

REAL ESTATE

Sheriff's Sale

REMAINING SALE DATES FOR 2026:

SALE DATE { DECEMBER 2, 2026

CUT-OFF DATE { SEPTEMBER 4, 2026



WEDNESDAY, SEPTEMBER 2, 2026
JODY S. SMITH, 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. 2025-06975 Civil Term
FREEDOM MORTGAGE CORPORATION

vs
JONATHAN R. BARGER, THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA

PROPERTY ADDRESS: 3 South Road, Silver Spring - Township, Mechancisburg, PA 17050
Atty Jared Greenberg
Plaintiff: Freedom Mortgage Corporation
Defendants: Jonathan R. Barger and The United States of America
Judgment Amount: \$192,772.30

Parcel ID No. 38-22-0144-043
All those two (2) certain tracts or parcels of land situate in the Township of Silver Spring, County of Cumberland and State of Pennsylvania, being more particularly bounded and described in accordance with a survey by Louis J. Harford, P.L.S., dated August 31, 2010, as follows, to wit:
Tract No. 1:

Beginning at a point on the easterly line of South Road, at the corner of lands now or formerly of Arlene E. Byers; thence along the line of said lands now or formerly of Arlene E. Byers North 67 degrees 08 minutes 43 seconds East, a distance of one hundred sixty and eighty-seven hundredths (160.87) feet to a point on the line of Tract No. 2, below; thence along the line of Tract No. 2, below, South 56 degrees 45 minutes 00 seconds East, a distance of eighty-four and sixty-five hundredths (84.65) feet to a point on the line of lands now or formerly of Sue A. Harley; thence along the line of said lands now or formerly of Sue A. Harley South 26 degrees 06 minutes 00 seconds West, a distance of one hundred two and sixty-eight hundredths (102.68) feet to a point on the line of lands now or formerly of Barbara E. Hake; thence along the line of said lands now or formerly of Barbara E. Hake North 84 degrees 05 minutes 32 seconds West, a distance of one hundred sixty-seven and twenty-five hundredths (167.25) feet to an iron pin on the easterly line of South Road; thence along the easterly line of South Road by an arc or curve to the left having a radius of one hundred twenty-two and ninety-six hundredths (122.96) feet, an arc distance of fifty-nine and forty-one hundredths (59.41) feet to an iron pin at the corner of lands now or formerly of Arlene E. Byers, the point and place of Beginning.
Being Lot No. 52 on the Plan of Lots for Northfield Farms, said Plan being recorded in the Office of the Recorder of Deeds in and for Cumberland County in Plan Book 8, Page 22.
Tract. No. 2:

Beginning at a point in the center line of the public road known as Hogestown Road, ""leading from Mechanicsburg to Hogestown as stated in Deed Book E-17, Page 298"", said road being known as State Highway Route 114 and Hogestown Road, at the corner of lands now or formerly of Suzanne E. Morse; thence along the center line of Hogestown Road North 56 degrees 43 minutes 52 seconds West (erroneously stated as East in prior deed), a distance of seventy-four and ninety-eight hundredths (74.98) feet to a point at the corner of lands now or formerly of Donald C. Fisher and Karen L. Fisher; thence along the line of said lands now or formerly of Donald C. Fisher and Karen L. Fisher South 33 degrees 15 minutes 00 seconds West, a distance of one hundred sixty-six and fifty hundredths (166.50) feet to a point on the line of lands now or formerly of Arlene E. Byers; thence along the line of said lands now or formerly of Arlene E. Byers and continuing along the line of Tract No. 1, above, South 56 degrees 45 minutes 00 seconds East, a distance of ninety-five and eighty-six hundredths (95.86) feet to a point on the line of lands now or formerly of Sue A. Harley; thence along the line of said lands now or formerly of Sue A. Harley and continuing along the line of lands now or formerly of Suzanne E. Morse North 26 degrees 06 minutes 00 seconds East, a distance of one hundred sixty-seven and seventy-eight hundredths (167.78) feet to a point in the center line of Hogestown Road, also known as State Highway Route 114, the point and place of Beginning.

