

### 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 Betty J. Biller a/k/a Betty Jane Biller, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Tara M. Shank  
373 West Queen Street  
Chambersburg, PA 17201  
Attorney:  
Paul T. Schemel  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

4/26, 5/3, 5/10/2013

Estate of George W. Crouch, late of Franklin County, Pennsylvania.

Personal Representative:  
Ann C. Resh Mummert  
11811 Linbar Drive  
Hagerstown, MD 21742  
Attorney:  
Ann Marie Rotz  
Meyers, Young & Grove, P.A.  
P.O. Box 1267  
Hagerstown, MD 21741

4/26, 5/3, 5/10/2013

Estate of Emma M. Hager, late of Washington Township, Franklin County, Pennsylvania.

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

4/26, 5/3, 5/10/2013

Estate of Leona Marie Hearne a/k/a Leona M. Hearne, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Jeffrey Hearne  
c/o Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201  
Attorney:  
Lawrence R. Rife, IV  
Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

4/26, 5/3, 5/10/2013

Estate of Betty L. Helm, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Amy Sue Kitner  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

4/26, 5/3, 5/10/2013

Estate of Betty E. Hykes, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:  
Kimberly Sue Hykes  
2158 Buchanan Trail East  
Greencastle, PA 17225  
George R. Hykes, Jr.  
15702 Talhelm Street  
State Line, PA 17263  
Attorney:  
Wertime & Guyer, LLP  
35 North Carlisle Street  
Suite A  
Greencastle, PA 17225

4/26, 5/3, 5/10/2013

Estate of James W. Kyler, Sr., late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Tina M. Wagner  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

4/26, 5/3, 5/10/2013

Estate of Edward E. Peduzzi, Jr., late of Greencastle Borough, Franklin County, Pennsylvania.

Personal Representative:  
Karen Peduzzi  
116 Brinton Avenue  
Trafford, PA 15085  
Attorney:  
Laura Cohen  
2526 Monroeville Boulevard  
Suite 101  
Monroeville, PA 15146

4/26, 5/3, 5/10/2013

#### Second Publication

Estate of Mary Edith Baer, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Susan Elizabeth Baer Shepperd  
2487 Orion Drive  
Chambersburg, PA 17202  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Ricky R. Benchoff a/k/a Ricky Ray Benchoff late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Linda D. Benchoff  
13725 Williamsport Pike  
Greencastle, PA 17225  
Attorney:  
Wertime & Guyer, LLP  
35 North Carlisle Street  
Suite A  
Greencastle, PA 17225

4/19, 4/26, 5/3/2013

Estate of Gloria P. Bowser, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:  
Phedra R. Barbour  
945 Brandon Drive  
Chambersburg, PA 17201  
Manufacturers and Traders Trust Company  
3607 Derry Street  
Second Floor  
Harrisburg, PA 17111  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Kimberly S. Fickes, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Jeffrey A. Fickes  
172 Sandy Circle  
Chambersburg, PA 17202  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Donald William Gift, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Roy Jay Gift  
2925 Adams Drive  
Chambersburg, PA 17201  
William Donald Gift  
226 North Street  
Chambersburg, PA 17201  
Attorney:  
Richard K. Hoskinson  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Richard E. Gouker, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:  
Vonda Wilt  
1399 Chestnut Grove Road  
Winchester, VA 22603  
Josephine Cornelius  
1625 Clinton Avenue  
Chambersburg, PA 17201  
Michael Quinlivan  
10 Wolf Drive  
Mercersburg, PA 17236  
Attorney:  
Steiger & Steiger  
120 North Main Street  
Mercersburg, PA 17236

4/19, 4/26, 5/3/2013

Estate of Diane L. Harne, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
Eric T. Harne  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

4/19, 4/26, 5/3/2013

Estate of Anna S. Hilbert a/k/a Anna Sophia Hilbert, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:  
Ray A. Hilbert  
2249 Crottlestown Road  
Chambersburg, PA 17202  
Attorney:  
Robert C. Schollaert  
Black and Davison  
82 West Queen Street  
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Leroy D. Hunter a/k/a Leroy Hunter a/k/a Leroy David Hunter, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:  
Lisa D. Hunter  
Craig B. Hunter  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

4/19, 4/26, 5/3/2013

Estate of Patricia Mangan a/k/a Patricia A. Mangan a/k/a Patricia Reid Mangan a/k/a Patricia R. Mangan, late of Guilford Township, Franklin County, Pennsylvania.

