

Sheriff's Sale

**REAL ESTATE
SALE DATES
FOR 2021**

SALE DATE

March 03 2021

CUT-OFF DATE

December 4, 2020

WEDNESDAY, DECEMBER 2, 2020

RONNY R. ANDERSON, SHERIFF | CUMBERLAND COUNTY | CARLISLE, PA

By virtue of Certain Writs of Execution, issued out of the Court of Common Pleas of Cumberland County, Pennsylvania, and to me directed, I will expose at public sale by public venue or outcry, at the Cumberland County Courthouse, in the Borough of Carlisle, Pennsylvania at 10:00 o'clock A.M., Prevailing Time, on the above date, the hereinafter mentioned real estate.

**No. 2020-02044 Civil Term
WILMINGTON SAVING FUND
SOCIETY FSB
vs
JOHN M BARCHUK, IN HIS
CAPACITY AS ADMINISTRATOR
AND HEIR OF THE ESTATE OF
MICHAEL R. BARCHUK A/K/A
MICHAEL ROBERT
BARCHUK, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER MICHAEL R.
BARCHUK, A/K/A MICHAEL
ROBERT BARCHUK,
DECEASED**

PROPERTY ADDRESS: 6407
Cannon Drive, Hampden -
Township, Mechanicsburg, PA
17050
Atty Michele Bradford
By virtue of a Writ of Execution No.
2020-02044
Wilmington Savings Fund Society,
FSB, Not in Its Individual Capacity
But Solely in Its Capacity as Owner
Trustee of Matawin
Ventures Trust Series 2018-3
v.
John M. Barchuk, in His Capacity
as Administrator and Heir of The
Estate of Michael R. Barchuk a/k/a
Michael Robert Barchuk
Unknown Heirs, Successors,

All parties in interest and Claimants are hereby notified that a Schedule of Distribution will be filed by the Sheriff on or before December 31, 2020 that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

Assigns, and All Persons, Firms, or
Associations Claiming Right, Title
or Interest From or Under
Michael R. Barchuk a/k/a Michael
Robert Barchuk, Deceased
owner(s) of property situate in
the HAMPDEN TOWNSHIP,
CUMBERLAND County,
Pennsylvania, being
6407 Cannon Drive,
Mechanicsburg, PA 17050-1908
Parcel No. 10-17-1029-039
(Acreage or street address)
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$205,844.79

**No. 2020-03878 Civil Term
PENNYMAC LOAN SERVICES
LLC
vs
CHRISTINA BOHON AKA
CHRISTINA PROSSER
PROPERTY ADDRESS:
136 C Street, Carlisle - Borough,
Carlisle, PA 17013
Atty Michael McKeever
IMPROVEMENTS consist of a
residential dwelling.
BEING PREMISES: 136 C Street,
Carlisle, PA 17013
SOLD as the property of
CHRISTINA BOHON aka
CHRISTINA PROSSER
TAX PARCEL #06-20-1798-038**

TERMS: As soon as the property is knocked down to a purchaser, 10% of the purchase price or 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 to the Sheriff by **NOT LATER THAN Friday, December 18, 2020 at 12:00 noon**, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on **Wednesday January 06, 2021 at 10:00 A.M.**, prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

No. 2020-01849 Civil Term
PENNSYLVANIA HOUSING
FINANCE AGENCY
vs
CHRISTOPHER D FORD, AMBER
NICOLE FORD F/K/A AMBER
NICOLE GEEDY
PROPERTY ADDRESS: 433 North
West Street, Carlisle - Borough,
Carlisle, PA 17013
Atty Leon P. Haller
By virtue of a Writ of Execution
No. 2020-01849
PENNSYLVANIA HOUSING
FINANCE AGENCY Plaintiff

vs
CHRISTOPHER D. FORD AND
AMBER NICOLE FORD
F/K/A AMBER NICOLE GEEDY
Defendant (s)
Real Estate: 433 NORTH WEST
STREET, CARLISLE, PA 17013
Municipality: BOROUGH OF
CARLISLE
Dimensions: 100 X 200
See Instrument: Book 273, pg3887
Tax Parcel #: 06-20-1798-233
Improvement thereon: a residential
dwelling house as identified above
TO BE SOLD AS THE PROPERTY
OF CHRISTOPHER D. FORD AND
AMBER NICOLE FORD F/K/A
AMBER NICOLE GEEDY ON
JUDGMENT NO. 2020-01849