Being Lot No. 56 on the Plan of Lots for Northfield Farms, said Plan being recorded in the Office of the Recorder of Deeds in and for Cumberland County in Plan Book 8, Page 22.
Being the same premises which Andrew S. Casale and Jeffrey S. Casale by Deed intended for immediate recording in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, granted and conveyed unto Jonathan R. Barger, Mortgagor(s) herein.
TITLE TO SAID PREMISES VESTED IN Jonathan R. Barger , by Deed from Andrew S. Casale and Cassandra Casale and Jeffrey S. Casale and Mary Ann Casale , dated May 3, 2019, recorded May 7, 2019, Instrument number 201909381.
Tax Parcel No: 38-22-0144-043.
Premises known as: 3 South Road, Mechanicsburg, PA 17050 To Be Sold as the property of Jonathan R. Barger
Docket No: 2025-06975"

No. 2026-02059 Civil Term
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

vs

APRIL S BARRON, OMAR BARRON
PROPERTY ADDRESS: 118 Lighthouse Drive, Hampden - Township, Mechancisburg, PA 17050
Atty Adrienna Hunsberger
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF HAMPDEN, CUMBERLAND COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 118 LIGHTHOUSE DR MECHANICSBURG, PA 17050
BEING PARCEL NUMBER: 10-20-1844-097
IMPROVEMENTS: RESIDENTIAL PROPERTY"

No. 2025-05243 Civil Term
EAST PENNSBORO TOWNSHIP

vs

ERIC C. BUSKEY, TIFFANY M. BUSKEY
PROPERTY ADDRESS: 26 Logans Run, East Pennsboro - Township, Enola, PA 17025
Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2025-05243
East Pennsboro Township v. Eric C. Buskey and Tiffany M. Buskey. Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 26 Logan Run, Enola, PA 17025
Parcel # 09-13-0998-123
Improvements thereon: Dwelling known as 26 Logans Run, Enola, PA 17025
Judgment Amount: \$3,395.62"

No. 2025-09106 Civil Term
EAST PENNSBORO TOWNSHIP

vs

KATHRYN R. FOULTZ, EXECUTRIX OF THE ESTATE OF HELEN FOULTZ
PROPERTY ADDRESS: 422 State Street, East Pennsboro - Township, Enola, PA 17025
Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2025-09106
East Pennsboro Township v. Kathryn R. Foulitz, Executrix of the Estate of Helen Foulitz Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 422 State Street, Enola, PA 17025
Parcel # 45-16-1050-074
Improvements thereon: Dwelling known as 422 State Street, Enola, PA 17025
Judgment Amount: \$2,337.40"

No. 2025-03839 Civil Term
WELLS FARGO BANK, N.A.

vs

ANNE M. HAMAL A/K/A ANNIE HAMAL A/K/A ANNE MARY HAMAL IND. AND AS KNOWN HEIR OF THEODORE R. HAMAL A/K/A TED HAMAL A/K/A THEODORE ROBERT HAMAL SR. DECEASED, UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THEODORE HAMAL AKA THEODORE R HAMAL AKA TED HAMAL AKA THEODORE ROBERT HAMAL SR DECEASED
PROPERTY ADDRESS: 97 Old State Road, Dickinson - Township, Gardners, PA 17324

Atty Karin Schweiger
By virtue of a Writ of Execution No. 2025-03839
WELLS FARGO BANK, N.A.

v.
ANNE M. HAMAL A/K/A ANNIE HAMAL A/K/A ANNE MARY HAMAL, INDIVIDUALLY AND AS KNOWN HEIR OF THEODORE HAMAL A/K/A THEODORE R. HAMAL A/K/A TED HAMAL A/K/A THEODORE ROBERT HAMAL, SR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THEODORE HAMAL A/K/A THEODORE R. HAMAL A/K/A TED HAMAL A/K/A THEODORE ROBERT HAMAL, SR., DECEASED
owner(s) of property situate in the DICKINSON TOWNSHIP, CUMBERLAND County, Pennsylvania, being 97 OLD STATE ROAD, GARDNERS, PA 17324
Tax ID No. 08-40-2648-066
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$102,393.02
Attorneys for Plaintiff Brock & Scott, PLLC"

No. 2025-09526 Civil Term
SELECT PORTFOLIO SERVICING, INC.

vs

RODNEY C. HART, JR., UNKNOWN SURVIVING HEIRS OF RODNEY C. HART, DECEASED
PROPERTY ADDRESS: 22 East Columbia Road, East Pennsboro Township, Enola, PA 17025
Atty David Onorato
By virtue of Writ of Execution No. 2025-09526
Select Portfolio Servicing, Inc. (Plaintiff) vs. Rodney C. Hart, Jr., as Surviving Heir of Rodney C. Hart, Deceased and Unknown Surviving Heirs of Rodney C. Hart, Deceased (Defendants)
Property Address 22 East Columbia Road, Enola, PA 17025
Parcel I.D. No. 09-14-0832-120
Improvements thereon consist of a residential dwelling.
Judgment Amount: \$58,346.63
Attorney for Plaintiff: Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue North Wales, PA 19454"