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

4/19, 4/26, 5/3/2013

Estate of Lois J. Nunn, late of Mercersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:  
Kelly S. Pensinger  
P.O. Box 84  
Fort Loudon, PA 17224  
Whitney B. Bender  
13665 Rosenberg Drive  
Fort Loudon, PA 17224  
Attorney:  
Steiger & Steiger  
120 North Main Street  
Mercersburg, PA 17236

4/19, 4/26, 5/3/2013

**PUBLIC NOTICES**

Estate of Harold L. Overcash, late of Montgomery Township, Franklin County, Pennsylvania.  
Personal Representative:  
Carla D. Strait  
10122 Kaisesville Road  
Mercersburg, PA 17236  
Attorney:  
Steiger & Steiger  
120 North Main Street  
Mercersburg, PA 17236

4/19, 4/26, 5/3/2013

Estate of Mary A. Patton a/k/a Mary Ann Patton and Howard J. Patton, late of Quincy Township, Franklin County, Pennsylvania.

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

4/19, 4/26, 5/3/2013

Estate of Victoria A. Stouffer, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:  
Michael R. Stouffer  
54 Carlisle Avenue  
Enola, PA 17025  
Amanda K. Stouffer  
9163 Olde Scotland Road  
Shippensburg, PA 17257  
Attorney:  
David C. Cleaver  
Keller, Keller and Beck, LLC  
1035 Wayne Avenue  
Chambersburg, PA 17201

4/19, 4/26, 5/3/2013

Estate of Alfred Milton Wenger a/k/a Alfred M. Wenger, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Jay R. Wenger  
6975 Rock Hill Road  
Waynesboro, PA 17268  
Carl D. Wenger  
13207 Old Mill Road  
Waynesboro, PA 17268  
Anita F. Kipe  
4508 Duffield Road  
Chambersburg, PA 17202  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

4/19, 4/26, 5/3/2013

**Third Publication**

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

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

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

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

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

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

Estate of Darlene R. Fremgen a/k/a Darlene D. Fremgen, a/k/a Darlene Ruth Fremgen, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Diane S. Miner  
3407 Social Island Circle  
Chambersburg, PA 17201  
Attorney:  
George E. Wenger, Jr.  
Hoskinson & Wenger  
147 East Washington Street  
Chambersburg, PA 17201

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

Estate of Robert A. Gallagher, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Brian A. Gallagher  
c/o R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

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

Estate of Max E. Goshorn, late of Franklin County, Pennsylvania.

Personal Representative:  
Eva R. Tosten  
2582 Guilford Station  
Chambersburg, PA 17202  
Attorney:  
David W. Rahauser  
157 East Washington Street  
Chambersburg, PA 17201

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

Estate of Frank A. Haag, late of Waynesboro Borough, Franklin County, Pennsylvania.

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

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

**PUBLIC NOTICES**

Estate of Clarence T. Hess, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representatives:  
Debra Mae Baker  
Dennis Leroy Hess  
c/o Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268  
Attorney:  
Donald L. Kornfield  
Kornfield and Benchoff, LLP  
100 Walnut Street  
Waynesboro, PA 17268

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

Estate of Ilene M. McElwain, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Jason Charles Hoffman  
P.O. Box 164  
Fayetteville, PA 17222  
Attorney:  
Bernard A. Yannetti, Jr.  
Hartman & Yannetti  
126 Baltimore Street  
Gettysburg, PA 17325

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

Estate of Ruthanna N. McFerren a/k/a Ruthanna McFerren, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Earle Gerard McFerren  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268  
Attorney:  
R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
2005 East Main Street  
Waynesboro, PA 17268

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

Estate of Ralph E. Monn, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Wilbur N. Sanders, II  
5741 Manheim Road  
Waynesboro, PA 17268  
Attorney:  
Timothy W. Misner  
39 South Broad Street  
Waynesboro, PA 17268

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

Estate of Joseph U. Sherman a/k/a Joseph Uranus Sherman, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:  
Frederick P. Palm  
17471 Amberson Road  
Spring Run, PA 17262  
Attorney:  
Richard L. Bushman  
16767 Path Valley Road  
P.O. Box 51  
Spring Run, PA 17262

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

Estate of Brenda S. Wilhide a/k/a Brenda Sue Wilhide, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representatives:  
Robert L. Gearhart  
Grace R. Gearhart  
P.O. Box 107  
Shady Grove, PA 17256  
Attorney:  
J. Edgar Wine  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

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

**CORPORATION NOTICE**

Notice is hereby given that a corporation by the name of Advancing Strategies, 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, 2988, P.L. 1444 as amended.

Advancing Strategies, Inc.  
826 Tallow Hill Road  
Chambersburg, PA 17202  
Attorney:  
Paul T. Schemel  
Dick, Stein, Schemel, Wine & Frey, LLP  
119 East Baltimore Street  
Greencastle, PA 17225

4/26/2013

**CORPORATION NOTICE**

Notice is hereby given that a corporation by the name of Arts Alliance of Greater Waynesboro, Inc., has filed its Articles of Incorporation with the Pennsylvania Department of State 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.

