

Franklin County Legal Journal

Vol. 39, No. 52

June 24, 2022

Designated by Order of the Court for the publication of court and other legal notices, the Franklin County Legal Journal (USPS 378-950), 100 Lincoln Way East, Chambersburg, Franklin County, PA 17201–2291, contains reports of cases decided by the various divisions of the Franklin County Branch of the Court of Common Pleas of the 39th Judicial District of Pennsylvania and selected cases from other counties.

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Franklin County Legal Journal

The Franklin County Legal Journal is published by the Franklin County Bar Association, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201–2291. Subscriptions for the weekly advance sheets are \$35 per year.

Legal notices and all other materials must be received by noon on Monday of the week of publication. Send all materials to Executive Director, editor, at legaljournal@franklinbar.org or by mail to the above address.

POSTMASTER: Send address changes to the Franklin County Legal Journal, 100 Lincoln Way East, Suite E, Chambersburg, PA 17201-2291.

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 Paul J. Barnes, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
James E. Barnes
8225 Warm Spring Road
Greencastle, PA 17225
Attorney:
Wertime Guyer LLC
35 North Carlisle Street, Suite A
Greencastle, PA 17225

6/24, 7/1, 7/8/2022

Estate of Philip H. Brockington, a/k/a Philip Heath Brockington, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Lex Brockington
c/o Snoko Dubbs & Buhite Law, Inc.
204 St. Charles Way, Suite F
York, PA 17402
Attorney:
Amanda Snoko Dubbs
Snoko Dubbs & Buhite Law, Inc.
204 St. Charles Way, Suite F
York, PA 17402

6/24, 7/1, 7/8/2022

Estate of John E. Crider, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representatives:
Gregory S. Crider
328 South Second Street
Chambersburg, PA 17201
Lori D. Garns
6051 Molly Pitcher Highway
Chambersburg, PA 17202
Stacie Jo Jones
P.O. Box 36
St. Thomas, PA 17252
Attorney:
Timothy S. Sponseller
Sponseller/Graham, LLC
223 Lincoln Way East
Chambersburg, PA 17201

6/24, 7/1, 7/8/2022

Estate of William S. Koser, a/k/a William Stanley Koser, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
J. Frederick Davison, III
1390 Marion Road
Chambersburg, PA 17202
Attorney:
J. Edgar Wine
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

6/24, 7/1, 7/8/2022

Estate of Dorothy R. Leedy, a/k/a Dorothy Leedy, late of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:
Michael A. Leedy
Rebecca L. Bigler
Susan L. Davis
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

6/24, 7/1, 7/8/2022

Estate of Wanda J. McArthur, late of Washington Township, Franklin County, Pennsylvania.

Personal Representatives:
Linda S. Hannum
Judith A. McArthur
c/o The Law Offices of Samantha K. Wolfe, LLC
20 East Sixth Street, Suite 206
Waynesboro, PA 17268
Attorney:
Samantha K. Wolfe
The Law Offices of Samantha K. Wolfe, LLC
20 East Sixth Street, Suite 206
Waynesboro, PA 17268

6/24, 7/1, 7/8/2022

Estate of Dorcas Lorraine Pine, a/k/a Dorcas L. Pine, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Sharon E. Kreigline
8895 Path Valley Road
Fort Loudon, PA 17224

6/24, 7/1, 7/8/2022

Estate of Whrelda J. Pittman, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
David E. Pittman
875 Cranberry Drive
Chambersburg, PA 17202
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/24, 7/1, 7/8/2022

PUBLIC NOTICES

Estate of Marilyn E. Rozansky, a/k/a Marilyn Emma Rozansky, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Thomas Rozansky
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

6/24, 7/1, 7/8/2022

Estate of Felicia E. Stevens, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
Edward L. Stevens, Jr.
1239 Baltimore Road
Shippensburg, PA 17257
Kimberly M. Rice
19 Orion Road
Boiling Springs, PA 17007
Attorney:
Richard L. Webber, Jr.
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

