

**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 Verna M. Fertenbaugh, a/k/a Verna Mae Fertenbaugh, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:  
James E. Fertenbaugh  
11813 Pen Mar Road  
Waynesboro, PA 17268  
Attorney:  
Timothy W. Misner  
39 S. Broad St.  
Waynesboro, PA 17268

11/4,11/11,11/18/2011

Estate of Garry P. Flannery, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:  
Terry E. Flannery  
c/o J. Edward Beck Jr.  
1035 Wayne Ave.  
Chambersburg, PA 17201  
and  
J. Edward Beck Jr.  
1035 Wayne Ave.  
Chambersburg, PA 17201  
Attorney:  
J. Edward Beck Jr.  
Keller, Keller and Beck, LLC  
1035 Wayne Ave.  
Chambersburg, PA 17201

11/4,11/11,11/18/2011

Estate of Robert H. Johnson, a/k/a Robert Howard Johnson, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representative:  
Cathy Sue Nichols  
312 Walnut St.  
Waynesboro, PA 17268  
Attorney:  
Timothy W. Misner  
39 S. Broad St.  
Waynesboro, PA 17268

11/4,11/11,11/18/2011

Estate of David C. Phinicie, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Denise S. Phinicie  
13564 Waterloo Road  
Waynesboro, PA 17268  
Attorney:  
Courtney J. Graham  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

11/4,11/11,11/18/2011

Estate of Lois M. Willard, late of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:  
Beth A. Webb  
c/o Keller, Keller and Beck, LLC  
343-B S. Potomac St.  
Waynesboro, PA 17268  
Attorney:  
J. Edward Beck Jr.  
Keller, Keller and Beck, LLC  
343-B S. Potomac St.  
Waynesboro, PA 17268

11/4,11/11,11/18/2011

**Second Publication**

Estate of Vida Mae Anderson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:  
Jeffrey Lynn Anderson  
c/o R. Thomas Murphy & Associates, P.C.  
14 N. Main St., Suite 306  
Chambersburg, PA 17201  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
14 N. Main St., Suite 306  
Chambersburg, PA 17201

10/28,11/4,11/11/2011

Estate of S. Ellen Coldsmith, late of Franklin County, Pennsylvania.

Personal Representatives:  
Steven L. Coldsmith  
4618 Byers Road  
Chambersburg, PA 17202  
and  
Randall M. Coldsmith  
652 Pine Stump Road  
Chambersburg, PA 17202  
Attorney:  
David W. Rahauser  
157 E. Washington St.  
Chambersburg, PA 17201

10/28,11/4,11/11/2011

Estate of Louise K. Cook, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Thomas P. Cook  
807 Dunbar Road  
Carlisle, PA 17013-1715  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

10/28,11/4,11/11/2011

## PUBLIC NOTICES

Estate of Madeline E. Creager, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representatives:

Carole Ann Hendershott and Gloria E. Angle  
c/o R. Thomas Murphy & Associates, P.C.

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

Attorney:

R. Thomas Murphy  
R. Thomas Murphy & Associates, P.C.  
14 N. Main St., Suite 306  
Chambersburg, PA 17201

10/28,11/4,11/11/2011

Estate of Josephine DiGiacomantonio, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:

Orrstown Bank  
c/o Charlene Feuchtenberger  
77 E. King St.

Shippensburg, PA 17257

Attorney:

Eileen C. Finucane  
Salzmann Hughes, P.C.  
79 St. Paul Drive  
Chambersburg, PA 17201

10/28,11/4,11/11/2011

Estate of John B. Duryea, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Noreen Dobratz  
4719 Levinston Lane  
Williamsburg, VA 23185

Attorney:

Courtney J. Graham  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

10/28,11/4,11/11/2011

Estate of Roy B. Hawbaker, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:

LaVonna K. Shank  
80 Becker Road  
New Oxford, PA 17350  
and

Duane L. Hawbaker  
11907 Welsh Run Road  
Mercersburg, PA 17236

Attorney:

Steiger & Steiger  
120 N. Main St.  
Mercersburg, PA 17236

10/28,11/4,11/11/2011

Estate of Ruth W. Kearney, a/k/a Ruth Ann Kearney, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:

James G. Kearney  
c/o R. Thomas Murphy & Associates, P.C.  
2005 E. Main St.

Waynesboro, PA 17268

Attorney:

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

10/28,11/4,11/11/2011

Estate of Frances V. Koons, late of Waynesboro Borough, Franklin County, Pennsylvania.