Arts Alliance of Greater Waynesboro  
32 West Main Street  
Waynesboro, PA 17268  
Attorney:  
Clinton T. Barkdoll  
Kulla, Barkdoll, Ullman & Painter, P.C.  
9 East Main Street  
Waynesboro, PA 17268

4/26/2013

**PUBLIC NOTICES**

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

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

The following list of Executors, Administrators and Guardian Accounts, Proposed Schedules of Distribution and Notice to Creditors and Reasons Why Distribution cannot be Proposed will be presented to the Court of Common Pleas of Franklin County, Pennsylvania, Orphans Court Division for CONFIRMATION: May 2, 2013.

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

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

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

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

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

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

4/19, 4/26/2013

**SHERIFF'S SALE  
MAY 10, 2013**

By virtue of certain Writs of Execution, issued out of the Court of Common Pleas of Franklin County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry in the Franklin County Courthouse, 3rd floor, Jury Assembly Room, Chambersburg, Pennsylvania at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff on JUNE 7, 2013 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto, within ten (10) days thereafter.

**SALE # 1  
2008-1166**  
DEUTSCHE BANK NAITONAL TRUST COMPANY AS TRUSTEE  
FOR HIS ASSET SECURITIZATION CORPORATION TRUST  
2007-HE2  
ATTY: PHELAN HALLINAN  
V  
CHRISTINE S HOSPODAR AKA CHRISTINE HOSPODAR

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Commonwealth of Pennsylvania, having a street address of 351 Wolf Avenue, Chambersburg, Pa. Deed Book Vol. 3279 Page 545. Tax Parcel # 02-1C41-3A

**SALE # 2  
2011-5228**  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V  
O. LEWIS THOMPSON JR AND RENEE N. THOMPSON

All the following real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 29 Jameslee Drive, Chambersburg, Pa. Deed Book Vol. 1787 page 25. Tax Parcel # 11-0E15D-009B-000000

**SALE # 3  
2012-1789**  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN  
V  
ROBERT A. YORK AND PATRICIA YORK AKA PATRICIA G. YORK

All the following tract of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 96 North Blackberry Lane, Fayetteville, Pa. Tax Parcel # 09-0C19-.426-.000000

**SALE # 4  
2010-941**  
FARMERS AND MERCHANTS TRUST COMPANY OF  
CHAMBERSBURG  
ATTY: JAMES SMITH DIETTERICK & CONNELLY  
V  
SOUTHERN PENN PROPERTIES LLC

All those certain tract, piece or parcel of real estate, together with improvements erected thereon lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 1410 North Franklin Street, Chambersburg, Pa. Instrument Number 2008-017362 Parcel # 11-0E13-093 and 110E13-093A

**SALE # 5  
2012-715**  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
SUCCESSOR BY MERGER CHASE HOME FINANCE LLC  
ATTY: PHELAN HALLINAN  
V  
BARRY PENROD AND LORI PENROD

All that tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 11599 Hades Church Road, Greencastle Pa. Deed Book Vol. 2728 page 175. Tax Parcel # 01-0A18R-038

**SALE # 6  
2012-977**  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V  
RONALD A BRUNO IN HIS CAPACITY AS EXECUTOR  
AND DEVISEE OF THE ESTATE OF BETTY J. BRUNO  
AMOURA A. BRUNO, IN HER CAPACITY AS DEVISEE OF  
THE ESTATE OF BETTY J. BRUNO AMANDA A. BRUNO,  
IN HER CAAPACITY AS DEVISEE OF THE ESTATE OF  
BETTY J. BRUNO RAYMOND VENZIA, IN HIS CAPACITY  
AS DEVISEE OF THE ESTATE OF BETTY J. BRUNO

All the following real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 851 Rustic Hill Drive, Chambersburg, Pa. Deed Book Vol. 2448 page 314. Tax Parcel # 06-1E60.-103.-000000

**SALE # 7  
2011-121**  
BENEFICIAL CONSUMER DISCOUNT COMPANY DBA  
BENEFICIAL MORTGAGE CO OF PENNSYLVANIA  
ATTY: STERN & EISENBERG  
V  
DONNA M. SCOTT

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

**SALE # 8  
2012-3363**  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
SUCCESSOR IN INTEREST BY PURCHASE FROM  
THE FDIC AS RECIEVER OF WASHINGTON MUTUAL  
BANK FKA WASHINGTON MUTUAL BANK FA S/II TO  
WASHINGTON MUTUAL HOME LOANS INC S/B/M TO  
FLEET MORTGAGE CORP  
ATTY: PHELAN HALLINAN  
V  
LOUIS F SIMMONS JR.