6/24, 7/1, 7/8/2022

Estate of Peter Christopher Stropas, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Stacy L. Stropas
1610 Leafmore Road
Chambersburg, PA 17202
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

6/24, 7/1, 7/8/2022

Estate of John M. Thomas, a/k/a John Melvin Thomas, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representatives:
Mark S. Thomas
10226 National Pike
Big Pool, MD 21711
Richard J. Thomas
10048 National Pike
Big Pool, MD 21711
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

6/24, 7/1, 7/8/2022

Second Publication

Estate of Charlotte L. Myers, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:
Jean S. Myers
c/o Salzmänn Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201
Attorney:
Nancy H. Meyers
Salzmänn Hughes, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

6/17, 6/24, 7/1/2022

Estate of Jerome Nicholson, a/k/a Jerome G. Nicholson, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Jeffrey D. Nicholson
14643 Sherwood Drive
Greencastle, PA 17225
Attorney:
Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

6/17, 6/24, 7/1/2022

Estate of Mildred C. Park, a/k/a Mildred Catherine Park, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:
Alice M. Seylar
c/o R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201
Attorney:
Jared S. Childers
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

6/17, 6/24, 7/1/2022

Estate of Douglas E. Peters, Sr., a/k/a Douglas E. Peters, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:
Judy L. Rock
1674 Anthony Highway
Chambersburg, PA 17202
Attorney:
Suzanne M. Trinh
Zullinger-Davis-Trinh, P.C.
74 North Second Street
Chambersburg, PA 17201

6/17, 6/24, 7/1/2022

PUBLIC NOTICES

Estate of Nelson Clarence Rotz, a/k/a Nelson C. Rotz, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

David E. Rotz

Delbert A. Rotz

Rosane M. Hess

c/o Keller, Keller, Beck and Ross, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

Attorney:

Tracy J. Ross

Keller, Keller, Beck and Ross, LLC

1035 Wayne Avenue

Chambersburg, PA 17201

6/17, 6/24, 7/1/2022

Estate of John P. Valentine, late of the Borough of Waynesboro, Franklin County, Pennsylvania.

Personal Representative:

Clinton Barkdoll

9 East Main Street

Waynesboro, PA 17268

Attorney:

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street

Waynesboro, PA 17268

6/17, 6/24, 7/1/2022

Third Publication

Estate of Nancy Colangelo, aka Nancy L. Colangelo, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Farmers & Merchants Trust Company of Chambersburg

c/o Walker & Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

Attorney:

David F. Spang

Walker & Spang, LLC

247 Lincoln Way East

Chambersburg, PA 17201

6/10, 6/17, 6/24/2022

Estate of Wayne R. Criswell, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

ACNB Bank

c/o Christine Settle

675 Old Harrisburg Road

Gettysburg, PA 17325

Attorney:

Robert E. Campbell

Salzmann Hughes, P.C.

112 Baltimore Street

Gettysburg, PA 17325

6/10, 6/17, 6/24/2022

Estate of Vanessa Gale Cuthbert, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Victoria G. Burrage

c/o Snoko Dubbs & Buhite Law, Inc.

204 St. Charles Way, Suite F

York, PA 17402

Attorney:

Amanda Snoko Dubbs

Snoko Dubbs & Buhite Law, Inc.

204 St. Charles Way, Suite F

York, PA 17402

6/10, 6/17, 6/24/2022

Estate of Linda J. Dalton, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Paul T. Dalton

524 South Coldbrook Avenue

Chambersburg, PA 17201

Attorney:

Mark T. Orndorf

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

6/10, 6/17, 6/24/2022

Estate of Lydia Diane Esser, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Vivian Esser Kale

c/o The Law Offices of Samantha K. Wolfe, LLC

20 East Sixth Street, Suite 206

Waynesboro, PA 17268

Attorney:

Samantha K. Wolfe

The Law Offices of Samantha K. Wolfe, LLC

20 East Sixth Street, Suite 206

Waynesboro, PA 17268

6/10, 6/17, 6/24/2022

Estate of Norlynn R. John, a/k/a Norlynn Renee John, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Robert E. John

7430 Nyesville Road

Chambersburg, PA 17202

Attorney:

Mark T. Orndorf

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

6/10, 6/17, 6/24/2022

Estate of Florence C. Mellott, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Gerald E. Mellott

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

Attorney:

R. Thomas Murphy

R. Thomas Murphy & Associates, P.C.

237 East Queen Street

Chambersburg, PA 17201

6/10, 6/17, 6/24/2022

PUBLIC NOTICES

Estate of Joyce Mellott, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Robin Richmond and Tiffany Diller
c/o Kulla, Barkdoll & Stewart, P.C.

9 East Main Street
Waynesboro, PA 17268

Attorney:

Clinton Barkdoll
Kulla, Barkdoll & Stewart, P.C.
9 East Main Street
Waynesboro, PA 17268

6/10, 6/17, 6/24/2022

Estate of Richard C. Rotz, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:

Bruce W. Bishop

R. Thomas Murphy & Associates, P. C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

6/10, 6/17, 6/24/2022

Estate of Jeffrey L. Stockslager, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Sherry K. Speicher

c/o R. Thomas Murphy & Associates, P. C.
237 East Queen Street
Chambersburg, PA 17201

Attorney:

R. Thomas Murphy
R. Thomas Murphy & Associates, P.C.
237 East Queen Street
Chambersburg, PA 17201

6/10, 6/17, 6/24/2022

Estate of Paul Stull, Jr., a/k/a Paul Stull, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

Lori Ann McClure
c/o Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

Attorney:

David F. Spang
Walker & Spang, LLC
247 Lincoln Way East
Chambersburg, PA 17201

6/10, 6/17, 6/24/2022

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on May 27, 2022. The name of the corporation is Armory Estates Homeowners' Association, Inc. The corporation has been incorporated under the Pennsylvania Business Corporation Law of 1988.

Andrew J. Benchoff, Esq.
Kornfield and Benchoff, LLP
100 Walnut Street
Waynesboro, PA 17268

6/24/2022

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN - Pursuant to the provisions of the Act of Assembly of December 16, 1982, P. L. 1309 and its amendments and supplements, that there was filed with the Secretary of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on May 16, 2022, an application for registration for the conducting of a business under the fictitious name of Hurley Real Estate and Auctions with its principal place of business at 2800 Buchanan Trail East, Greencastle, PA 17225. The name and address of the entity interested in said business is Legacy Realty, Inc., 2800 Buchanan Trail East, Greencastle, PA 17225.

Timothy W. Misner, Attorney
39 South Broad Street
Waynesboro, PA 17268-1610

6/24/2022

FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to Act 1982-295 (54 Pa.C.S. §311) of filing with the Department of State in Harrisburg, Pennsylvania, on May 27, 2022, a fictitious name, style or designation of Realized Wellness, with its principal place of business at 120 Celestial Terrace, Greencastle, PA 17225.

The name and address of the entity owning or interested persons in said business is Prana Analytics LLC, 120 Celestial Terrace, Greencastle, PA 17225.

Dick, Stein, Schemel, Wine & Frey, LLP
Elizabeth A. Clark, Esquire
119 E. Baltimore Street
Greencastle, PA 17225

6/24/2022

PUBLIC NOTICES

LEGAL NOTICE

COURT OF COMMON PLEAS CIVIL DIVISION
FRANKLIN COUNTY

NO: 2021-04027 JUDGE ANGELA R. KROM

J.P. Morgan Mortgage Acquisition Corp., PLAINTIFF
VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Cortney R. Peyton, deceased, Carmen Jones, known Heir of Cortney R. Peyton, deceased, Edmund Peyton, Jr., known Heir of Cortney R. Peyton, deceased, Bradley Peyton, known Heir of Cortney R. Peyton, deceased, Tracy Peyton, known Heir of Cortney R. Peyton, deceased, DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Cortney R. Peyton, deceased
Your house (real estate) at: 355 Stonegate Court, Chambersburg, PA 17201, Parcel ID #03-1E12S-113.-000000

is scheduled to be sold at a Public on-line auction conducted by <http://www.bid4assets.com> on September 9, 2022 at 1:00PM to enforce the court judgment of \$93,499.29 obtained by J.P. Morgan Mortgage Acquisition Corp. against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to J.P. Morgan Mortgage Acquisition Corp. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable

attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP at (610) 278-6800
PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

