

Franklin County Legal Journal

Vol. 40, No. 9

August 26, 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

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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 Muriel Fair Crowther a,/k/a Muriel Fair Disney Crowther, a/k/a Muriel F. Crowther, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Chiyo L. Miller

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

8/26, 9/2, 9/9/2022

Estate of Gloria L. Griffie, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Kimberly M. Rice

c/o Bradley L. Griffie

Griffie & Associates

100 Lincoln Way East, Suite D

Chambersburg, PA 17201

Attorney:

Bradley L. Griffie

Griffie & Associates

100 Lincoln Way East, Suite D

Chambersburg, PA 17201

8/26, 9/2, 9/9/2022

Estate of Carl E. Hartman, a/k/a Carl Eugene Hartman, late of Saint Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Joycelynn Johnson

58 Summer Breeze Lane

Chambersburg, PA 17201

Attorney:

Mark T. Orndorf

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

8/26, 9/2, 9/9/2022

Estate of Virginia G. Hengst, a/k/a Virginia Gay Hengst, late of the Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Suzanne L. Hess

4017 Dunhill Drive

Sailda, CA 95368

Attorney:

Wertime Guyer LLC

35 North Carlisle Street, Suite A

Greencastle, PA 17225

8/26, 9/2, 9/9/2022

Estate of Irene C. Nash, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Terry T. Nash

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

8/26, 9/2, 9/9/2022

Estate of John O. Newcomer, a/k/a John Ott Newcomer, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Ronda L. Newcomer

Wanda S. Keadle

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

8/26, 9/2, 9/9/2022

Estate of Claude E. Nicholson, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representatives:

Gregory E. Nicholson

Sherry L. Home

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

8/26, 9/2, 9/9/2022

Estate of Elaine G. Spencer, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:

Barbara Harris Gordon

9010 Stoneleigh Court

Fairfax, VA 22031

Attorney:

Lauren E. Sulcove

Black and Davison, P.C.

1110 Kennebec Drive

Chambersburg, PA 17201

8/26, 9/2, 9/9/2022

PUBLIC NOTICES

Estate of Robert M. Tenta, a/k/a Robert Michael Tenta, late of Southampton Township, Franklin County, Pennsylvania.

Personal Representative:
Gary L. Aby
c/o Bradley L. Griffie
Griffie & Associates
100 Lincoln Way East, Suite D
Chambersburg, PA 17201
Attorney:
Bradley L. Griffie
Griffie & Associates
100 Lincoln Way East, Suite D
Chambersburg, PA 17201

8/26, 9/2, 9/9/2022

Estate of Kathy L. Thompson, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:
James A. Thompson
c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201
Attorney:
Alexander C. Sharpe
Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

8/26, 9/2, 9/9/2022

Second Publication

Estate of Janet M. Gormley, late of Hamilton Township, Franklin County, Pennsylvania.

Personal Representative:
Bryan D. Gormley
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

8/19, 8/26, 9/2/2022

Estate of Cloretta A. Grice, a/k/a Cloretta Grice, late of Antrim Township, Franklin County, Pennsylvania.

Personal Representative:
Timothy Travis
6807 Fieldtan Trail
Moseley, VA 23120
Attorney:
Paul T. Schemel
Dick, Stein, Schemel, Wine & Frey, LLP
119 East Baltimore Street
Greencastle, PA 17225

8/19, 8/26, 9/2/2022

Estate of Kevin Griffith, a/k/a Kevin Eugene Griffith, a/k/a Kevin E. Griffith, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:
Sara E. Griffith
946 Coldspring Road
Fayetteville, PA 17222
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

8/19, 8/26, 9/2/2022

Estate of Jolene Haywood, a/k/a E. J. Haywood, a/k/a E. Jolene Haywood, a/k/a Jolene Haywood, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:
Laurie Zimmerman
3060 Fairfield Road
Gettysburg, PA 17325
Attorney:
John A. Wolfe
Wolfe, Rice & Quinn, LLC
47 West High Street
Gettysburg, PA 17325

8/19, 8/26, 9/2/2022

Estate of Maxine L. Hornbaker, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:
Kirk E. Clever
54 Keystone Avenue
Chambersburg, PA 17202
Attorney:
Thomas B. Steiger, Jr.
Steiger & Steiger
56 South Main Street
Mercersburg, PA 17236