All the following described real estate situate in Waynesboro, Franklin County, Pennsylvania having a street address of 17 North Grant Street, Waynesboro, Pa. Deed Book Vol. 1269 page 103. Tax Parcel # 25-5A64.-112.-000000

**PUBLIC NOTICES**

**SALE # 9  
2012-948**  
US BANK NATIONAL ASSOCIATION AS SUCCESSOR  
TRUSTEE TO BANK OF AMERICA NA AS SUCCESSOR  
TO LASALLE BANK NA AS TRUSTEE FOR THE MERRILL  
LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST,  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,  
SERIES 2007-5  
ATTY: PHELAN HALLINAN  
V  
SCOTT J. SHAFFER AND CRYSTAL M. SHAFFER

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 904 Knob Hill Road, Fayetteville, Pa. Deed Book Vol. 1559 page 269. Tax Parcel # 09-C24P-75

**SALE # 10  
2010-3239**  
GMAC MORTGAGE LLC SUCCESSOR BY MERGER TO  
GMAC MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN  
V  
STEPHANIE S. CARBAUGH AND GEORGE H. CARBAUGH  
III

All the following described real estate generally known as 112 North Broad Street, Waynesboro, Franklin County, Pennsylvania. Deed Book Vol. 1490 page 140. Tax Parcel # 24-5D02-048

**SALE # 11  
2012-3590**  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V  
SHARON M. WALCK

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 12350 Carol Avenue, Greencastle Pa. Tax Parcel # 01-0A21.-112.-000000

**SALE # 12  
2012-4830**  
CITIBANK NA AS TRUSTEE FOR WAMU SERIES 2007-  
HE3 TRUST  
ATTY: KML LAW GROUP  
V  
LEROY G. COOL JR. AND LESLIE K. COOL

All the following described real estate lying and being situate in Quincy Township, Franklin County Pennsylvania having a street address of 5083 Spruce Road, Fayetteville, Pa. Deed Book Vol. 2855 page 178. Tax Parcel # 19-0L05-165

**SALE # 13  
2012-2677**  
HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE  
FOR PHH 2007-1  
ATTY: PHELAN HALLINAN  
V  
HEATHER MARIE WALLECH

All the following described real estate, together with the improvements thereon erected lying and being situate in Peters Township, Franklin County, Commonwealth of Pennsylvania having a street address of 14062 Buchanan Trail West, Mercersburg, Pa. Deed Book Vol. 2651 page 152. Tax Parcel # 18-0K16.-085A-000000

**PUBLIC NOTICES**

SALE # 14  
2012-4898

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2005-HE4 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2005-HE4 BY ITS ATTORNEY-IN-FACT OCWEN LOAN SERVICING LLC  
ATTY: STERN & EISENBERG  
V  
ILEANA RIDENOUR AND SCOTT A RIDENOUR

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 11033 Welsh Run Road, Greencastle, Pa. Deed Book Vol. 2970 page 136. Parcel # 17-0J18

SALE # 15  
2012-3723

JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V

UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER TOBIN A. FARRIS, DECEASED

All the following described real estate, lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 1464 Mountain Shadow Terrace, Fayetteville, Pa. Deed Book 3644 page 113. Tax Parcel # 09-0C23C-019B-000000

SALE # 16  
2012-2477

WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V

SIMONE CLARKE AND LYNN S. CLARKE

All that tract of real estate together with the improvements erected thereon and known as 7013 Anthony Highway lying and being situate in Quincy Township, Franklin County, Pennsylvania. Deed Book 3234 page 136. Tax Parcel # 19-0L08-.012-.000000

SALE # 17  
2012-2262

WELLS FARGO BANK NA  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V

CATLIN J. PITTMAN AND WHITNEY H. PITTMAN

All that certain tract or parcel of real estate lying and being situated in Montgomery Township, Franklin County, Pennsylvania having a street address of 11370 Anne Lane, Mercersburg, Pa. Deed Book Vol. 288F page 1268. Parcel # 17-0516-063

SALE # 18  
2012-22

WELLS FARGO BANK NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V

ERNESTO R. SANTANA AND LUIS M. SANTANA

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania having a street address of 14290 Mountain Road, Orrstown, PA. Deed Book 2729 page 355. Parcel # 12-0F04

SALE # 19  
2011-5051

WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V  
ADOLPHE J. ANDOU

All the following real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 10262 Lindale Avenue, Greencastle Pa. Instrument # 201005574 Tax Parcel # 01-0A11-397-000000

SALE # 20  
2011-5252

WELLS FARGO BANK NA  
ATTY: ZUCKER GOLDBERG & ACKERMAN  
V

JOSEPH W. CROUSE JR. AND JESSICA A. CROUSE

All that certain lot or piece of ground situate in Montgomery Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 5705 Timmons Drive, Greencastle, Pa. Deed Book Volume 200903787 Parcel # 17-0J19-063

SALE #21  
Cancelled

SALE # 22  
2012-2928

USAA FEDERAL SAVINGS BANK  
ATTY: PARKER MCCAY  
V

JOSEPH S. DURBEN AND RHONDA J. DURBEN

All the following real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania locally known as Lot No. 82 of Heritage Estates. Deed Book 2966 page 371. Parcel # 08-2B03-.082-000000