No. 2019-09257 Civil Term
FINANCE OF AMERICA
REVERSE LLC
vs
CAROLYN E. HOOVER
PROPERTY ADDRESS: 34 Carter
Place, Carlisle - Borough, Carlisle,
PA 17013

Atty Terrance McCabe
All that certain piece or parcel or
Tract of land situated Borough
of Carlisle, Cumberland County,
Pennsylvania, and being known as
34 Carter Place, Carlisle,
Pennsylvania 17013.
TAX MAP AND PARCEL NUMBER:
51-23-0600-015.-U-F34
THE IMPROVEMENTS THEREON
ARE: CONDOMINIUM
REAL DEBT: \$106,242.76
SEIZED AND TAKEN IN
EXECUTION AS THE PROPERTY
OF: Carolyn E. Hoover

No. 2018-11382 Civil Term
EAST PENNSBORO TOWNSHIP
vs
JK MYERS CONTRACTING
PROPERTY ADDRESS: 106
Wayne Avenue, East Pennsboro -
Township, Enola, PA 17025
Atty Kimberly Bonner
By virtue of a Writ of Execution No.
2018-11382
East Pennsboro Township v. JK
Myers Contracting
Of property situate in East
Pennsboro Township,
Cumberland County, Pennsylvania,
being known as
106 Wayne Avenue, Enola, PA
17025
PARCEL NO. 09-14-0834-254
Improvements thereon: Dwelling
known as 106 Wayne Avenue,
Enola, PA 17025
Judgment Amount: \$1,830.48

No. 2020-00823 Civil Term
WILMINGTON SAVINGS FUND
SOCIETY FSB
vs
PAUL D KAUFFMAN, THE
UNKNOWN HEIRS OF,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
PROPERTY ADDRESS: 26 North
Road, Silver Spring - Township,
MECHANICSBURG, PA 17055
Jill M. Fein, Esquire
Judgment Amount: \$141,758.45
ALL THAT CERTAIN piece
or parcel of land situate in the
Township of Silver Spring, County
of Cumberland and State of
Pennsylvania, bounded and
described as follows, to wit:
Description:
BEING the same premises
conveyed to Paul D. Kauffman
and Patricia A Kauffman, by Deed
dated May 11, 1964 from Albert C.
Troutman and
Mary Lee Troutman, which Deed
was recorded in the Recorder
of Deeds Office of Cumberland
County on May 12, 1964 in Book
21, Page 969.
Patricia A. Kauffman departed this
life on or about October 3, 2016.
Paul D. Kauffman departed this life
on or about October 1, 2019.
Parcel No, 38-22-0144-015
The Unknown Heirs, Successors,
Assigns, and all Persons, Firms or
Associations Claiming Right, Title or
Interest From or Under Paul D.
Kauffman, deceased

Property: 26 North Rd.,
Mechanicsburg, PA 17055
Improvements: Residential Property
Jill M. Fein, Esquire

No. 2019-09238 Civil Term
BANKUNITED NA
vs
SUSAN L MEASE, DECEASED,
UNKNOWN HEIRS
SUCCESSORS ASSIGNS
ALL PERSONS FIRMS OR
ASSOCIATIONS
CLAIMING RIGHT OR TITLE OR
INTEREST FROM OR UNDER
PROPERTY ADDRESS: 417 East
Marble Street, Mechanicsburg -
Borough, MECHANICSBURG, PA
17055
Atty Christopher Denardo
ALL THAT CERTAIN tract or Parcel
of land and premises, situate,
lying and being in the Borough of
Mechanicsburg in the County of
Cumberland and Commonwealth
of Pennsylvania, more particularly
described as follows:
BEGINNING at a point on the north
side of East Marble Street (52.5 feet
wide) at the dividing line between
Lots Nos. 9 and 10, Section "C" in
the hereinafter mentioned Plan of
Lots; thence along said dividing line
north 18 degrees 39 minutes west
one hundred thirty-three and nine
tenths (133.9) feet to a point; thence
south 72 degrees 48 minutes west
a distance of sixty-five (65) feet to
Lot No. 8, Section "C"; thence along
said Lot No. 8, Section "C", south
18 degrees 39 minutes east, one
hundred thirty-five and fifty-four
hundredths (135.54) feet to the

