

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-3286

Issued out of the Court of Common Pleas of Franklin County, Pennsylvania and to me directed, I will expose the following described property by virtual sale to be hosted by BID4ASSETS.COM. For more information, please visit <https://www.bid4assets.com/franklincountypasheriffsales>. Sale will be held on:

FRIDAY, SEPTEMBER 12, 2025
AT 1:00 O'CLOCK P.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF GUILFORD TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1095 CIDER PRESS ROAD CHAMBERSBURG, PA 17202

BEING PARCEL NUMBER: 10-0D08.-028A-0001

IMPROVEMENTS: RESIDENTIAL PROPERTY

WRIT FILED BY: ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
DANIELLE R. DREIER
133 GAITHER DR, SUITE F
MT. LAUREL, NJ 08054

PROPERTY ADDRESS: 1095 Cider Press Road, Chambersburg, PA 17202

UPI / TAX PARCEL NUMBER: 10-0D08.-028A-0001

Seized and taken into execution to be sold as the property of ERIN DENNIS A/K/A ERIN L. DENNIS; HEATHER R. SPRANKLE A/K/A HEATHER SPRANKLE, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF JON DENNIS, JR.; JOSHUA A. DENNIS, IN HIS CAPACITY AS HEIR OF JON DENNIS.; JUSTIN B. DENNIS, IN HIS CAPACITY AS HEIR OF JON DENNIS, JR.; ELICIA DENNIS, IN HER CAPACITY AS HEIR OF JON DENNIS, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FRIMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JON DENNIS, JR. in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-3, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-3.

TERMS OF SALE: 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 calendary 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.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, LLC
MOUNT LAUREL, NJ 855-225-6906

BENJAMIN H. SITES, Sheriff
FRANKLIN COUNTY, Pennsylvania