Personal Representative:

Theron J. Koons Jr.  
c/o R. Thomas Murphy & Associates, P.C.

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

Attorney:

Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
14 N. Main St., Suite 306  
Chambersburg, PA 17201

10/28,11/4,11/11/2011

Estate of Charles F. Lader, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:

Karen L. Talheim  
6745 Molly Pitcher Highway South  
Chambersburg, PA 17202

and

Darla K. Mickley  
85 Farm Lane  
Chambersburg, PA 17202

Attorney:

None

10/28,11/4,11/11/2011

Estate of Joanne Marsiglia, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

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

2005 E. Main St.  
Waynesboro, PA 17268

Attorney:

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

10/28,11/4,11/11/2011

Estate of Jason W. Mose, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:

Rodney C. Mose  
487 Eugene Drive  
Chambersburg, PA 17202

Attorney:

Steiger and Steiger  
120 N. Main St.  
Mercersburg, PA 17236

10/28,11/4,11/11/2011

## PUBLIC NOTICES

Estate of Evelyn M. Stepler, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Ronald Lee Stepler  
411 Sleichter Lane  
Chambersburg, PA 17202  
Attorney:  
Timothy S. Sponseller  
Sponseller/Graham, LLC  
223 Lincoln Way East  
Chambersburg, PA 17201

10/28,11/4,11/11/2011

Estate of Mary Lou Stewart, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:  
Connie S. Dean  
c/o Craig A. Hatch  
Gates, Halbruner, Hatch & Guise, P.C.  
1013 Mumma Road, Suite 100  
Lemoyne, PA 17043  
Attorney:  
Craig A. Hatch  
Gates, Halbruner, Hatch & Guise, P.C.  
1013 Mumma Road, Suite 100  
Lemoyne, PA 17043

10/28,11/4,11/11/2011

Estate of Ogretta C. Wink, a/k/a Ogreta C. Wink, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:  
Nancy Lee Stouffer  
c/o R. Thomas Murphy & Associates, P.C.  
14 N. Main St., Suite 306  
Chambersburg, PA 17201  
Attorney:  
Jared S. Childers  
R. Thomas Murphy & Associates, P.C.  
14 N. Main St., Suite 306  
Chambersburg, PA 17201

10/28,11/4,11/11/2011

Estate of Mary L. Zeger, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:  
Gary L. Zeger  
13107 Karper Road  
Mercersburg, PA 17236  
Attorney:  
Edward I. Steckel  
14 N. Main St., Suite 412  
Chambersburg, PA 17201

10/28,11/4,11/11/2011

### **Third Publication**

Estate of Thoms W. Collins, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representatives:  
Thelma C. Reeder  
P.O. Box 172  
Dry Run, PA 17220  
and  
Robin D. Collins  
P.O. Box 171  
Dry Run, PA 17220  
Attorney:  
Richard L. Bushman  
16767 Path Valley Road  
P.O. Box 51  
Spring Run, PA 17262

10/21,10/28,11/4/2011

Estate of Rosalie V. Leeper, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representatives:  
Ralph W. Lader  
367 E. McKinley St.  
Chambersburg, PA 17201  
and  
Darlene Vanderau  
1500 Brechbill Road  
Chambersburg, PA 17202  
Attorney:  
Robert C. Schollaert  
82 W. Queen St.  
Chambersburg, PA 17201

10/21,10/28,11/4/2011

Estate of Grace Elizabeth Newsome, late of Chambersburg Borough, Franklin County, Pennsylvania.

Personal Representative:  
Alice H. Skupnick  
c/o Jason P. Kutulakis  
Abom & Kutulakis, LLP  
2 W. High St.  
Carlisle, PA 17013  
Attorney:  
Jason P. Kutulakis  
Abom & Kutulakis, LLP  
2 W. High St.  
Carlisle, PA 17013

10/21,10/28,11/4/2011

Estate of Janet S. Oyler, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:  
Orrstown Bank  
77 E. King St.  
Shippensburg, PA 17257  
Attorney:  
LeRoy S. Maxwell Jr.  
Maxwell Law Offices  
P.O. Box 405  
Waynesboro, PA 17268

10/21,10/28,11/4/2011

## PUBLIC NOTICES

Estate of John A. Scritchfield, late of Guilford Township,  
Franklin County, Pennsylvania.