north side of East Marble Street, thence along the north side of East Marble Street north 71 degrees 21 minutes east, sixty-four and ninety-eight hundredths (64.98) feet to Lot No. 10, Section "C", the place of beginning.

BEING Lot No. 9, Section "C" in the Plan of Blackburn Village, as recorded in the Cumberland County Recorder's Office in Plan Book "5", page 38.
FOR INFORMATIONAL PURPOSES ONLY: Being known as 417 East Marble Street, Mechanicsburg, Pennsylvania. PARCEL # 17-24-0789-029 BEING THE SAME PREMISES which James A. Pomarico and Patricia M. Pomarico, husband and wife, by Deed dated July 23, 2008 and recorded July 25, 2008 in the Office of the Recorder of Deeds in and for the County of Cumberland, Pennsylvania in Instrument Number 200825314, granted and conveyed unto Susan L. Mease, a single woman, in fee. AND THE SAID Susan L. Mease departed this life on or about February 16, 2019 thereby vesting title unto any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Susan L. Mease, deceased.
417 East Marble Street,

Mechanicsburg, PA 17055
Parcel No. 17-24-0789-029

**No. 2018-13322 Civil Term
SILVER SPRING TOWNSHIP
AUTHORITY**

vs

**BRANDON LYNN MILLER,
HEATHER MILLER**
PROPERTY ADDRESS: 81 John King Lane, Mechanicsburg, AKA 81 W. Main Street, Silver Spring - Township, New Kingstown, PA 17050

Atty Kimberly A. Bonner
By virtue of a Writ of Execution No. 2018-13322
Silver Spring Township Authority v. Brandon and Heather Miller of property situate in Silver Spring Township, Cumberland County, Pennsylvania, being known as 81 John King Lane, Mechanicsburg, PA 17050
Parcel #38-19-1621-061
Improvements thereon: Dwelling known as 81 John King Lane, Mechanicsburg, PA 17050, a/k/a 81 West Main Street, New Kingstown, Pennsylvania
Judgment Amount: \$1,304.17

**No. 2020-00389 Civil Term
DEUTSCHE BANK NATIONAL
TRUST COMPANY**

vs

**LINDA L. SHATZER MILLER,
CORINNE L MILLER**

PROPERTY ADDRESS: 1153 Pheasant Drive North, North Middleton - Township, CARLISLE, PA 17013

Atty Michael McKeever
IMPROVEMENTS consist of a residential dwelling.
BEING PREMISES:
1153 Pheasant Drive North Carlisle, PA 17013
SOLD as the property of CORINNE L. MILLER and LINDA L. SHATZER MILLER
TAX PARCEL #29-17-1583-053

**No. 2019-01320 Civil Term
SILVER SPRING TOWNSHIP
AUTHORITY**

vs

**D THEODORE OPPERMAN,
SUSANNA POTERA**
PROPERTY ADDRESS: 16 E. Main Street, Silver Spring - Township, NEW KINGSTON, PA 17072

Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2019-01320
Silver Spring Township Authority v. D. Theodore Opperman and Susanna Potera
Of property situate in Silver Spring Township, Cumberland County, Pennsylvania, being known as 16 E. Main Street, New Kingstown, PA 17072
Parcel #38-19-1621-090
Improvements thereon: Dwelling

known as 16 E. Main Street, New Kingstown, PA 17072
Judgment Amount: \$1,871.20

**No. 2019-09670 Civil Term
WILMINGTON TRUST,
NATIONAL ASSOCIATION**

vs

A CLARK SHEETZ, III
PROPERTY ADDRESS: 902 2nd Street, New Cumberland - Borough, New Cumberland, PA 17070

Jill M. Fein, Esquire
2019-09670 Judgment Amount: \$148,041.02

ALL THAT CERTAIN piece or parcel of land with the buildings and improvements thereon erected situate in the Borough of New Cumberland, County of Cumberland and State of Pennsylvania, and more particularly described as follows, to wit:

Description:

BEING the same premises conveyed to A. Clark Sheetz, III, by Deed dated April 25, 1989 from Peter R. Hlushak and Genevieve M. Hlushak, which Deed was recorded in the Recorder of Deeds Office of Cumberland County on April 25, 1989 in Book X33, Page 753.