No. 2025-09586 Civil Term
LAKEVIEW LOAN SERVICING, LLC

vs

CHAD M HENCH, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, CHELSEA D HENCH
PROPERTY ADDRESS: 1182 Green Spring Road, North Newton - Township, Newville, PA 17241
Atty Paige Zirriith
By virtue of a Writ of Execution No. 2025-09586
LAKEVIEW LOAN SERVICING, LLC
v.
CHAD M. HENCH; CHELSEA D. HENCH; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
owner(s) of property situate in the NORTH NEWTON TOWNSHIP, CUMBERLAND County, Pennsylvania, being 1182 GREENSPRING ROAD, NEWVILLE, PA 17241
Tax ID No. 30-08-0597-056
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$246,024.44
Attorneys for Plaintiff Brock & Scott, PLLC"

No. 2025-11746 Civil Term
STG REV II, LLC

vs

HELEN IMRE IN HER CAPACITY AS HEIR OF THE ESTATE OF JOANNE H ALLEN DECEASED, KATHERINE ZUPAN IN HER CAPACITY AS HEIR OF THE ESTATE OF JOANNE H ALLEN DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THE ESTATE OF JOANNE H. ALLEN, DECEASED
PROPERTY ADDRESS: 915 Sheffield Avenue, Upper Allen Township, Mechanicsburg, PA 17055
Atty Matthew Brushwood

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Upper Allen, County of Cumberland and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the legal right-of-way line of Lisburn Road at the Southwest corner of Lot No. 8 as shown on the hereinafter mentioned Plan of Lots; thence by the Northern right-of-way line of the Lisburn Road, North 79 degrees 12 minutes 30 seconds West, one hundred (100) feet to a point; thence by the dividing line between Lots Nos. 6 and 7 on said Plan North 10 degrees 47 minutes 30 seconds East, one hundred fifty-five (155) feet to a point on the southern line of Sheffield Avenue, thence by the Southern line of Sheffield Avenue, South 79 degrees 12 minutes 30 seconds East, one hundred (100) feet to a point; thence by the dividing line between Lots Nos. 7 and 8 on said Plan, south 10 degrees 47 minutes 30 seconds West, one hundred fifty-five (155) feet to a point, the Place of BEGINNING.
BEING Lot No. 7, in the Plan of Lots of Center Square Manor, Extension "A", Plan No. 1, which Plan is recorded in the Cumberland County Recorder's Office in Plan Book 17, at page 67.

UNDER AND SUBJECT to the reservations and restrictions of record with said Plan, subject also to the setback line shown thereon and the 15 foot planting strip as shown thereon.

HAVING THEREON ERECTED a single story ranch type dwelling house.
BEING known and numbered as 915 SHEFFIELD AVENUE, MECHANICSBURG, UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA 17055.
BEING Parcel No. 42-30-2108-020.
BEING the same premises which Mark R. Allen and Joanne H. Allen, son and mother, by Deed dated October 21, 2011, and recorded November 1, 2011, in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania to Instrument No. 201130193, granted and conveyed unto Joanne H. Allen.

AND THE SAID Joanne H. Allen died on March 13, 2022, whereupon title vested into Helen Imre, in Her Capacity as Heir of the Estate of Joanne H. Allen, Deceased, Katherine Zupan, in Her Capacity as Heir of the Estate of Joanne H. Allen, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Joanne H. Allen, Deceased.
SEIZED IN EXECUTION as the property of Helen Imre, in Her Capacity as Heir of the Estate of Joanne H. Allen, Deceased, Katherine Zupan, in Her Capacity as Heir of the Estate of Joanne H. Allen, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Joanne H. Allen, Deceased on Judgment No. 2025-11746.
Matthew G. Brushwood, Esquire Attorney for Plaintiff
Barley Snyder 2755 Century Blvd
Wyoissing, PA 19610
I.D. No. 310592"

No. 2026-00614 Civil Term
SILVER SPRING TOWNSHIP AUTHORITY

vs

JAMES PETE JURATOVIC, AMANDA B. JURATOVIC
PROPERTY ADDRESS: 48 Hoke Farm Way, Siliver Spring Twp, Mechancisburg, PA 17050
Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2026-00614
Silver Spring Township Authority v. James Pete Juratovic and Amanda J. Juratovic
Property situate in Silver Spring Township Authority
Being known as 48 Hoke Farm Way, Mechanicsburg, PA 17050
Parcel #38-07-0459-528.
Improvements thereon: Dwelling known as 48 Hoke Farm Way, Mechanicsburg, PA 17050
Judgment Amount: \$2,682.30"