SALE # 23  
2011-3650

US BANK NATIONAL ASSOCIATION TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY  
ATTY: PURCELL KRUG & HALLER  
V

CHARLOTTE D. WOOTON

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 1004 Byers Avenue, Chambersburg, Pa. Deed Book 715 page 175. Tax Map # 06-1E51

SALE # 24  
2009-3682

SUSQUEHANNA BANK  
ATTY: KORNFIELD & BENCHOFF  
V

FRANKLIN STREET RENTALS, LLC

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 1462 North Franklin Street, Chambersburg, Pennsylvania. Deed Book 2272 page 570. Tax Parcel # 11-E-13-98

SALE # 25(A)  
2009-3697

SUSQUEHANNA BANK  
ATTY: KORNFIELD & BENCHOFF  
V  
NORMAN R. EYER

All the following described real estate lying and being situate in Hamilton Township, Franklin County, having a street address of 2310-2316 Adrienne Lane, Chambersburg Pennsylvania. Deed Book Volume 1219, Page 391.Tax Parcel #11-E-9-146

SALE # 25(B)  
2009-3697

SUSQUEHANNA BANK  
ATTY: KORNFIELD & BENCHOFF  
V

NORMAN R. EYER

All the following described real estate, lying and being situate in Hamilton Township, Franklin County, having a street address of 2318-2324 Adrienne Lane, Chambersburg, Pennsylvania. Deed Book Volume 1219, Page 394, Tax Parcel # 11-E-9-140.

SALE # 26  
Cancelled

SALE # 27  
Cancelled

SALE # 28  
Cancelled

SALE # 29  
2012-3528

PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK SUCCESSOR BY MERGER TO ACCUBANC MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA

ATTY: PHELAN HALLINAN  
V

STEPHEN J. SONNON

All the following described real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania having a street address of 418 South Carlisle Street, Greencastle, Pa. Deed Book Vol. 3031 page 59. Tax Parcel # 08-2B44-023-000000

SALE # 30  
2012-2555

SOVEREIGN BANK NA FORMERLY KNOWN AS SOVEREIGN BANK

ATTY: PHELAN HALLINAN  
V

JOSHUA R. LAWRENCE

All the following described lot or parcel of real estate lying and being situate in the Borough of Mercersburg, Franklin County, Pennsylvania having a street address of 242 Johnston's Lane, Mercersburg, Pa. Deed Book Vol. 2703 page 478. Tax Parcel # 14-3A-11-.025-000000

SALE # 31  
2012-1809

JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V  
HAZEL R. GERLACH

All the following described real estate situate in the Borough of Waynesboro, Franklin County, Pennsylvania having a street address of 115 Harrison Avenue, Waynesboro, Pa. Deed Book Vol. 1926 page 314. Tax Parcel # 25-5A56-.044-.000000

SALE # 32  
2012-2865

FULTON BANK NA  
ATTY: BARLEY SNYDER  
V

SOHAEL RASCHID

All the following described real estate with improvements thereon erected lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 773 Rosewood Circle, Chambersburg, Pa. Deed Book 3437 page 100. Instrument # 7824 Parcel # 06-1E45-095

SALE # 33  
2012-5049

GREEN TREE SERVICING LLC  
ATTY: KML LAW GROUP  
V

SHARON A HAHN AND DALE L HAHN

All the following described real estate locally known as 13069 Pen Mar Road, lying and being situate in Washington Township, County of Franklin, Commonwealth of Pennsylvania. Deed Book 1315 page 140. Tax Parcel # 25-0Q19-080

SALE # 34  
2012-5025

FARMERS AND MERCHANTS TRUST COMPANY OF CHAMBERSBURG SUCCESSOR BY MERGER TO THE FULTON COUNTY NATIONAL BANK AND TRUST COMPANY  
ATTY: JAMES SMITH DIETTERICK AND CONNELLY  
V

JESSE H. GARLAND DECEASED, TIMOTHY M. GARLAND, MARY ANN FLEAGLE AND THELMA A. GARLAND

All those certain three (3) tracts or parcels of real estate lying and being situated in St. Thomas Township, Franklin County, Pennsylvania having a street address of 9661 Garland Drive, St. Thomas, Pa. Deed Book Vol. 1364 page 106. Parcel # 20-0M13-139

SALE # 35  
2012-4979

PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFIELD & BENCHOFF  
V

TERI L. EYLER

All the following described real estate lying and being situate in the Borough of Waynesboro, Franklin County, Pennsylvania having a street address of 714 Park Street, Waynesboro, Pa. Deed Book Vol. 1908 page 17. Tax Parcel # 26-5C-38-24

SALE # 36  
Cancelled

**PUBLIC NOTICES**

**PUBLIC NOTICES**

SALE # 37  
2012-3375  
DEUTSCHE BANK TRUST COMPANY AMERICAS AS  
TRUSTEE FOR RALI 2006QS14  
ATTY: PHELAN HALLINAN  
V  
JUVENTINO MORALES