Parcel No. 25-25-0008-129
Property of: A. Clark Sheetz, III
Property: 902 2nd Street, New Cumberland, PA 17070

TERMS: As soon as the property is knocked down to a purchaser, 10% of the purchase price or 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 to the Sheriff by **NOT LATER THAN Friday, December 18, 2020 at 12:00 noon**, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on **Wednesday January 06, 2021 at 10:00 A.M.**, prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

Improvements: Residential
Property

**No. 2019-13545 Civil Term
EAST PENNSBORO TOWNSHIP**

vs

**STEPHEN C SHILEY, THE
UNITED STATES OF AMERICA**
PROPERTY ADDRESS: 205 S.

Enola Drive, East Pennsboro -
Township, Enola, PA 17025

Atty Kimberly Bonner

By virtue of a Writ of Execution No.
2019-13545

East Pennsboro Township v.

Stephen C. Shiley and The United
States of America

Of property situate in East
Pennsboro Township, Cumberland
County, Pennsylvania, being known
as

205 S. Enola Drive, Enola, PA
17025

PARCEL NO. 09-15-1291-208

Improvements thereon: Dwelling
known as 205 S. Enola Drive,

Enola, PA 17025

Judgment Amount: \$2,345.50

**No. 2019-06500 Civil Term
FARMERS AND MERCHANTS
TRUST COMPANY OF
CHAMBERSBURG**

vs

**ROBERT D. SWANK, JR.,
DOREAN L. SWANK**

PROPERTY ADDRESS: 328-
332 East Fort Street, Borough of
Shippensburg, Shippensburg, PA
17257

Atty Kimberly Bonner

ALL those certain three adjoining
lots of ground with improvements

thereon erected, known as 328-330
East Forth Street, in the Borough
of Shippensburg, Cumberland
County, Pennsylvania, bounded
and described as follows:

No. 1: 328 E. Fort Street

ON the North by Fort Street; on the
East by Lot No. 2; on the South by
a public alley;

and on the West by lot now or
formerly of Elmer Mowery's heirs.

The same having a frontage on
Fort Street of 32 feet and extending
in depth to the alley in the rear 160
feet.

No. 2: 330 E. Fort Street

BOUNDED on the North by Fort
Street of the said borough of
Shippensburg; on the East

by other lands now or formerly of
Elizabeth Myers; on the South by a
public alley; and on the West by Lot
No. 1. Said Lot having a frontage
on Fort Street of 30 feet and a
depth to the alley on in the rear of
160 feet.

Lot NO. 3 332 E. Fort Street

BOUNDED on the North by Fort
Street on the said Borough; on
the East by lot now or formerly of
Elizabeth Myers; on the South by
an alley; and on the West by Lot
No. 2. Said Lot having a frontage of
Fort Street of 30 feet more or less,
and a depth to an alley in the rear of
160 feet.

BEING Tax ID # 32-33-1867-018

HAVING THEREON ERECTED
a dwelling known and numbered
as 328-332 East Fort, Street,
Shippensburg, Pennsylvania 17257

BEING THAT SAME premises by
which Sarah E. Lake, as Executrix

of the Estate of
Mary E. Hawley aka Elizabeth
M. Hawley, late of the Borough of
Shippensburg, Cumberland
County, Pennsylvania, granted and
conveyed unto Robert D. Swank,
Jr. and Dorean L. Swank,
husband and wife, by Deed dated
December 19, 2008 and recorded
in the Cumberland County
Recorder of Deeds on December
23, 2008 as Instrument Number
200840444.