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, September 18, 2026** at 12:00 noon, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday October 07, 2026 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

No. 2024-02351 Civil Term
U S BANK TRUST NATIONAL ASSOCIATON
vs
ANGELA A. KELLY
PROPERTY ADDRESS: 310 Park Avenue, New Cumberland - Borough, New Cumberland, PA 17070 Timothy D Padgett ALL THAT CERTAIN tract of land or parcel of land and premises, situate, lying and being in the Borough of New Cumberland in the County of Cumberland and Commonwealth of Pennsylvania, more particularly described as follows: BEGINNING at a point on the eastern line of Park Avenue, said point being 492.4 feet North of the Northeast corner of Park Avenue and Oak Lane; thence in an easterly direction by a line parallel with the division line between Lots Nos. 97 and 98 on the hereinafter mentioned Plan of Lots, 134.18 feet to a 15 foot alley, thence in a southerly direction along the line of said 15 foot alley, 113.15 feet to the division line between Lots Nos. 96 and 97; thence westwardly along said division line, 212.3 feet to the eastern line of Park Avenue; thence in a northerly direction along the eastern line of Park Avenue, 80 feet to the place of BEGINNING. BEING THE SAME PREMISES granted and conveyed to Arthur Kelly and Clara Kelly, by Deed of Karl D. Otto and Andrea S. Otto, dated March 28, 2003 and recorded on April 1, 2003 in the Cumberland County Recorder of Deeds Office in Deed Book 256, Page 1649. Property address: 310 Park Avenue, New Cumberland, PA 17070 Parcel ID: 26-23-0541-256”

No. 2025-08815 Civil Term
MIDFIRST BANK
vs
KASEY J KIRK
PROPERTY ADDRESS: 524 Grandview Avenue, Wormleysburg - Borough, Camp Hill, PA 17011 Atty CHRISTINA LYNN CONNOR ALL THAT CERTAIN lot or tract of land situate in the Borough of Wormleysburg, Cumber(and County, Pennsylvania, more particularly bounded and described as follows, to wit: • BEGINNING AT a point on the Southerly line of Grandview Avenue, which point is two , . hundred sixty (260) feet East of the Southeasterly corner of West Foxcroft Drive and Grandview 1 Avenue Extended and at dividing line between Lots No. IO and I I, Section A, on the hereinafter mentioned Plan of Lots; THENCE along said dividing line South 36 degrees 30 minutes East 122.40 feet to a point; THENCE along the Northerly line of Lots No. 5 and 4, Section A, on said Plan South 53 degrees 30 minutes West 80 feet to a point at dividing line between Lots No. 11 and 12, Section A, on said Plan; THENCE along said dividing line North 36 degrees 30 minutes. West 122.14 feet to a point on the Southerly line of Grandview Avenue aforesaid; THENCE, along same North 53 degrees 18 minutes 33 seconds East 80 feet to a Point, the Place of BEGINNING. BEING LOT No. 11, Section A, on Plan of Riverview, which plan is recorded in Cumberland County Record of Deeds Office in Plan Book 12; Page 12. UNDER AND SUBJECT TO the same rights, privileges, agreements, right-of- ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on ground. HAYING THEREON ERECTED a dwelling house, known and numbered as No. 524 Grandview Avenue, Camp Hill, Pennsylvania 17011. HAYING thereon erected a dwelling house being known and numbered as 524 Grandview Avenue, Camp Hill, PA 17011. PARCEL No. 47-19-1590-017 Being the same property conveyed to Kasey J. Kirk who acquired title by virtue of a deed from Anthony M. Deppen and Lesli R. Deppen (F/K/A Lesli R. Miller), husband and wife, dated November 29, 2016, recorded December 5, 2016, as Instrument Number 201632239, Office of the Recorder of Deeds, Cumberland County, Pennsylvania.”