6/24/2022

LEGAL NOTICE

The County of Franklin, in accordance with the Consolidated County Assessment Law, 53 Pa. C.S. § 8841(d) et seq., hereby gives notice that the Franklin County Tax Services Department completed its updates of the Franklin County tax assessment rolls, with updates effective July 1, 2022. The assessment rolls are open and available for inspection at the Franklin County Administration Building, Tax Services Department, 272 North Second Street, Chambersburg PA, during normal business hours from 8:30 a.m. until 4:30 p.m., Monday through Friday, except for County holidays and weekends.

The County of Franklin also hereby gives notice that all Franklin County property owners, or others with an interest in any real estate located in Franklin County, have a right to file in writing an appeal from any real estate assessment on or before the 1st day of August 2022, such date having been designated as the date for the assessment appeal deadline in accordance with statutory authority contained at 53 Pa. C.S. § 8844(c)(3), as approved by the Board of Commissioners of the County of Franklin, at a public meeting on May 9, 2013, and as announced in Resolution No 2013-05, a copy of which is on file with the Franklin County Commissioners and also with the Franklin County Tax Services Department. Appeal forms can be obtained at the Franklin County Tax Services Department at 272 North Second Street, Chambersburg PA, during normal business hours from 8:30 a.m. until 4:30 p.m., Monday through Friday, except for County holidays and weekends, or online at www.franklincountypa.gov under "General Government and Tax Assessment." Appeals shall be filed at the office of the Franklin County Tax Services Department. For any year where August 1st falls on a weekend or holiday, appeals will be accepted until the end of the next County business day following August 1st. As August 1, 2022, falls on a Monday, the deadline for appeals in 2022 shall be August 1, 2022, at 4:30 p.m.

Finally, the County of Franklin also hereby gives notice that the Franklin County Board of Assessment and Revision of Taxes, will be scheduling tax appeal hearings no earlier than August 2, 2022, and hearings are to be scheduled through October 31, 2022 at the Meeting Room, Franklin County Administration Building, 272 N Second Street, Chambersburg PA.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

6/24/2022

PUBLIC NOTICES

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF FRANKLIN COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW NO.: 2020-01200

SPECIALIZED LOAN SERVICING LLC, Plaintiff,
vs.

Charles R. Comstock, as Believed Heir and/or Administrator of the Estate of Charles M. Comstock, AKA Charles Comstock; Shannon L. Melton, as Believed Heir and/or Administrator of the Estate of Charles M. Comstock, AKA Charles Comstock; Amy M. Bakner, as Believed Heir and/or Administrator of the Estate of Charles M. Comstock, AKA Charles Comstock; Unknown Heirs and/or Administrators of the Estate of Charles M. Comstock, AKA Charles Comstock, Defendants

TO: Unknown Heirs and/or Administrators of the Estate of Charles M. Comstock, AKA Charles Comstock

You are hereby notified that Plaintiff, Specialized Loan Servicing LLC, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Franklin County, Pennsylvania, docketed to No. 2020-01200, seeking to foreclose the mortgage secured by the real estate located at 122 North Church Street, Waynesboro, PA 17268.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375
Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

ORPHANS' COURT NOTICE

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: July 7, 2022.

CLOUGH: First and Final Account of proposed distributions and notice to creditors of Denise M. Clough, Personal Representative of the Estate of Joyce E. Clough, late of Southampton Township, Franklin County, Pennsylvania, deceased.