**No. 2019-13459 Civil Term
EAST PENNSBORO TOWNSHIP**

vs

**RONALD R SWEGER, JR
PROPERTY ADDRESS:** 604

Wertzville Road, East Pennsboro -
Township, Enola, PA 17025

Atty Kimberly Bonner

By virtue of a Writ of Execution No.
2019-13459

East Pennsboro Township v.

Ronald R. Sweger, Jr.

Of property situate in East
Pennsboro Township
Cumberland County, Pennsylvania,
being known as

604 Wertzville Road, Enola, PA
17025

Parcel No. 09-14-0834-2118

Improvements thereon: Dwelling
known as 604 Wertzville Road,
Enola, PA 17025

Judgment Amount: \$2,035.30

**No. 2019-10876 Civil Term
REVERSE MORTGAGE
SOLUTIONS INC**

vs

JOLINE TUCKER

PROPERTY ADDRESS: 31

Country Club Place W, East
Pennsboro - Township, Camp Hill,
PA 17011

Atty Michael McKeever

IMPROVEMENTS consist of a
residential dwelling.

BEING PREMISES: 31 Country
Club Place W, Camp Hill, PA 17011

SOLD as the property of JOLINE
W. TUCKER

TAX PARCEL #09-20-1850-153

**No. 2019-06480 Civil Term
NATIONSTAR MORTGAGE LLC
D/B/A MR. COOPER**

vs

NATHAN J. TWARYONAS

PROPERTY ADDRESS: 4007

Gettysburg Road, Lower Allen -
Township, Camp Hill, PA 17011

ATTY Christopher Denardo

ALL THAT CERTAIN tract or Parcel
of land and premises, situate,

lying and being in the Township
of Lower Allen in the County of

Cumberland and Commonwealth
of Pennsylvania, more particularly

described as follows:

According to a survey of William B.

Whitlock, Professional Engineer,
dated 8/9/1963, to wit:

BEGINNING at a point on the
Southerly line of Old Gettysburg

Road, said point being at a
distance of 86 feet measured in

a Westerly direction along said
Highway from the Westerly line

of Cherokee Avenue; thence
South 31 degrees 20 minutes

00 seconds East a distance
of 130 feet to a point; thence

South 58 degrees 40 minutes

00 seconds West a distance of 40 feet to a point; thence South 31 degrees 20 minutes 00 seconds East a distance of 60 feet to a point; thence South 58 degrees 40 minutes 00 seconds West a distance of 24 feet to a point; thence North 31 degrees 20 minutes 00 seconds West a distance of 190 feet to a point on the Southerly line of Old Gettysburg Road; thence along the Southern line of said road North 58 degrees 40 minutes 00 seconds East a distance of 64 feet to the point and place of BEGINNING.
BEING LOT No. 103 on the Plan of Lots known as Keewadin as recorded in the Office of the Recorder of Deeds in and for the said County of Cumberland in Plan Book 4, Page 42 (erroneously set forth in prior deed legal description as Plan Book 4, Page 41).
UNDER AND SUBJECT, NEVERLESS, to any conditions, covenants, restrictions, reservations, easements and rights or way of record or visible upon an inspection of the premises.
FOR INFORMATIONAL PURPOSES ONLY: Being known as 4007 Gettysburg Road, Camp Hill, PA 17011
PARCEL # 13-24-0799-040
BEING THE SAME PREMISES which Lorraine K. Troutman, now by marriage known as Lorraine K.

Herman and her husband Jeremy T. Herman, by Deed dated May 24, 2010 and recorded May 26, 2010 in the Office of the Recorder of Deeds in and for the County of Cumberland, Pennsylvania as Instrument Number 201013675, granted and conveyed unto Nathan J. Twaryonas, a single individual, in fee.
4007 Gettysburg Road, Camp Hill, PA 17011
Parcel No. 13-24-0799-040