All the following described real estate together with the improvements thereon erected lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 60 West Queen Street, Chambersburg, Pa. Deed Book Vol. 3202 page 124. Tax Parcel # 05-1C57-127A

SALE # 38  
2012-3921  
FIRST HORIZON HOME LOANS A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V  
MICHAEL J. GREEN AND SHERRI Y. GREEN AKA SHERRI Y. CLOCKER

All that certain lot or piece of ground situate in Washington Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 8419 Sheffield Manor Boulevard, Waynesboro, Pa. Deed Book Vol. 2949 page 595. Tax Parcel # 23-0Q07-.190.000000

SALE # 39  
2012-3514  
DEUTSCHE BANK TRUST COMPANY AMERICAS AS  
TRUSTEE FOR RALI 2006QS11  
ATTY: PHELAN HALLINAN  
V  
JUVENTINO MORALES

All the following described real estate, together with the improvements thereon erected lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 258-262 East Queen Street, Chambersburg, Pa. Deed Book Vol. 3214 page 158. Tax Parcel # 03-1E02-042

SALE # 40  
2012-3923  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: PHELAN HALLINAN  
V  
DAVID S. DOTY AND DONNA J. DOTY

All that certain lot or piece of ground situate in St. Thomas Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 4696 Heckman Drive, Saint Thomas, Pa. Instrument # 2008-001375. Tax Parcel # 20-0M14M-033-.000000

SALE # 41  
2012-3915  
BANK OF AMERICA NA  
ATTY: PHELAN HALLINAN  
V  
MATTHEW TYLER BROWN

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Commonwealth of Pennsylvania having a street address of 44 Conner Avenue, Chambersburg, Pa. Deed Book Vol. 3277 page 1. Tax Parcel # 05-1B63-016

SALE # 42  
2012-962  
ACNB BANK  
ATTY: PUHL EASTMAN & THRASHER  
V  
MICHAEL O. MILLER

All the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Commonwealth of Pennsylvania having a street address of 1040 South Coldbrook Avenue, Chambersburg, Pa. Deed Book Vol. 2977 page 569. Tax Map and Parcel # 06-1E50-047

SALE # 43  
2013-23  
PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFIELD & BENCHOFF  
V  
BARBARA J. MCCLEARY AKA BARBARA J. SHOOP AKA BARBARA J. MCCLEARY-SHOOP

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 4165 Guilford Springs Road, Chambersburg, Pa. Deed Book Volume 1227 page 457. Tax Parcel # 10-D-20-10

SALE # 44  
2012-5026  
SUSQUEHANNA BANK SUCCESSOR TO THE FIRST NATIONAL BANK OF GREENCASTLE  
ATTY: BARLEY SNYDER  
V  
LARRY A. REASNER

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 6428 Lincoln Way East, Fayetteville, Pa. Deed Book Vol. 1489 page 591. Parcel # 09-C-27-34 and 09-C-27-35

SALE # 45  
2012-175  
CITIMORTGAGE INC SBM TO ABN AMRO MORTGAGE GROUP INC  
ATTY: PHELAN HALLINAN  
V  
WILLIAM F. GILLARD

All that real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 9551 Heisey Road, Mercersburg, Pa. Deed Book Vol. 2918 page 32. Tax Parcel # 17-0J13-011B-000000

SALE # 46  
2011-5353  
WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V  
PAUL EUGENE EVERETTS

All the following described real estate together with the improvements thereon erected, lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 2090 Gomer Road, Chambersburg, Pa. Deed Book Vol. 2340 page 445. Tax Parcel No. 1: 11-0F22-.124 and Tax Parcel No. 2: 11-0E22-.125

SALE # 47  
2012-4201  
DEUTSCHE BANK TRUST COMPANY AMERICAS AS  
TRUSTEE  
ATTY: PHELAN HALLINAN  
V  
JONATHAN W. MASON AND TONYA L. MASON AKA TONYA L. M. MASON

All those certain two tracts of real estate, the first lying and being situated in the Borough of Mercersburg, and the second in Montgomery Township, Franklin County, Pennsylvania having a street address of 346 South Park Avenue, Mercersburg, Pa. Deed Book Vol. 3303 page 418. Tax Parcel # 14-3A43-.009-.000000

SALE # 48  
2013-169  
SUSQUEHANNA BANK FOR ITSELF AND AS SUCCESSOR IN INTEREST TO GRAYSTONE TOWER BANK, AS SUCCESSOR IN INTEREST TO THE FIRST NATIONAL BANK OF GREENCASTLE  
ATTY: BRUBAKER CONNAUGHTON GOSS & LUCARELLI LLC  
V  
STEVEN E. MILLER D/B/A LOST CREEK CARTS

All the following described real estate being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 15245 Molly Pitcher Highway, Greencastle, Pa. Deed Book Vol. 2130 page 463. Tax Parcel # 01-0A32-111B