Personal Representative:

Kerstine L. Scritchfield  
c/o Sharpe & Sharpe, LLP  
257 Lincoln Way East  
Chambersburg, PA 17201

Attorney:

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

10/21,10/28,11/4/2011

Estate of George S. Shetter, late of Chambersburg  
Borough, Franklin County, Pennsylvania.

Personal Representatives:

Vickie Shaffer and Dennis Shaffer  
10092 Blue Jay Circle  
Orrstown, PA 17244

Attorney:

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

10/21,10/28,11/4/2011

Estate of Thomas W. Stevenson Sr., late of Hamilton  
Township, Franklin County, Pennsylvania.

Personal Representative:

Barbara S. Stevenson  
1156 Hamilton Drive  
Chambersburg, PA 17202

Attorney:

Steiger & Steiger  
120 N. Main St.  
Mercersburg, PA 17236

10/21,10/28,11/4/2011

### **FICTITIOUS NAME NOTICE**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on August 11, 2011, for KF Productions, located at 8785 Anthony Highway, Quincy, PA 17247. The name and address of the individual interested in the business is Kyle P. Fleagle, 8785 Anthony Highway, Quincy, PA 17247. This was filed in accordance with 54 Pa. C.S. 311.

11/4/2011

### **FICTITIOUS NAME NOTICE**

Notice is hereby given that application was made on October 18, 2011, with the Department of State of the Commonwealth of Pennsylvania for the purpose of registration of the fictitious name RAMTECH COMMERCIAL under the Fictitious Name Act. The name and address of the registering entity is RT Commercial, Inc., with the principal place of business located at 5121 Coffey Ave., Chambersburg, PA 17201.

11/4/2011

### **IN THE COURT OF COMMON PLEAS OF THE 39TH JUDICIAL DISTRICT OF PENNSYLVANIA, FRANKLIN COUNTY BRANCH Ernest Sensenig, Plaintiff, v. Tim Martin, an individual, and Tim Martin Paving & Excavating, Defendants Civil Action — Law, No. 2011–3472**

#### NOTICE

To: Tim Martin and Tim Martin Paving & Excavating

You are hereby notified that Ernest Sensenig has commenced a civil action against you.

If you wish to defend, you must 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 without 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Pennsylvania Bar Association

Lawyer Referral Service

Telephone: (800) 692-7375 (PA only)

Jason P. Kutulakis, Attorney for Plaintiff

2 W. High St.

Carlisle, PA 17013

(717) 249-0900

11/4,11/11,11/18/2011

## PUBLIC NOTICES

### **SHERIFF'S SALE November 10, 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 December 12, 2011, and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

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**SALE #1**  
2009-1203  
COUNTRYWIDE HOME LOANS  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
BRIAN S. SCHOENLEBER

All the following described real two adjacent tracts of real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1329 Scotland Ave., Chambersburg, Pa. Franklin County Deed Book Volume 1435, Page 196. Tax Parcel #02-1C20-030 and 02-1C20-031.

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**SALE #2**  
2007-4090  
BANK OF NEW YORK AS TRUSTEE  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
EDWARD VAUGHN AND PATRICIA 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. Franklin County Deed Book Volume 2952, Page 442. Tax Parcel #110E10-212-000000.

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**SALE #3**  
2011-1106  
FANNIE MAE  
ATTY: GOLDBECK MCCAFFERTY & MCKEEVER  
V.  
RICHARD J. MAZZOLA AND BRANDY L. MAZZOLA

All the following described real estate lying and being situate along the northern side of West Main Street in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 813 W. Main St., Waynesboro, Pa. Franklin County Deed Book Volume 2885, Page 258. Tax Parcel #25-5A54-006.

**SALE #4**  
2011-235  
PHH MORTGAGE  
ATTY: PHELAN HALLINAN & SCHMIEG  
V.  
KIRK SWIAT AND WILLIAM J. LITRELL

All the following described real estate locally known as 341 S. Church St. lying and being situate in Waynesboro Borough, Franklin County, Pennsylvania. Franklin County Deed Book Volume 3062, Page 128. Tax Parcel #24-5C32-.029-.000000. Reference #24-5C-32-29.

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**SALE #5**  
2011-2313  
FARMERS AND MERCHANTS TRUST COMPANY  
OF CHAMBERSBURG  
ATTY: GRENEN & BIRSIC  
V.  
CYNTHIA L. MARTIN, ADMINISTRATRIX OF THE  
ESTATE OF JAY R. MARTIN

All the following described real estate situated in Waynesboro Borough, Franklin County, Pennsylvania, having erected thereon a dwelling being known and numbered as 340 W. Eighth St., Waynesboro, Pa. Franklin County Deed Book Volume 1317, Page 562. Parcel #26-5C30-051-000000.