**No. 2018-03378 Civil Term
SILVER SPRING TOWNSHIP
AUTHORITY**

vs
GEORGE VANASDALAN
PROPERTY ADDRESS: 6594 Carlisle Pike, Silver Spring Township, Mechanicsburg, PA 17050
Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2018-3378
Silver Spring Township Authority vs. George Vanasdalan
Of property situate in Silver Spring Township, Cumberland County, Pennsylvania being known as 6594 Carlisle Pike, Mechanicsburg, PA 17050
Parcel # 38-18-1332-014
Improvements thereon: Dwelling known as 6594 Carlisle Pike, Mechanicsburg, PA 17050

Judgment Amount: \$1,182.76
**No. 2020-03436 Civil Term
RIVERVIEW BANK**
vs
WAGNER FARM 777 LLC
PROPERTY ADDRESS: 9 Springhouse Road, Shippensburg - Borough, Shippensburg, PA 17257
Atty William F. Colby, Jr.
By virtue of Writ of Execution issued by Plaintiff: Riverview Bank
To case Number: No. 2020-03436
PARCEL ONE: (55 Springhouse Road, Shippensburg, PA) 34-33-1865-014A
ALL the following described tract of land situate in the Borough of Shippensburg, Cumberland County Pennsylvania, bounded and described as follows:
BEGINNING at a point at the intersection of the center line of Spring House Land and the center line of the Middle Spring Creek; thence with the center line of the Middle Spring Creek the following courses and distances: North 37 degrees 27 minutes West, 66.40 feet to a point; North 20 degrees 52 minutes West 235.72 feet to a point; North 00 degrees 20 minutes East, 318.65 feet to the side of a proposed 40-foot street; thence with said proposed street, North 74 degrees 8 minutes East, 275.95 feet to an iron pin at the side of a 16-foot private drive; thence

with said private drive, South 16 degrees 31 minute East, 543.76 feet to a point in the center line of said Spring House Lane; thence along said Spring House Lane, South 73 degrees 31 minutes West, 177.82 feet to a point; thence along said Spring House Lane, South 53 degrees 28 minutes West, 158.85 feet to the intersection of the center line of said Spring House Lane and the center line of said Middle Spring Creek, the first mentioned point and place of BEGINNING.
LESS, HOWEVER, that tract of real estate containing 0.012 acres more or less, conveyed to Borough of Shippensburg, by deed of Joseph b. Hoffman, Inc., a New York corporation, dated June 11, 1973, and recorded in Cumberland County Deed Book "U", Volume 29, Page 120.
The aforesaid premises are subject to an existing pole line right-of-way by the Pennsylvania Electric Company extending across the Westerly side of said premises, and a 3-inch pipe line right-of-way by the Shippensburg Ice and Cold Storage Company across the Southerly side of said premises.
PARCEL TWO: (35 Springhouse Road, Shippensburg, PA & RR Middle Spring Road, Shippensburg, PA_ 34-33-1865-014B & 34-33-1865-014D
ALL that certain tract of land with

TERMS: As soon as the property is knocked down to a purchaser, 10% of the purchase price or 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 to the Sheriff by **NOT LATER THAN Friday, December 18, 2020 at 12:00 noon**, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on **Wednesday January 06, 2021 at 10:00 A.M.**, prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

the storage buildings thereon erected, situate in the Borough of Shippensburg, Cumberland County, Pennsylvania, bounded and described as follows:
 Tract No. 1:
 BEGINNING at a spike in the center of Springhouse Lane at line of land of the Party of the Second Part herein; thence with the said Party of the Second Part's land, North 16 degrees 31 minutes West, 543.44 feet to an iron pin at the line of land now or formerly of The West End Land Company of Shippensburg, being a proposed 30 foot wide street; thence with said proposed 30 foot wide street, North 26 degrees 57 minutes 50 seconds East, 103.67 feet to an iron pin in the center of the right-of-way of the Western Maryland Railroad Company; thence with said center of the right-of-way, South 72 degrees 49 minutes 10 seconds East, 51.91 feet to an iron pin at line of land of the Parties of the First Part herein; thence with said Parties of the First Parts' land, South 16 degrees 19 minutes 40 seconds East, 319.87 feet to an iron pin at line of lands now or formerly of Charles M. Paxton; thence with said Paxton land, South 73 degrees 31 minutes 51 seconds West, 18.68 feet to an iron pin and being the center line of a private 16 foot wide alley; thence continuing with the same, being the center line of said private 16 foot wide alley, South 17 degrees 30 minutes 40 seconds East, 270.11 feet