No. 2025-07912 Civil Term
MEMBERS FIRST FEDERAL CREDIT UNION
vs
KENNETH LEE KUHN, JR A/K/A KENNETH L. KUHN, JR.
PROPERTY ADDRESS: 201 Garland Drive, Carlisle - Borough, Carlisle, PA 17013 Atty Kimberly Bonner By virtue of a Writ of Execution No. 2025-07912 Members 1st Federal Credit Union v. Kuhn Property situated in Carlisle, Cumberland County, Pennsylvania 17013 being known as 201 Garland Drive Parcel # 04-23-0600-004 Improvements thereon: 201 Garland Drive, Carlisle, Pennsylvania 17013 Judgment Amount: \$11,218.05”

No. 2026-01056 Civil Term
NEWREZ LLC
vs
RONALD LATIMORE, JR.
PROPERTY ADDRESS: 4 White House Road, Southampton - Township, Shippensburg, PA 17257 Atty Jill Fein ALL THAT CERTAIN TRACT OF

LAND SITUATE IN THE TOWNSHIP OF SOUTHAMPTON, COUNTY OF CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED, AS FOLLOWS, TO WIT: BEGINNING AT A POINT COMMON TO LAND NOW OR FORMERLY OF GEORGE B. THOMAS AND LAND NOW OR FORMERLY OF JOAN LOUISE BURNS, WHICH POINT IS 118.50 FEET, NORTH 75 DEGREES 54 MINUTES 25 SECONDS EAST FROM CENTERLINE OF TOWNSHIP ROUTE T-314; THENCE FROM SAID POINT ALONG LAND NOW OR FORMERLY OF GEORGE B. THOMAS, NORTH 4 DEGREES 52 MIUTES 24 SECONDS WEST, 154.28 FEET TO A POINT; THENCE CONTINUING BY SAME AND LAND NOW OR FORMERLY OF DORTHY MILLER, NORTH 22 DEGREES 35 MINUTES 32 SECONDS WEST 300.45 FEET TO A POINT; THENCE NORTH 53 DEGREES 11 MINUTES 13 SECONDS WEST, 7.91 FEET TO A POINT AT LOT A; THENCE BY SAID LOT A, NORTH 82 DEGREES 37 MINUTES 17 SECONDS EAST, 183.95 FEET TO AN IRON PIN AT LAND NOW OR FORMERLY OF JOAN LOUISE BURNS; THENCE BY BURNS LAND SOUTH 18 DEGREES 34 MINUTES 19 SECONDS EAST, 453.98 FEET TO AN EXPOSED STONE; THENCE CONTINUING BY BURNS LAND SOUTH 18 DEGREES 22 MINUTES 33 SECONDS WEST, 194.34 FEET TO A POINT, PLACE OF BEGINNING. PER SURVEY OF CARL D. BERT, R.S., DATED FEBRUARY 1977, AND REFERRED TO ON SAID SURVEY AS LOT B. BEING THE SAME PROPERTY WHICH AMANDA ZEPP, ADULT INDIVIDUAL, BY DEED DATED JULY 21, 2023 AND RECORDED AUGUST 28, 2023 IN THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY AS INSTRUMENT NO. 202316380 CONVEYED TO RONALD LATIMORE, JR., ADULT INDIVIDUAL. COMMONLY KNOWN AS: 4 WHITE HOUSE RD, SHIPPENSBURG, PA 17257 PARCEL NUMBER: 39-37-2092-051”

No. 2026-02776 Civil Term
ORRSTOWN BANK
vs
JOHN D MELLINGER, LINDA R. MELLINGER
PROPERTY ADDRESS: 1844 Ritner Highway, South Newton Twp, Shippensburg, PA 17257 Atty Kimberly Bonner By virtue of a Writ of Execution No. 2026-02776 Orrstown Bank v. Mellinger Property situated in Shippensburg, Cumberland County, Pennsylvania 17257 being known as 1844 Ritner Highway Parcel # 41-11-0304-044 Improvements thereon: 1844 Ritner Highway, Shippensburg, Pennsylvania 17257 Judgment Amount: \$126,162.40”