8/19, 8/26, 9/2/2022

Estate of John D. Houpt, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representatives:
John W. Houpt
12 Cedar View
Carlisle, PA 17013
Craig R. Houpt
1422 Springview Drive
Chambersburg, PA 17202
Attorney:
Mark T. Orndorf
Family First Estate Services
1110 Kennebec Drive
Chambersburg, PA 17201

8/19, 8/26, 9/2/2022

Estate of Leon J. Kanagy, late of the Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:
Frances R. Kanagy
1931 Ashley Drive, Apt. 1B
Chambersburg, PA 17201
Attorney:
Lawrence R. Rife, IV
Hoskinson, Wenger & Rife
147 East Washington Street
Chambersburg, PA 17201

8/19, 8/26, 9/2/2022

PUBLIC NOTICES

Estate of Joseph Jeremiah McGlothlin, a/k/a Joseph J. McGlothlin, late of Peters Township, Franklin County, Pennsylvania.

Personal Representatives:

D. Daniel McGlothlin and Susan L McGlothlin

6233 Hillcrest Street
Mercersburg, PA 17236

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street
Mercersburg, PA 17236

8/19, 8/26, 9/2/2022

Estate of Julia V. McNew a/k/a Julia H. McNew, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Brian C. McNew and Bradley C. McNew

c/o Sharpe & Sharpe, LLP
257 Lincoln Way East
Chambersburg, PA 17201

Attorney:

Alexander C. Sharpe

Sharpe & Sharpe, LLP

257 Lincoln Way East
Chambersburg, PA 17201

8/19, 8/26, 9/2/2022

Estate of Betty H. Mehaffey a/k/a Betty Howsare Mehaffey, late of Greene Township, Franklin County, Pennsylvania.

Personal Representatives:

Tena M. Keeney

Jessica M. Murray

c/o Keller, Keller, Beck and Ross, LLC
1035 Wayne Avenue
Chambersburg, PA 17201

Attorney:

Tracy J. Ross

Keller, Keller, Beck and Ross, LLC

103 5 Wayne Avenue
Chambersburg, PA 17201

8/19, 8/26, 9/2/2022

Estate of Doreen Y Moul, late of Guilford Township, Franklin County, Pennsylvania.

Personal Representative:

John Cullen

28 River Drive

Appleton, WI 54915

8/19, 8/26, 9/2/2022

Estate of Joseph J. Natoli, late of Washington Township, Franklin County, Pennsylvania.

Personal Representative:

Kathryn Crawford Sittnick

c/o Kulla, Barkdoll & Stewart, P.C.

9 East Main Street
Waynesboro, PA 17268

Attorney:

Clinton T. Barkdoll

Kulla, Barkdoll & Stewart, P.C.

9 East Main Street
Waynesboro, PA 17268

8/19, 8/26, 9/2/2022

Estate of Bradford W. Noyes, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Douglas W. Noyes

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

8/19, 8/26, 9/2/2022

Third Publication

Estate of Archie Bernard Cardwell, Jr., late of Franklin County, Pennsylvania.

Personal Representative:

Linda Bell Cardwell

2151 Astoria Circle Apt 104

Herndon, VA 20170

Attorney:

Chad J. Julius

8150 Derry Street

Suite A

Harrisburg, PA 17111

8/12, 8/19, 8/26/2022

Estate of William D. Cooper, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Cory L. Cooper

18820 Hill Road

Willow Hill, PA 17271

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street
Greencastle, PA 17225

8/12, 8/19, 8/26/2022

Estate of Robert F. Fogle, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Carlton R. Fogle

20 South Penn Hall Drive

Chambersburg, PA 17201

Attorney:

Timothy S. Sponseller

Sponseller/Graham, LLC

223 Lincoln Way East
Chambersburg, PA 17201

8/12, 8/19, 8/26/2022

PUBLIC NOTICES

Estate of Deborah F. Herman, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Wendy D. Bard

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

8/12, 8/19, 8/26/2022

Estate of Catherine M. Karvois, aka Catherine Karvois, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Trina M. Black

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

8/12, 8/19, 8/26/2022

Estate of Ellen M. Long, late of St. Thomas Township, Franklin County, Pennsylvania.

Personal Representative:

Tina M. Minder

Larry A. Long

c/o Kaminski, Hawbaker & Salawage, P.C.