to a spike in the center of Springhouse Lane; thence with said center of Springhouse Lane, South 73 degrees 31 minutes West, 9948 feet to a spike in the center of Springhouse Lane, the first mentioned point and place BEGINNING.
 The above description is in accordance with survey and draft of William A. Brindle Associates, dated March 25, 1977, revised June 30, 1977 and further revised July 5, 1977. The same being entitled, "Subdivision of land situate in the Borough of Shippensburg, Cumberland County, Pennsylvania for John B. and Richard H. Hosfeld."
 EXCEPTING AND RESERVING to the Parties of the First Part, their heirs and assigns, a 26 foot side private easement, existing from the Southeast side of the proposed 30 foot wide street and along the Eastern side of the premises herein to be conveyed, to line of land of Charles M. Paxton, pursuant to survey of William A. Brindle Associates, dated March 25, 1977, as revised June 30, 1977 and further revised July 5, 1977, the use of said private easement to be for the purpose of ingress, egress and regress, to and from other lands of Parties of the First Part herein adjoining premises herein to be conveyed to the East thereof, said use to be in common, with use of the same by the Party of the Second Part herein, its successors and assigns.

TOGETHER WITH all of the Parties of the First Parts interest in the aforesaid private 16 foot wide alley.
 Tract No. 2
 BEGINNING at a point at the intersection of the center line of the Middle Spring Creek and the Southerly edge of the West Maryland Railroad 30 foot right-of-way; thence with the West Maryland Railroad right-of-way, South 72 degrees 46 minutes East, 279.12 feet to the side of a proposed street; thence with the same, South 26 degrees 58 minutes West, 41.49 feet to a point at the side of another proposed street; thence, with the same, South 74 degrees 8 minutes West, 263.88 feet to a point in the center line of said Middle Spring Creek; thence with the same, North 9 degrees 17 minutes West, 92.26 feet to a point; thence continuing with the same, North 11 degrees 44 minutes East, 102.91 feet to a point at the intersection of said center line of the Middle Spring Creek and the Southerly line of the Western Maryland Railroad 30 foot right-of-way, the first mentioned point and place of BEGINNING.
 PARCEL THREE: (9 Springhouse Road, Shippensburg, PA) 34-33-1867-041
 ALL that certain lot or tract of land situate in the Borough of Shippensburg, Cumberland County, Pennsylvania, together with the one story concrete brick structure erected thereon referred to as Parcel B on subdivision plan dated

March 25, 1977, entitled "Subdivision of Land Situate in Borough of Shippensburg, Cumberland County, Pennsylvania, for John B. and Richard H. Hosfeld" drawn by William A. Brindle Associates, which plan has been approved as and for a subdivision plan by the appropriate municipal authorities and is recorded in Cumberland County Plan Book 32, Page 22, and which is bound and described as follows:
 BEGINNING at an existing concrete monument at corner of the within described parcel and corner of land now or formerly of Charles M. Paxton in line of land now or formerly of Western Maryland Railroad; thence along line of lands now or formerly of Charles M. Paxton, South 73 degrees 31 minutes 51 seconds West, 131.32 feet to a set iron pin at corner of Parcel A, presently owned by the Grantee; thence along lone of Parcel A, North 16 degrees 19 minutes 40 seconds West, 319.87 feet to a set iron pin in the centerline of the tracks of Western Maryland Railroad Company right-of-way; thence along centerline of the tracks of Western Maryland Railroad company right-of-way, South 72 degrees 49 minutes 10 seconds East, 46.22 feet to an existing nail; thence continuing by same, South 72 degrees 44 minutes 02 seconds East, 93.18 feet to an existing iron pin; thence leaving the centerline of the tracks of the Western Maryland Railroad

Company and along line of lands now or formerly of the Western Maryland Railroad Company, South 27 degrees 35 minutes 40 seconds East, 68.95 feet to an existing axle; thence continuing by same, South 16 degrees 53 minutes 00 seconds East, 174.86 feet to the existing concrete monument, the point and place of BEGINNING.