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**SALE #6**  
2009-3301  
ONEWEST BANK FSB  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
RONNIE YOUNG AND DIANE YOUNG

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in Hamilton Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1028, Page 210. Tax Parcel #11-0E15C-0041-000000.

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**SALE #7**  
2011-2371  
M&T BANK  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
ANTHONY SHERMAN AND MELISSA SHERMAN

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 597 S. Fourth St., Chambersburg, Pa. Franklin County Deed Book Volume 1905, Page 631. Tax ID #06-1E26-017.

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**SALE #8**  
  
CANCELLED

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## PUBLIC NOTICES

SALE #9  
2010-3358  
PNC MORTGAGE  
ATTY: VITTI & VITTI  
V.  
DARRIN J. CAMPBELL

All that certain parcel of land upon which is erected Property No. 127-129 E. Main St., Waynesboro, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2637, Page 145. Instrument #2004-029871.

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SALE #10(A)  
2011-2322  
SUSQUEHANNA BANK, SUCCESSOR IN  
INTEREST TO CITIZENS BANK OF SOUTHERN  
PENNSYLVANIA, FORMERLY KNOWN AS CITIZENS  
NATIONAL BANK OF SOUTHERN PENNSYLVANIA  
ATTY: KORNFIELD & BENCHOFF  
V.  
JOE L. LACKEY, TIMOTHY A. LACKEY AND  
COLLEEN H. LACKEY

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania, with a property address of 10138 Wharf Road, Waynesboro, Pa. Franklin County Deed Book Volume 1001, Page 55. Tax Parcel #19-0L-17-18C.

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SALE #10(B)  
2011-2322  
SUSQUEHANNA BANK, SUCCESSOR IN  
INTEREST TO CITIZENS BANK OF SOUTHERN  
PENNSYLVANIA, FORMERLY KNOWN AS CITIZENS  
NATIONAL BANK OF SOUTHERN PENNSYLVANIA  
ATTY: KORNFIELD & BENCHOFF  
V.  
JOE L. LACKEY, TIMOTHY A. LACKEY AND  
COLLEEN H. LACKEY

All the following described real estate lying and being situate in Quincy Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 1001, Page 55. Tax Parcel #19-0L17-052.

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SALE #11  
2011-2036  
ORRSTOWN BANK  
ATTY: BARIC SCHERER LLC  
V.  
BILTWOOD PROPERTIES LLC

All that tract of real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 544 Buchanan Trail West, Greencastle, Pa. Franklin County Deed Book Volume 1773, Page 324. Tax Parcel #01-0A17-103.

SALE #12  
2010-3288  
BAC HOME LOANS SERVICING  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
DANIEL O. PAULEY

All that certain lot or piece of ground situate in Washington Township, Franklin County, Pennsylvania, having a street address of 9937 Jennings Ave., Waynesboro, Pa. Instrument #2008-003208. Tax ID #23-0Q12G-061.

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SALE #13  
2010-4362  
BAC HOME LOANS SERVICING  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
TRACY LEE CULLEN AND DONALD E. FUSS

All the following described real estate together with the improvements thereon erected lying and being situate in Washington Township, Franklin County, Pennsylvania, having a street address of 8265 Stottlemeyer Road, Waynesboro, Pa. Franklin County Deed Book Volume 3230, Page 558. Tax ID #23-0Q07-259.-000000.

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SALE #14  
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 Drive, Fayetteville, Pa. Franklin County Deed Book Volume 2496, Page 28. Tax Parcel #10-0D23-191.

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SALE #15  
2011-2211  
MANUFACTURERS AND TRADERS TRUST  
COMPANY  
ATTY: BARLEY SNYDER LLC  
V.  
OLSON & OLSON, JON OLSON  
AND JAMES OLSON JR.

All that certain tract of real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 1101 Sheffler Drive, Chambersburg, Pa. Franklin County Deed Book Volume 3037, Page 32. Tax Parcel #06-1E-144.

## PUBLIC NOTICES

SALE #16  
2011-2932  
DEAN M. SMURO, TRUSTEE UNDER THE  
DEAN M. SMURO REVOCABLE TRUST  
AGREEMENT  
ATTY: KORNFIELD & BENCHOFF  
V.  
JOHN P. LAMBERSON

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of Woodstock Road, Fayetteville, Pa. Franklin County Deed Book Volume 2132, Page 384. Tax Parcel #10-D-6N-004.

