROUP  
V.  
DENNIS G. JORDAN AND WENDY S. LUKER

All that certain lot, piece or parcel of land with buildings and improvements thereon erected, situate lying and being in Greene Township, Franklin County, Pennsylvania, having a street address of 39 Fifth Avenue, Fayetteville, Pennsylvania. Franklin County Deed Book Volume 1858, Page 292. Tax Parcel #09-0C-23N-039.

SALE #32  
2012-1827  
CITIMORTGAGE INC  
ATTY: POWERS KIRN & JAVARDIAN  
V.  
RHYAN C. SCHMIDT

All the following real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 26 N. Franklin St., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 2998, Page 560.

SALE #33  
2010-1352  
JPMC SPECIALTY MORTGAGE LLC FKA WM SPECIALTY  
MORTGAGE LLC  
ATTY: SHAPIRO & DENARDO  
V.  
JUAN P. RIOJAS

All that certain real estate together with any improvements thereon situated in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 502 S. Main St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2244, Page 3. Parcel #29-Map 04-1E17.

SALE #34  
2012-2795  
JPMORGAN CHASE BANK  
ATTY: SHAPIRO & DENARDO  
V.  
MICHAEL M. BENEDICT AND ANNE L. BENEDICT

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 20 Topaz Dr., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 1691, Page 001. Parcel #11-0E15C-001G.

SALE #35  
2012-2435  
JPMORGAN CHASE BANK  
ATTY: SHAPIRO & DENARDO  
V.  
RICHARD W. ZEGER AND KATHY S. ZEGER

All the following described real estate lying and being situate in Peters Township, Franklin County, Pennsylvania, having a street address of 297 Path Valley Road, Fort Loudon, Pennsylvania. Franklin County Deed Book Volume 2824, Page 123. Parcel #18-K4N-1.

SALE #36  
2011-5215  
BEAL BANK SSB  
ATTY: MILSTEAD & ASSOCIATES  
V.  
CARL L. LEWIS AND TAMBRA LEWIS

All the following described real estate locally known as 279 E. Liberty St. situate in Chambersburg Borough, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1506, Page 263. Tax Parcel #1E10-2.

SALE #37  
2012-2869  
SUSQUEHANNA BANK  
ATTY: KORNFIELD & BENCHOFF  
V.  
SUSQUEHANNA BANK AS ADMINISTRATOR OF THE ESTATE  
OF ANNIE B. WEICHT

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 8260 Mentzer Gap Rd., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1412, Page 9. Tax Parcel #19-L-18-102.

SALE #38  
2012-1249  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION BMT  
CHASE HOME FINANCE LLC  
ATTY: GRENNEN & BIRSIC  
V.  
PHILLIP BESCHER

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 3040 Oakhill Rd., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 288G, Page 762. Tax Parcel #19-L11-073.

SALE #39  
2012-2343  
PNC BANK NA  
ATTY: UDREN LAW OFFICES  
V.  
MOLLY J. JOHNSON

All the following described real estate lying and being situate in Waynesboro Borough, Pennsylvania, having a street address of 303 N. Grant St., Franklin County Deed Book Volume 3281, Page 32. Property ID #25-5B41-.014.

SALE #40  
2012-2189  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: GRENNEN & BIRSIC  
V.  
TASHA E. SHIFFLET

All that certain lot or parcel of land situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 238 W. King St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3364, Page 64. Tax Parcel #05-1B56-096.

SALE #41  
2012-2646  
PNC BANK NATIONAL ASSOCIATION  
ATTY: VITTI & VITTI  
V.  
CHRISTIAN N. SHOCKEY AND BRENDA SHOCKEY

All the following described real estate lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 243 Cleveland Ave., Waynesboro, Pennsylvania. Instrument #2008-015578. Parcel #265C7118.

SALE #42  
2012-2859  
THE BANK OF NEW YORK MELLON  
ATTY: KML LAW GROUP  
V.  
NANCY SALAZAR

All that certain tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 1143 E. Pebblebrook Dr., Greencastle, Pennsylvania. Franklin County Deed Instrument #201016687. Tax Parcel #01-0A17K-003.

SALE #43  
2010-5334  
WACHOVIA MORTGAGE CORPORATION  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V.  
HUGH A. LATIMER AND MELANIE D. LATIMER

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3876 Farmstead Dr., Fayetteville, Pennsylvania. Franklin County Deed Book Volume 2496, Page 28. Parcel #10-0D23-191.