221 Lincoln Way East

Chambersburg, PA 17201

Attorney:

Janice M. Hawbaker

Kaminski, Hawbaker & Salawage, P.C.

221 Lincoln Way East

Chambersburg, PA 17201

8/12, 8/19, 8/26/2022

Estate of Betty H. Mehaffey, aka Betty Howsare Mehaffey, late of Greene Township, Franklin County, Pennsylvania.

Personal Representative:

Tena M. Keeney

Jessica M. Murray

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

8/12, 8/19, 8/26/2022

Estate of Eleanor L. Miller, aka Eleanor Louise Miller, late of Montgomery Township, Franklin County, Pennsylvania.

Personal Representative:

Pam Barnett

694 Kittatinny Drive

Chambersburg, PA 17202

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

8/12, 8/19, 8/26/2022

Estate of Fay E. Peterson, late of Fannett Township, Franklin County, Pennsylvania.

Personal Representative:

Michael William Peterson

44 Glen Street

Chambersburg, PA 17201

Sharon Elizabeth Peppernick

19997 Hammond Road

Spring Run, PA 17262

Attorney:

Jerrold A. Sulcove

Family First Estate Services

1110 Kennebec Drive

Chambersburg, PA 17201

8/12, 8/19, 8/26/2022

Estate of Thomas Glenn Plum, late of Borough of Greencastle, Franklin County, Pennsylvania.

Personal Representative:

Brooke A. Plum

11483 Rhapsody Road

Greencastle, PA 17225

Attorney:

Elizabeth A. Clark

Dick, Stein, Schemel, Wine & Frey, LLP

119 East Baltimore Street

Greencastle, PA 17225

8/12, 8/19, 8/26/2022

Estate of Gaynelle B. Rosenberry, late of Peters Township, Franklin County, Pennsylvania.

Personal Representative:

Sheila L. Owens

114 Medallion Drive

Fayetteville, PA 17222

Rhonda L. Mellott

1749 Mercersburg Road

St. Thomas, PA 17252

Attorney:

Thomas B. Steiger, Jr.

Steiger & Steiger

56 South Main Street

Mercersburg, PA 17236

8/12, 8/19, 8/26/2022

PUBLIC NOTICES

Estate of John Donald Schrock, late of Franklin County, Pennsylvania.

Personal Representative:

Terry Lynn Ball
28 Staurt Road
Gettysburg, PA 17325

Attorney:

David K. James, III
234 Baltimore Street
Gettysburg, PA 17325

8/12, 8/19, 8/26/2022

Estate of Julian A. Tavenner, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Mark S. Tavenner
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

8/12, 8/19, 8/26/2022

Estate of Matilda Lee Tavenner, late of Quincy Township, Franklin County, Pennsylvania.

Personal Representative:

Mark S. Tavenner
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

8/12, 8/19, 8/26/2022

Estate of Betty Jane Zeigler, late of Borough of Chambersburg, Franklin County, Pennsylvania.

Personal Representative:

Robert L. Zeigler
4043 Campbell Circle
Orrstown, PA 17244
Vicki L. Muñoz
3473 Dynamite Avenue
Tucson, AZ 85735

Attorney:

Clayton A. Lingg
Mooney Law
230 York Street
Hanover, PA 17331

8/12, 8/19, 8/26/2022

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Pennsylvania Department of State at Harrisburg, Pennsylvania, on August 22, 2022 for the purpose of incorporating a domestic nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the Nonprofit Corporation is **CHAMBERSBURG COMMUNITY POLICE FOUNDATION**, and its registered office is located at 79 St. Paul Drive, Chambersburg, PA 17201.

The purpose of the corporation is to support the Chambersburg Police Department and promote police/community relations, and all other related activities as permitted under the Pennsylvania Nonprofit Corporation Law.

TYLER R. BEASTON, ESQUIRE

SALZMANN HUGHES, P.C.

79 St. Paul Drive

Chambersburg, PA 17201

8/26/2022

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: September 1, 2022.

BIXLER: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Personal Representative of the Estate of Patricia M. Bixler, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

GIBSON: First and Final Account of proposed distributions and notice to creditors of Constance C. Adams, Executrix of the Estate of Charles F. Gibson, Jr., late of Antrim Township, Franklin County, Pennsylvania, deceased.