SALE #17  
2011-1999  
PATRIOT FEDERAL CREDIT UNION  
ATTY: KORNFIELD & BENCHOFF  
V.  
CAROLYN D. MARTIN

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 342 Wayne Ave., Chambersburg, Pa. Franklin County Deed Book Volume 1383, Page 549. Tax Parcel #s 6-1E-41-40 and 6-1E-41-39.

SALE #18  
2011-2672  
WELLS FARGO BANK AS TRUSTEE  
ATTY: GREGORY JAVARDIAN  
V.  
WENDY E. YEAGER

All the following described 2 tracts of real estate lying and being situate in Greene Township, Franklin County, Pennsylvania, having a street address of 6041 Cumberland Highway, Chambersburg, Pa. Franklin County Deed Book Volume 3285, Page 319. Tax Parcel #09-0C03M-021.

SALE #19  
2011-2670  
MIDFIRST BANK  
ATTY: LEON P. HALLER  
V.  
MARSHALL E. STOCKMAN JR. AND  
THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 11358 Anne Lane, Mercersburg, Pa. Franklin County Deed Book Volume 1472, Page 214. Tax Map #17-0016, Parcel #055.

SALE #20  
2010-846  
BAC HOME LOANS SVC  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
ESTHER SCOTT

All the following described real estate lying and being situate in Chambersburg Borough, Franklin County, Pennsylvania, having a street address of 296 W. Queen St., 102 S. Federal St., Chambersburg, Pa. Franklin County Deed Book Volume 3189, Page 443. Tax Parcel #05-1B64-113-000000.

SALE #21  
2011-2285  
DEUTSCHE BANK NATIONAL TRUST COMPANY  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
WILLIAM S. HIGGINS AND ROSALIE DARLENE  
HIGGINS

All the following described real estate lying and being situate in Antrim Township, Franklin County, Pennsylvania, having a street address of 961 Hykes St., Greencastle, Pa. Franklin County Deed Book Volume 1058, Page 527. Tax Parcel #01-0A27-088-000000.

SALE #22  
2010-5031  
US BANK NATIONAL ASSOCIATION AS TRUSTEE  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
TRACY L. NELSON, A/K/A TRACY NELSON,  
EXECUTRIX OF THE ESTATE  
OF JOHN F. NELSON, A/K/A JOHN F. NELSON III,  
DECEASED MORTGAGOR AND REAL OWNER

All the following described real estate lying and being situate in Hamilton Township, Franklin County, Pennsylvania, having a street address of 1956 Bell Ave., Chambersburg, Pa. Franklin County Deed Book Volume 3361, Page 592. Tax Parcel #11-0E13A-004.

SALE #23  
2011-1406  
EMBRACE HOME LOANS  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
PAUL W. WOODS

All the certain tract of land situate in Metal Township, Franklin County, Pennsylvania, having a street address of 17705 E. Fannettsburg Road, Fannettsburg, Pa. Franklin County Deed Book Instrument #200904064.

SALE #24  
CANCELLED

## PUBLIC NOTICES

SALE #25  
2010-3796  
BAC HOME LOANS SERVICING LP  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
EUGENIA R. RENSCH

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 1013 Kunkle Drive, Chambersburg, Pa. Franklin County Deed Book Volume 2510, Page 294. Tax ID #10-0D08-190-000000.

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SALE #26  
2010-5099  
THE BANK OF NEW YORK MELLON  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
DARRYL K. SEEDERS  
AND VERONICA M. SEEDERS

All that certain tract of ground with improvements thereon erected known as 11049 Hurley Drive, Shippensburg, Southampton Township, Franklin County, Pennsylvania. Franklin County Deed Book Volume 2252, Page 566. Tax Parcel #21-N6R-6.

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SALE #27  
2011-1381  
FLAGSTAR BANK FSB  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
JEREMY W. FICKES

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 531 W. King St., Chambersburg, Pa. Franklin County Deed Book Volume 3645, Page 577. Tax Parcel #05-1847-040.

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SALE #27  
2011-1381  
FLAGSTAR BANK FSB  
ATTY: MCCABE WEISBERG & CONWAY  
V.  
JEREMY W. FICKES

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 531 W. King St., Chambersburg, Pa. Franklin County Deed Book Volume 3645, Page 577. Tax Parcel #05-1847-040.