HAYDEN: First and Final Account of proposed distributions and notice to creditors of James P. Hayden, Administrator of the Estate of Raymond Donald Hayden, Jr., late of Southampton Township, Franklin County, Pennsylvania, deceased.

STEVENS: First and Final Account of proposed distributions and notice to creditors of Mandi L. Hart, Personal Representative of the Estate of Ileana B. Stevens, late of Antrim Township, Franklin County, Pennsylvania, deceased.

Todd A. Rock
Clerk, Orphans' Court Division
Franklin County, Pennsylvania

6/24, 7/1/2022

6/24/2022

PUBLIC NOTICES

SHERIFF'S SALE JULY 8, 2022

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 to be hosted by BID4ASSETS.COM. For more information, please visit www.bid4assets.com/franklincountypasherriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than August 5, 2022 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten {10} days thereafter. Sheriff Dane M. Anthony

No. 2021-1115

CITIGROUP MORTGAGE LOAN TRUST INC ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC4, U.S.

BANK NATIONAL ASSOCIATION, AS TRUSTEE

vs

TONYA M REID, JETHRO FILETUS REID

PROPERTY ADDRESS: 3096 Hill Road, Greencastle, PA 17225

UPI/TAX PARCEL NUMBER: 01-0A16-.081-.00000 and 01-0A16-.43-.000000

ALL the following described real estate, together with the improvements thereon erected, lying and being situate in Antrim Township, Franklin County, Pennsylvania

No. 2021-2590

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

vs

CINDY SULLIVAN SOLELY IN HER CAPACITY AS HEIR OF TERRY J. SULLIVAN, DECEASED, TERRY J. SULLIVAN, SOLELY IN HIS CAPACITY AS HEIR OF TERRY J. SULLIVAN, DECEASED & THE UNKNOWN

PROPERTY ADDRESS: 15566 Orchard Avenue, Blue Ridge Summit, PA 17214

UPI / TAX PARCEL NUMBER: 23-0Q20L-012-.000000
The land hereinafter referred to is situate in the City of Blue Ridge Summit, County of Franklin, State of Pennsylvania.

No. 2017-4510

**BOROUGH OF CHAMBERSBURG
VS**

ROSHELL WARREN

PROPERTY ADDRESS: 401 East Washington Street, Chambersburg, PA 17201

UPI/ TAX PARCEL NUMBER: 03-1 E02-.157-.000000
ALL the following described real estate lying and being situate in the Borough of Chambersburg, Franklin County, Pennsylvania

No. 2019-4888

BOROUGH OF CHAMBERSBURG

vs

ROSHELL WARREN

PROPERTY ADDRESS: 81 West South Street, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 04-1024-.050-.000000
ALL the following described lot of ground together with all improvements thereon erected, situate in the Borough of Chambersburg, Franklin County, Pennsylvania

No. 2015-634

**US BANK NATIONAL ASSOCIATION AS
SUCCESSOR BY MERGER OF US BANK
NATIONAL ASSOCIATION ND**

vs

RUSHELLE M WINGERT

PROPERTY ADDRESS: 17167 Path Valley Road, Spring Run, PA 17262-9403

UPI /TAX PARCEL NUMBER: 07-0B23-.077-.000000
The following described property situated in Fannett Township, Franklin County, Commonwealth of Pennsylvania

No. 2020-2848

**US BANK NA AS TRUSTEE ON BEHALF OF THE
NRZ PASS-THRU TRUST IX**

vs

**J.OHN A HENSON, THE UNITED STATES OF
AMERICA C/O US ATTORNEY FOR THE MIDDLE
DISTRICT OF PA**

PROPERTY ADDRESS: 680 Osborne Avenue, Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 08-2B00-.99-.000000
ALL the following real estate lying and being situate in the Borough of Greencastle, Franklin County, Pennsylvania