HESSLER: First and Final Account of proposed distributions and notice to creditors of Karen L. Carbaugh, Executrix of the Estate of Helen S. Hessler, late of Greene Township, Franklin County, Pennsylvania, deceased.

KOONS: First and Final Account of proposed distributions and notice to creditors of Farmers and Merchants Trust Company of Chambersburg, Personal Representative of the Estate of C. Glenn Koons, late of the Borough of Chambersburg, Franklin County, Pennsylvania, deceased.

Todd A. Rock

Clerk, Orphans' Court Division

Franklin County, Pennsylvania

8/19, 8/26/2022

PUBLIC NOTICES

SHERIFF'S SALE SEPTEMBER 9, 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 by public by BID4ASSETS.COM. promptly at 1:00 P.M. on the above date, the hereinafter mentioned Real Estate. For more information, please visit www.bid4assets.com/franklincountypasheriffsales. All parties in interest and claimants are hereby notified that a schedule of distribution will be filed by the Sheriff no later than October 7, 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. 2017 -3690

REED'S METALS OF BENTON AR, INC.

vs

AMERA STEEL ROOFING INC., LARRY COOK

PROPERTY ADDRESS: 850 Geyer Drive, Chambersburg, PA 17201

UPI/TAX PARCEL NUMBER: 06-1E60.-265-000000

ALL the following described real estate lying and being situate in the Borough of Chambersburg, County of Franklin, State of Pennsylvania

No. 2022-1003

MIDFIRST BANK

VS

ANNE L. BENEDICT, MICHAEL M. BENEDICT

PROPERTY ADDRESS: 20 Topaz Drive, Chambersburg, PA 17201

UPI/TAX PARCEL NUMBER: 11-0E15C-001G-000000

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

No. 2022-52

MIDFIRST BANK

vs

AMY R. BRINDLE, RONALD KEITH BRINDLE JR.

PROPERTY ADDRESS: 13001 Winter Leaf Drive, Mercersburg, PA 17236

UPI/TAX PARCEL NUMBER: 17-0J22.-141.-000000

ALL that certain lot or piece of ground situate in Montgomery Township, County of Franklin, Commonwealth of Pennsylvania

No. 2021-2689

**FARMERS AND MERCHANTS TRUST COMPANY
OF CHAMBERSBURG**

VS

**CHANDELLE E. DIFFENDERFER, UNKNOWN
HEIRS**

PROPERTY ADDRESS: 7271 Lincoln Way West, Saint Thomas, PA 17252

UPI/TAX PARCEL NUMBER: 20-0M13R-026.-000000

ALL that certain property of ground situated on the North side of Main Street, now Lincoln Highway, in the Village of Saint Thomas, Saint Thomas Township in the County of Franklin and the State of Pennsylvania

No. 2022-1068

**PENNYMAC LOAN SERVICES LLC
VS**

CASSIE L. GRISSON, JEFFERY L. GRISSON

PROPERTY ADDRESS: 9028 Anthony Highway, Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 19-0L 18A-010.-000000

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

No. 2019-4604

**REVERSE MORTGAGE FUNDING LLC
VS**

ARLENE F. LEHMAN

PROPERTY ADDRESS: 6747 Horst Road, Chambersburg, PA 17202

UPI/ TAX PARCEL NUMBER: 01-0A04.-038B-000000

ALL that certain piece or parcel or tract of land situate in Antrim Township, Franklin County, Pennsylvania

No. 2021-2163

**JP MORGAN MORTGAGE ACQUISITION CORP
VS**

ANTONINO MARCHIANO, JESSICA F. MCNEMAR

PROPERTY ADDRESS: 45 Dymond Avenue, Fayetteville, PA 17222

UPI/ TAX PARCEL NUMBER: 10-0D10B-028.-000000

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

No. 2021-2555

CITIZENS BANK N.A.

vs

**KENNETH MELLOTT, LARRY MELLOTT,
MARTHA FIGUR, CINDY FREEMAN, GENEVIEVE
MCDONOUGH, UNKNOWN**

SURVIVING HEIRS OF JAMES R MELLOTT

PROPERTY ADDRESS: 144 McDermott Street, Chambersburg, PA 17201

UPI /TAX PARCEL NUMBER: 10-0D05.-024.-000000

ALL that certain piece or parcel or tract of land situate in Guilford Township, Franklin County, Pennsylvania