SALE #29  
2011-1972  
THE FIRST NATIONAL BANK OF MERCERSBURG  
ATTY: NESTICO DRUBY & HILDABRAND PC  
V.  
EUGENE S. ALBERT JR.

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania. Lots 4-6 Mercersburg Road, Mercersburg, Pa. Franklin County Deed Book Volume 288J, Page 415. Tax Map #17-0J30, Parcel #045C; Tax Map #17-0J30, Parcel #045E; and Tax Map #17-0J30, Parcel #045D.

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SALE #30  
2010-1118  
US BANK NATIONAL ASSOCIATION  
ATTY: GRENEK & BIRSIC  
V.  
MICHAEL J. ELBURN AND DONNA L. ELBURN

All the following described tract of land situate in Waynesboro Borough, Franklin County, Pennsylvania, having a street address of 331 Fairview Ave., Waynesboro, Pa. Instrument #200925198. Parcel #26-5C14-033.

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SALE #31  
2011-3079  
GRAYSTONE TOWER BANK  
ATTY: KORNFIELD AND BENCHOFF  
V.  
BRAD K. WESTURN AND SAMANTHA J. WESTURN

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 15481 Shimpstown Road, Mercersburg, Pa. Franklin County Deed Book Volume 2174, Page 449. Tax Parcel #17-J-20-14.

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SALE #32  
2011-1016  
FULTON BANK, ASSIGNEE OF MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS INC.  
ATTY: BARLEY SNYDER LLC  
V.  
DANIEL L. MINNICK JR., JENNIFER D. MINNICK,  
DANIEL L. MINNICK SR. AND MARY L. MINNICK

All the following described real estate lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 5166 Bino Road, Greencastle, Pa. Franklin County Deed Book Volume 288E, Page 921. Tax Parcel #17-0J19-16.



## PUBLIC NOTICES

SALE #33  
2010-4233

BAC HOME LOANS SERVICING  
ATTY: UDREN LAW OFFICES  
V.

CHARLES W. COWEE AND BEVERLY A. COWEE

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 6272 Oak Leaf Lane North, Fayetteville, Pa. Franklin County Deed Book Volume 3091, Page 27. Property ID #033, Tax Map #10-0D23C.

SALE #34  
2010-3826

BAC HOME LOANS SERVICING  
ATTY: UDREN LAW OFFICES  
V.

RODNEY A. BROOKENS

All the following described real estate lying and situate in Greene Township, Franklin County, Pennsylvania, having a street address of 291 Mount Cydonia Road, Fayetteville, Pa. Instrument #200806366. Property ID #091B (291 Mount Cydonia). Tax Map #09-0C27, 091 (Mount Cydonia Road). Tax Map #09-0C27.

SALE #35  
2010-3827

BAC HOME LOANS SERVICING LP  
ATTY: UDREN LAW OFFICES  
V.

DONALD L. WAITE AND GLORIA J. WAITE

All the following described real estate lying and being situate in Guilford Township, Franklin County, Pennsylvania, having a street address of 3308 Wayne Road, Chambersburg, Pa. Property #002, Tax Map #10-0D14L.

SALE #36  
2011-671

BAC HOME LOANS SERVICING  
ATTY: UDREN LAW OFFICES  
V.

RUSSELL D. BROWN AND SARAH H. BROWN

All the following described two parcels or tracts of real estate together with the improvements thereon lying and being situate in Montgomery Township, Franklin County, Pennsylvania, having a street address of 10837 Burkett Road, Greencastle, Pa. Franklin County Deed Book Volume 1000, Page 311. Property I.D. 060.

### 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 November 21, 2011, at 4 p.m. prevailing time. Otherwise, all money previously paid will be forfeited and the property will be resold on November 25, 2011, at 1 p.m. prevailing time in the Franklin County Courthouse, Third Floor, Jury Assembly Room, Chambersburg, Franklin County, Pa., at which time the full purchase price or all costs, whichever may be the higher, shall be paid in full.

### SHERIFF'S REAL ESTATE SALES FOR 2012

<u>CUT OFF</u>	<u>SALE DATE</u>
11/3/2011	1/13/2012
1/6/2012	3/9/2012
3/2/2012	5/11/2012
5/4/2011	7/13/2012
7/6/2012	9/14/2012
9/7/2012	11/9/2012

Dane M. Anthony, Sheriff  
Franklin County, Pennsylvania

10/21,10/28,11/4/2011