SALE #44  
2012-1581  
WELLS FARGO BANK  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
CHRISTINE E. ELMER AND DAVID ALLEN ELMER

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 51 Bridle Hill Ct., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2950, Page 585. Tax Parcel #10-0D05-.321-.000000.

SALE #45  
2012-1071  
GMAC MORTGAGE LLC  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
BRIAN M. MARTIN AND FELICIA A. MARTIN

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 14949 Sherwood Dr., Greencastle, Pennsylvania. Franklin County Deed Book Volume 2277, Page 565. Tax Parcel #01-0A32-.195-.000000.

SALE #46  
2012-662  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
MELISSA F. SMITH AND RAYNOR L. SMITH

All the following described tracts of real estate lying and being situate in St. Thomas Township, Franklin County, Pennsylvania, having a street address of 414 St. Thomas Edenville Rd., St. Thomas, Pennsylvania. Tax Parcel #20-0M13-.013-.000000, 20-0M13-.013A.000000.

SALE #47  
2011-4583  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
MICHAEL B. JENSEN AND CORAL L. JENSEN

All the following real estate situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 421 Chestnut St., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 3273, Page 589. Tax Parcel #24-5C40-.048-.000000.

## PUBLIC NOTICES



**PUBLIC NOTICES**

SALE #48  
2012-1022  
US BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
MATTHEW L. PYLES AND JACKIE L. PYLES

All that certain lot or piece of ground situate in Franklin County, Antrim Township, Pennsylvania, having a street address of 852 Bristol Dr., Greencastle, Pennsylvania. Franklin County Deed Book Volume 3482, Page 324. Tax Parcel #01-0A32.-343.-000000.

SALE #49  
2011-4487  
WELLS FARGO BANK  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
RHONDA L. SHRINER

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, having a street address of 4925 Shady Lane, Waynesboro, Pennsylvania. Franklin County Deed Book Volume 3119, Page 249. Tax Parcel #19-0L12.-046B-000000.

SALE #50  
2012-773  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
KELLY S. DALEY

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 1278 Preston Lane, Greencastle, Pennsylvania. Franklin County Deed Book Volume 2055, Page 248. Tax Parcel #01-0A22.-136.-000000.

SALE #51  
2012-1869  
BANK OF AMERICA NA  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
JAMES C. GATES AND FAITH M. GATES

All the following described real property situate in Mercersburg Borough, Franklin County, Pennsylvania, having a street address of 2 Steiger Ave., Mercersburg, Pennsylvania. Franklin County Deed Book Volume 2492, Page 182. Tax Parcel #14-3A35.-034.-000000, 14-3A35.-033.-000000.

SALE #52  
2011-5408  
BRANCH BANKING AND TRUST COMPANY  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
WARREN HULL AND LINDA HULL

All that certain lot, piece or parcel of land situate, lying and being in Washington Township, Franklin County, Pennsylvania, having a street address of 10599 Mentzer Gap Rd., Waynesboro, Pennsylvania. Instrument #200910630. Tax Parcel #23-0Q08-106-000000.

SALE #53  
2012-1973  
JPMORGAN CHASE BANK  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
DOUGLAS C. BROWN AND CHRISTINE M. BROWN

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 811 Burdock Ct., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3284, Page 4. Tax Parcel #11-0E13G-095.

SALE #54  
2012-1846  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
KELLI D. MURPHY

All the following real estate, lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 139 S. 4th St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2714, Page 257. Tax Parcel #03-1E02.-091.-000000.

SALE #55  
BANK OF AMERICA NA  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
LISA A. LABAR AKA LISA LABAR

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 11726 Melrose Ave., Greencastle, Pennsylvania. Instrument #77242. Tax Parcel #01-0A21-349.-000000.

SALE #56  
2012-1107  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
KATE D. GRENKE

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 496 E. Washington St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2843, Page 423. Tax Parcel #03-1E11.-061.-000000.

SALE #57  
2012-1286  
METLIFE HOME LOANS  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
DAVID MORONES SR. AND LOIS A. MORONES

All that certain lot or piece of ground situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 36 Obsidian Dr., Chambersburg, Pennsylvania. Instrument #200818685. Tax Parcel #11-0E-15C-099B-000000.

SALE #58  
2011-3440  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
KATE D. GRENKE

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 231 High St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2511, Page 269. Tax Parcel #05-1B48.-047.-000000.

SALE #59  
2010-5463  
WELLS FARGO BANK MINNESOTA  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
MANUEL C. PARKS AND TAMMY D. PARKS

All that certain real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 2275 Springfield Dr., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 1375, Page 63. Tax Parcel #10-0D09G-057.-000000.