No. 2021-3908

**LAKEVIEW LOAN SERVICING LLC
vs**

LISA L. NORTH, MARVIN BREAM - DECEASED

PROPERTY ADDRESS: 13826 Harbaugh Church Road, Waynesboro, PA 17268

UPI/ TAX PARCEL NUMBER: 23-0019K-001.-000000

ALL that certain property situated in the County of Franklin, and the Commonwealth of Pennsylvania

PUBLIC NOTICES

No. 2021-4027

**J.P. MORGAN MORTGAGE ACQUISITION CORP
vs**

**COURTNEY R PEYTON - DECEASED, CARMEN
JONES, EDMUND JR. PEYTON, BRADLEY
PEYTON, TRACY PEYTON,
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER CORTNEY R.
PEYTON, DECEASED**

PROPERTY ADDRESS: 355 Stonegate Court,
Chambersburg, PA 17201
UPI /TAX PARCEL NUMBER: 03-1E12S-113.-000000
ALL that lot of ground with improvement lying and being
situate in the Borough of Chambersburg, Franklin County,
Pennsylvania

No. 2022-788

**WELLS FARGO BANK NA
vs**

JOHN W SMITH, JR.

PROPERTY ADDRESS: 1933 Buchanan Trail East,
Greencastle, Pennsylvania, PA 17225
UPI /TAX PARCEL NUMBER: 01-0A18R-021.-000000
ALL the following described real estate, lying and
being situate in Antrim Township, Franklin County,
Pennsylvania

No. 2020-162

**NATION STAR MORTGAGE LLC D/B/A CHAMPION
MORTGAGE COMPANY
vs**

PATSY R. STEPLER

PROPERTY ADDRESS: 162 Jameslee Drive,
Chambersburg, PA 17202
UPI /TAX PARCEL NUMBER: 11-0E15D-021E-000000
ALL the following described real estate lying and being
situate in Township of Hamilton, County of Franklin,
Commonwealth of Pennsylvania

No. 2011-89

**UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL
TITLE TRUSTEE FOR
LVS TITLE TRUST XIII
vs**

NICOLE R. SWANK, JAMES A. SWANK

PROPERTY ADDRESS: 8752 Rice Road, Shippensburg,
PA 17257
UPI /TAX PARCEL NUMBER: 21-0N13.-066.-000000
ALL the following described real estate lying and being
situate in Southampton Township, Franklin County,
Pennsylvania

No. 2021-3116

**BANK OF AMERICA, N.A.
vs**

DIANE L. TAYLOR

PROPERTY ADDRESS: 14090 Old Route 16,
Waynesboro, PA 17268
UPI /TAX PARCEL NUMBER: 23-0Q20.-176.-000000
ALL THAT CERTAIN lot or piece of ground situate
in Washington Township, County of Franklin,
Commonwealth of Pennsylvania.

No. 2022-450

**LAKEVIEW LOAN SERVICING LLC
vs**

PAMELA R. THOMAS

PROPERTY ADDRESS: 263 College Avenue,
Chambersburg, PA 17201
UPI/ TAX PARCEL NUMBER: 02-1C28.-009.-000000
ALL the following described real estate, together with the
improvements thereon erected, lying and being situate
on the North side of College Avenue, in the Borough
of Chambersburg, Franklin County, Commonwealth of
Pennsylvania

No. 2021-1808

**M&T BANK
vs**

JACK LAMONT WOLTZ

PROPERTY ADDRESS: 6320 Findley Road,
Mercersburg, PA 17236
UPI/ TAX PARCEL NUMBER: 18-0K22-025A.-000000
ALL the following described real estate with improvements
thereon, situate in Peters Township, Franklin County,
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 B1D4ASSETS, 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 will be offered to the next highest bidder by B1D4ASSETS, unless otherwise stated. Deeds will be recorded in the name of the successful bidder.

SHERIFF SALE DATES

CUT OFF DATES	SALE DATES
11/5/2021	1/14/2022
1/7/2022	3/11/2022
3/5/2022	5/13/2022
5/7/2022	7/8/2022
7/2/2022	9/9/2022
9/12/2022	11/18/2022
11/7/2022	1/13/2023

8/19, 8/26, 9/2/2022