SALE # 49  
2009-5033  
PHH MORTGAGE CORPORATION  
ATTY: PHELAN HALLINAN  
V  
BENNETT E. WITMER AKA BENNETT WITMER AND LEAH J. WITMER

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 4217 Rice Hollow Road, Greencastle, Pa. Deed Book 1225 page 182. Tax Parcel # 17-0J24-092-000000

SALE # 50  
2009-938  
CHASE HOME FINANCE LLC S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION  
ATTY: GRENEN & BIRSIC  
V  
ALAN L. BRAINARD JR. AND BONNIE J. BRAINARD

All that certain lot or piece of ground situate in Waynesboro Borough, County of Franklin, Commonwealth of Pennsylvania having a street address of 302 Tritle Avenue, Waynesboro, Pa. Deed Book Vol. 288J Page 68. Parcel # 25-5A39-072

SALE # 51  
2010-832  
CHASE HOME FINANCE LLC S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION  
ATTY: GRENEN & BIRSIC  
V  
CRAIG S. DEKARSKÉ

All the following described real estate lying and being situate in Letterkenny Township, Franklin County, Pennsylvania having a street address of 22 Kensington Drive, Chambersburg, Pa. Deed Book 2312 page 56. Parcel #

**PUBLIC NOTICES**

SALE # 52  
2012-2084  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: GRENEN & BIRSIC  
V  
CHAD R. HELMUTH

All the following described real estate lying and being situate in Greene Township, Franklin County, Pennsylvania having a street address of 1447 State Street, Chambersburg, Pa. Deed Book Vol. 288 page 119. Parcel # 09-0C13-098

SALE # 53  
2012-2993  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION S/B/M/T CHASE HOME FINANCE LLC S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION  
ATTY: GRENEN & BIRSIC  
V  
KATE D. GRENEN

All that piece or parcel of land lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 235 Sixth Street, Chambersburg, Pa. 1973 page 583. Parcel # 03-1E11-077

SALE # 54  
2012-3627  
CITIBANK NATIONAL ASSOCIATION AS TRUSTEE OF THE LMT 2006-4 TRUST FUND  
ATTY: MCCABE WEISBERG & CONWAY  
V  
HEBERTO ORTIZ GUTIERREZ AND MARTHA ORTIZ

All the following described real estate lying and being situate in Washington Township, Franklin County, Pennsylvania having a street address of 8281 Stottliemyer Road, Waynesboro, Pa. Deed Book Vol. 3069 page 299, Instrument # 2006-005836 Tax I.D.# 23-0Q07-.258-.000000

SALE # 55  
2007-4090  
BANK OF NEW YORK AS TRUSTEE FOR CERTIFICATEHOLDERS CWABS INC ASSET-BACKED CERTIFICATES SERIES 2006-BC3  
ATTY: MCCABE WEISBERG & CONWAY  
V  
EDWARD VAUGHN AND PATRICIA A. NELSON

All that certain tract or parcel of real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania having a street address of 1565 Streamside Drive, Chambersburg, Pa. Deed Book Vol. 2952 page 442. Tax # 110E10-212-000000

SALE # 56  
2010-4676  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION  
ATTY: MCCABE WEISBERG & CONWAY  
V  
BRIAN W. HIPPENSTEEL AND CORNELIA U. HIPPENSTEEL

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania having a street address of 8830 Mormon Church Road, Waynesboro, Pa. Deed Book Vol. 1158 page 598. Tax Parcel # 19-0L-13Q-52-000000

**PUBLIC NOTICES**

SALE # 57  
2012-103

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC ALTERNATIVE LOAN TRUST 2006-J4, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-J4  
ATTY: MCCABE WEISBERG & CONWAY  
V  
RICARDO LANTIGUA

All the following described real estate, lying and being situate on the north side of Lincoln Way West, Borough of Chambersburg, Franklin County, Pennsylvania having a street address of 323-325 Lincoln Way West, Chambersburg, Pennsylvania. Deed Book Vol. 3117 page 188. Instrument # 2006-010293. Tax I.D.# 05-1B56-.144.-000000

SALE # 58  
2012-895

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2006-17 C/O BANK OF AMERICA NA  
ATTY: MCCABE WEISBERG & CONWAY  
V  
RICHARD L BINGAMAN AND RITA J. BINGAMAN

All the following described real estate, together with the improvements thereon lying and being situate in Greenview Acres, Antrim Township, Franklin County, Pennsylvania having a street address of 14321 Penn Dixie Lane, Greencastle, Pennsylvania. Deed Book Vol. 287A page 283. Tax I.D.# 01-0A27Q-008.-000000

SALE # 59  
2010-4076

HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY  
ATTY: MCCABE WEISBERG & CONWAY  
V  
JOHN P. LAMBERSON AKA JOHN P. LAMBERSON, JR.