UNDER AND SUBJECT TO right-of-way of the Western Maryland Railroad Company over and across a portion of the within described premises as shown on the above referred to subdivision plan.

ALSO UNDER AND SUBJECT TO existing 20 foot wide municipal sewer right-of-way of the Borough of Shippensburg as shown on the above referred to subdivision plan.

PARCEL FOUR: (57 Springhouse Road, Shippensburg, PA) 34-33-1867-001

ALL that certain improved lot of ground with an Ice and Cold Storage Plant thereon erected, situate in the Borough of Shippensburg, formerly Shippensburg Township, Cumberland County, Pennsylvania, bounded and described as follows: BEGINNING at a post, now pope, on the edge of the right-of-way of the Western Maryland Railroad

Company; thence with the said right-of-way, South 17 degrees 5 minutes East, 270 feet to a post, now pope, on the edge of the said right-of-way in the center of a 16-foot alley; thence with the alley, South 74 degrees 25 minutes West, 150 feet to a pipe at corner; thence with an intersecting 16-foot alley by its centerline, North 17 degrees West, 168.91 feet to a pipe in the ground at corner of land now or formerly of Charles Funk; thence with land now or formerly of Charles Fund and Hershey Chocolate Company, North 74 degrees East, 150 feet to a post, now pipe, the place of BEGINNING.

Having thereon erected a one and one-half story concrete, frame building equipped with lockers and refrigeration machines, together with spring water rights.

BEING a part of the same premises which Hoffman Mills Inc., by Deed dated September 16, 2014, and recorded September 25, 2014, in the Office of the Recorder of Deeds for Franklin County, Pa., as Instrument No. 201421864, granted and conveyed unto Wagner Farm 777, LLC, in fee.

Property known as: 55 Springhouse Road, Shippensburg, PA, Tax Parcel No. 34-33-1865-014A; 35 Springhouse Road, Shippensburg, PA, Tax

Parcel No. 34-33-1865-014B and RR Middle Spring Road, Shippensburg, PA, Tax Parcel No. 34-33-1865-14D; 9 Springhouse Road, Shippensburg, PA, Tax Parcel No. 34-33-1867-041; and, 57 Springhouse Road, Shippensburg, PA, Tax Parcel No. 34-33-1867-001 TO BE SOLD AS PROPERTIES OF WARNER FARM 777, LLC CASE No. 2020-03436

RIVERVIEW BANK

vs

WAGNER FARM 777 LLC

PROPERTY ADDRESS: 35

Springhouse Road and RR Middle Spring Road, Shippensburg - Borough, Shippensburg, PA 17257

RIVERVIEW BANK

vs

WAGNER FARM 777 LLC

PROPERTY ADDRESS: 55

Springhouse Road, Shippensburg - Borough, Shippensburg, PA 17257

RIVERVIEW BANK

vs

WAGNER FARM 777 LLC

PROPERTY ADDRESS: 57

Springhouse Road, Shippensburg - Borough, Shippensburg, PA 17257

TERMS: As soon as the property is knocked down to a purchaser, 10% of the purchase price or 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 to the Sheriff by **NOT LATER THAN Friday, December 18, 2020 at 12:00 noon**, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on **Wednesday January 06, 2021 at 10:00 A.M.**, prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

Sheriff's Sale

WEDNESDAY, DECEMBER 2, 2020

CUMBERLAND COUNTY COURTHOUSE,
1 COURTHOUSE SQUARE, ROOM 303, CARLISLE

RONNY R. ANDERSON, SHERIFF CUMBERLAND COUNTY

TERMS: As soon as the property is knocked down to a purchaser, 10% of the purchase price or 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 to the Sheriff by **NOT LATER THAN Friday, December 18, 2020 at 12:00 noon**, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on **Wednesday January 06, 2021 at 10:00 A.M.**, prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

For more information visit

WWW.CCPA.NET/2230/SHERIFFS-REAL-ESTATE-SALES

REAL ESTATE SALE DATES
FOR 2021

SALE DATES
March 03, 2021

CUT-OFF DATES
December 4, 2020