No. 2019-2174

**WELLS FARGO BANK NA
VS**

**DAVID R LOGSDON, II, VICTORIA J BOREN-
LOGSDON**

PROPERTY ADDRESS: 8821 Hillside Way, Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q07F-018-.000000
ALL the following described real estate lying and being situate in Washington Township, Franklin County, Commonwealth of Pennsylvania

No. 2018-3683

**LAKEVIEW LOAN SERVICING LLC
vs**

LUCAS E. MILLER, KIMBERLY D. MILLER

PROPERTY ADDRESS: 4645 Newman Road, Fayetteville, PA 17222

UPI /TAX PARCEL NUMBER: 09-0C23Q-021A-.000000
ALL the following real estate lying and being situate in Greene Township, Franklin County, Pennsylvania

PUBLIC NOTICES

No. 2019-4192

**M&T BANK A/K/A MANUFACTURERS AND
TRADERS TRUST COMPANY**

vs

KENNETH PATRICK RAY, TRACY SPRING RAY

PROPERTY ADDRESS: 11734 Ridge Road,
Greencastle, PA 17225

UPI/ TAX PARCEL NUMBER: 01-0A23-.008.-000000

ALL that certain described real estate lying and
being situate in Antrim Township, Franklin County,
Pennsylvania

No. 2021-3958

**WILMINGTON SAVINGS FUND SOCIETY FSB, AS
TRUSTEE OF TAMARACK MORTGAGE LOAN**

TRUST A

vs

KYLE J BONHAM

PROPERTY ADDRESS: 2842 Black Gap Road,
Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 09-0C19.-007.-000000

ALL the following described two (2) tracts of real estate
lying and being situate in Greene Township, Franklin
County, Pennsylvania.

No. 2021-3909

**BANK OF NEW YORK MELLON TRUST COMPANY
NA AS TRUSTEE FOR MORTGAGE ASSETS
MANAGEMENT SERIES I**

TRUST

vs

**FRANCES J. BURKHOLDER, ESTHER R
BURKHOLDER**

PROPERTY ADDRESS: 8059 White Church Road,
Shippensburg, PA 17257

UPI /TAX PARCEL NUMBER: 21-0N14P-011.-000000

ALL THAT CERTAIN tract of land situate in Southampton
Township, Franklin County, Pennsylvania

No. 2022-489

WELLS FARGO BANK NA

vs

BRANDON A. COOL

PROPERTY ADDRESS: 11672 Anthony Highway,
Waynesboro, PA 17268

UPI /TAX PARCEL NUMBER: 23-0Q07.-311.-000000

ALL the following described real estate, lying and being
situate in Washington Township, Franklin County,
Pennsylvania

No. 2019-3178

MIDFIRST BANK

vs

TANDY S. FOUST

PROPERTY ADDRESS: 462 Scott Avenue, Waynesboro,
PA 17268

UPI /TAX PARCEL NUMBER: 26-5C22.-118.-000000

ALL that certain lot or piece of ground situate in
Waynesboro Borough, County of Franklin,
Commonwealth of Pennsylvania

TERMS

Upon completion of the Auction, 10% of the purchase
price or 10% of all costs, whichever may be higher, shall
be delivered to the Bid4Assets per their instruction. The
purchaser shall pay the balance of 90% of the purchase
price for each property purchased by 4:30 pm EST on
the 10th calendar day, following the auction. If the 10%
payment is not made the following day of the sale or the
balance due is not made, all money previously paid will
be forfeited and the property may be offered to the next
highest bidder by Bid4Assets, unless otherwise stated.
Deeds will be recorded in the name of the successful
bidder.

2022 SHERIFF SALE DATES

CUT OFF DATES

SALE DATES

Nov 5, 2021

Jan 14, 2022

Jan 7, 2022

March 11, 2022

March 5, 2022

May 13, 2022

May 7, 2022

July 8, 2022

July 2, 2022

Sept 9, 2022

Sept 12, 2022

Nov 18, 2022

Nov 7, 2022

Jan 13, 2023

6/17, 6/24, 7/1/2022