SALE #60  
FDIC AS RECEIVER FOR COLONIAL BANK  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
TIMOTHY E. SWARTZ AND BONNIE L. SWARTZ

All that certain lot or piece of ground situate in Greene Township, Franklin County, Pennsylvania, having a street address of 7 W. Main St., Fayetteville, Pennsylvania. Franklin County Deed Book Volume 3512, Page 204. Tax Parcel #09-0C26C-024.000000.

SALE #61  
2012-393  
JPMORGAN CHASE BANK  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
RONALD L. SMALL AND ANGELA L. SMALL

All that lot or parcel of ground situate lying and being in Franklin County, Pennsylvania, having a street address of 13477 Mockingbird Lane, Orrstown, Pennsylvania. Franklin County Deed Book Volume 3259, Page 284. Tax Parcel #12-0F05-122.-000000.

SALE #62  
2012-2904  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
ATTY: MARTHA VON ROSENSTIEL  
V.  
JUSTIN D. EMERICK

All that certain lot or piece of ground situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 2484 New Franklin Rd., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 3196, Page 426. Tax Parcel #10-0D14Q-037.-000000.

SALE #63  
2011-988  
ONE WEST BANK FSB  
ATTY: UDREN LAW OFFICES  
V.  
CONTRINA M. ARMSTRONG AND RYAN J. ARMSTRONG

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 405 W. Queen St., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2435, Page 523. Property ID #05-1B63-22.

SALE #64  
2010-4936  
HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE  
ATTY: UDREN LAW OFFICES  
V.  
KEITH W. THOMPSON AND DAWN E. HOFFMAN

All the following described real estate lying and being situate in Southampton Township, Franklin County, Pennsylvania, having a street address of 420 Macintosh Ct., Shippensburg, Pennsylvania. Franklin County Deed Book Volume 2119, Page 74. Property ID #21-0N17-321.

SALE #65  
2012-3062  
SUSQUEHANNA BANK  
ATTY: KORNFELD & BENCHOFF  
V.  
BRYAN N. LUCAS AND HEIDI J. LUCAS

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 2414 Somerset Dr., Chambersburg, Pennsylvania. Instrument #200916065. Tax Parcel #09-C-17D-75.

SALE #66  
2011-2490  
OCWEN LOAN SERVICING LLC  
ATTY: UDREN LAW OFFICE  
V.  
GARY L. MAYHUGH

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 1418 Lightersburg Rd., aka 1418 Leitersburg Rd., Waynesboro, Pennsylvania. Franklin County Deed Book Volume 1351, Page 458. Property ID #01-0A28-084.

SALE #67  
2010-1170  
DEUTSCHE BANK NATIONAL TRUST COMPANY  
ATTY: UDREN LAW OFFICES  
V.  
CECIL E. CLUGSTON AND LORI J. CLUGSTON AKA LORI J. MYERS

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1485 Park Terrace Dr., Chambersburg, Pennsylvania. Franklin County Deed Book Volume 2010, Page 86. Property ID #10-0D09-236-000000.

**PUBLIC NOTICES**

## PUBLIC NOTICES

SALE #68  
2012-2384  
SUSQUEHANNA BANK  
ATTY: KORNFIELD & BENCHOFF  
V.  
LAWRENCE C. KOLB JR. AND MICHELE L. KOLB

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania, having a street address of 13387 Cumberland Highway, Orrstown, Pennsylvania. Franklin County Deed Book Volume 2230, Page 491. Tax Parcel #12-F-5-6C.

---

SALE #69  
2012-2965  
SUSQUEHANNA BANK  
ATTY: KORNFIELD & BENCHOFF  
V.  
BARRY L. KEPNER AND SALLY A. KEPNER

All the following described real estate lying and being situate in Fannett Township, Franklin County, Pennsylvania, having a street address of 21700 Path Valley Rd., Doylesburg, Pennsylvania. Instrument #2008-007381. Tax Parcel #07-B-15-002 and 07-B-15-002A.

---

### 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 November 19, 2012 at 4:00 p.m. prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on November 30, 2012 (extended due to Holiday) at 1:00 p.m. 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

| <u>CUT-OFF</u> | <u>SALE DATE</u> |
|----------------|------------------|
| 11/2/2012      | 1/11/2013        |
| 1/4/2013       | 3/9/2013         |
| 3/1/2013       | 5/10/2013        |
| 5/3/2013       | 7/12/2013        |
| 7/5/2013       | 9/13/2013        |
| 9/6/2013       | 11/8/2013        |
| 11/1/2013      | 1/10/2014        |

10/19,10/26,11/2/2011