All the following tracts of real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 395 West Main Street, Fayetteville Pa. Deed Book 997 page 376. Parcel # 10-0D06N-002-000000 and 10-D-6N-004

SALE # 60  
2013-25

SUSQUEHANNA BANK SUCCESSOR IN INTEREST TO GRAYSTONE TOWER BANK SUCCESSOR IN INTEREST TO THE FIRST NATIONAL BANK OF GREENCASTLE  
ATTY: KORNFIELD & BENCHOFF  
V  
LOUDON ENDS LLC

All the following described real estate, lying and being situate partly in the Borough of Chambersburg and partly in Hamilton Township, Franklin County, Pennsylvania having a street address of 696 Lincoln Way West, Chambersburg, Pa. Deed Book Vol. 3606 page 401. Tax Parcel # 05-1B-63-55 and 11-E-13-91

SALE # 61  
2012-1155

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES FIRST HORIZON MORTGAGE PASS-THROUGH CERTIFICATES SERIES FHAMS 2005-AA9 BY FIRST HORIZON HOME LOANS A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION MASTER SERVICER IN ITS CAPACITY AS AGENT FOR THE TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT  
ATTY: PHELAN HALLINAN  
V  
LYNNE R. GARTRELL

All the following described real estate lying and being situate in Woodlawn Estates Subdivision, Antrim Township, Franklin County, Pennsylvania having a street address of 778 Allison Drive, Greencastle Pa. Deed Book Vol. 2886 page 318. Tax Parcel # 01-A-18-174

SALE # 62  
2012-1746

FLAGSTAR BANK FSB  
ATTY: PHELAN HALLINAN  
V  
ERIC RUFFNER AKA ERIC B. RUFFNER

All that certain tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania having a street address of 1127 East Pebblebrook Drive, Greencastle, Pa. Instrument # 200916450 Tax Parcel # 01-0A17K-035.-000000

SALE # 63  
2011-5132

WELLS FARGO BANK NA  
ATTY: PHELAN HALLINAN  
V  
SUE L. BIVENS AND DOUGLAS S. BIVENS

All that certain lot or piece of ground situate in Montgomery Township, County of Franklin, Commonwealth of Pennsylvania having a street address of 6814 Brant Drive, Mercersburg, Pa. Deed Book vol. 1342 page 358. Tax Parcel # 17-0J02-123.-000000

SALE # 64  
2012-3667

MMS MORTGAGE SERVICES LTD  
ATTY: UDREN LAW OFFICES  
V  
DEREK SMOTHERS AND KHALILAH SMOTHERS

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania having a street address of 998 Alandale Drive, Chambersburg, Pa. Deed Book Vol. 3076 page 232. Parcel # 10-0D05

SALE # 65  
2012-3762

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC. ASSET-BACKED CERTIFICATES SERIES 2006-22  
ATTY: MCCABE WEISBERG & CONWAY  
V  
DWAINE DEATRICK AND APRIL HELMAN

All the following described real estate lying and being situate in the Greene Township, Franklin County, Pennsylvania having a street address of 2916 Constellation Drive, Chambersburg, Pa. Deed Book Vol. 3291 page 576. Tax I.D.# 09-0C19-461.000000

**PUBLIC NOTICES**

SALE # 66  
2011-5338

BANK OF AMERICA NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP AKA COUNTRYWIDE HOME LOAN SERVICING, LP  
ATTY: MCCABE WEISBERG & CONWAY  
V  
SETH A. DONALD AND FAITH A. DONALD  
All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania having a street address of 13602 Karper Road, Mercersburg, Pa. Deed Book Vol. 3561 page 45. Tax I.D.# 17-J-2-7A

SALE # 67  
Cancelled

**TERMS**

As soon as the property is knocked down to purchaser, 10% of the purchase price or 10 % of all costs whichever may be higher, shall be delivered to the Sheriff. If the 10% payment is not made as requested, the Sheriff will direct the auctioneer to resell the property. The balance due shall be paid NO LATER THAN MAY 20, 2013 AT 4:00 PM prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on MARCH 24, 2013 at 1:00 pm prevailing time, in the Franklin County Court House, Jury Assembly Room, Chambersburg, Franklin County, Pennsylvania at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full.

**SHERIFF'S REAL ESTATE SALES FOR 2013**

CUT-OFF	SALE DATE
NOV 2, 2012	JAN 11, 2013
JAN 4, 2013	MARCH 8, 2013
MARCH 1, 2013	MAY 10, 2013
MAY 3, 2013	JULY 12, 2013
JULY 5, 2013	SEPT 13, 2013
SEPT 6, 2013	NOV 8, 2013
NOV 1, 2013	JAN 10, 2014

DANE M. ANTHONY, SHERIFF  
FRANKLIN COUNTY, PENNSYLVANIA

4/19, 4/26, 5/3/2013