No. 2024-02027 Civil Term
BANK UNITED, N.A.
vs
MIDDLE DAUGHTER INDUSTRIES, LLC, TODD D. HUMES, POPS PUB & GRUB INN LLC, SHERI L HUMES
PROPERTY ADDRESS: 1415 Second Street, East Pennsboro - Township, Enola, PA 17025 1415 Second Street, Enola, PA 17025 Parcel No. 45-17-1044-069 ALL THAT CERTAIN piece or parcel of land situate in the Borough of West Fairview n/k/a Township of East Pennsboro, Cumberland County, Pennsylvania, bounded and described as follows, to wit BEGINNING at a point on the Eastern line of Second Street, formerly called Main Street, at the Northern line of Lot No. 3 on the hereinafter mentioned Plan of Lots; thence Eastwardly along the Northern line of Lot No. 3, one hundred sixty-two (162) feet two (2) inches to a point on the Western line of High Street; thence Northwardly along the Western line of High Street, fifty (50) feet to a point in the Southern line of Lot No. 5; thence Westwardly along the Southern line of Lot No. 5, one hundred sixty-six and one-half (166 ½) feet to a point in the Eastern line of Second Street; thence Southwardly along the Eastern line of Second Street, fifty (50) feet to a point, the place of BEGINNING. BEING Lot No. 4 in the Plan of May’s Addition to West Fairview. HAVING THEREON ERECTED a two and one-half story frame dwelling known as No. 415 Second Street, West Fairview, Pennsylvania. BEING THE SAME premises which Eric C. Richards and Kathleen M. Richards, husband and wife, by Deed dated August 6, 2015 and recorded August 11, 2015 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania as Instrument Number 201520271 granted and conveyed unto Todd D. Humes and Sheri Lynn Humes, Mortgagor herein.”

No. 2025-08947 Civil Term
WELLS FARGO BANK, N.A.
vs
ALEXIS L. MILES, KNOWN HEIR OF GINA L SWARTZ A/K/A GINA LUREE BURGER A/K/A GINA L BURGER A/K/A GINA SWARTZ, DECEASED, BRANDON S. DUNCAN, KNOWN HEIR OF GINA L SWARTZ A/K/A GINA LUREE BURGER A/K/A GINA L BURGER A/K/A GINA SWARTZ, DECEASED, TYLER J DUNCAN-FORTINI, KNOWN HEIR OF

GINA L SWARTZ A/K/A GINA LUREE BURGER A/K/A GINA L BURGER A/K/A GINA SWARTZ, DECEASED, TANNER T. DUNCAN, KNOWN HEIR OF GINA L SWARTZ A/K/A GINA LUREE BURGER A/K/A GINA L BURGER A/K/A GINA SWARTZ, DECEASED, UNKNOWN HEIRS OF GINA L SWARTZ A/K/A GINA LUREE BURGER A/K/A GINA L BURGER A/K/A GINA SWARTZ, DECEASED, THE SECRETARY OF HOUSING & URBAN DEVELOPMENT U.S. ATTORNEY’S OFFICE
PROPERTY ADDRESS: 223 Pennsylvania Ave, East Pennsboro - Township, Enola, PA 17025 Atty Carolyn Treglia By virtue of a Writ of Execution No. 2025-08947 NATIONSTAR MORTGAGE LLC v. ALEXIS L. MILES, KNOWN HEIR OF GINA L. SWARTZ A/K/A GINA LUREE BURGER A/K/A GINA L. BURGER A/K/A GINA SWARTZ, DECEASED; BRANDON S. DUNCAN, KNOWN HEIR OF GINA L. SWARTZ A/K/A GINA LUREE BURGER A/K/A GINA L. BURGER A/K/A GINA SWARTZ, DECEASED; TYLER J. DUNCAN-FORTINI, KNOWN HEIR OF GINA L. SWARTZ A/K/A GINA LUREE BURGER A/K/A GINA L. BURGER A/K/A GINA SWARTZ, DECEASED; TANNER T. DUNCAN, KNOWN HEIR OF GINA L. SWARTZ A/K/A GINA LUREE BURGER A/K/A GINA L. BURGER A/K/A GINA SWARTZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GINA L. SWARTZ A/K/A GINA LUREE BURGER A/K/A GINA L. BURGER A/K/A GINA SWARTZ, DECEASED; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT owner(s) of property situate in the EAST PENNSBORO TOWNSHIP, CUMBERLAND County, Pennsylvania, being 223 PENNSYLVANIA AVENUE, ENOLA, PA 17025 Tax ID No. 45-16-1050-147 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$104,968.84 Attorneys for Plaintiff Brock & Scott, PLLC”

No. 2025-09321 Civil Term
SUNGUILD CONDOMINIUM ASSOCIATION
vs
CHRISTOPHER A MURPHY
PROPERTY ADDRESS: 1074 Lancaster Boulevard Unit # 3, Upper Allen - Township, Mechanicsburg, PA 17055 Atty Rachel James EXHIBIT A LEGAL DESCRIPTION Name of Attorney Representing the Plaintiff: JOHNSON DUFFIE STEWART & WEIDNER, Rachel L. James, Esquire, I.D. No. 335881 Judgment Amount: \$13,071.00 Owner(s) of property situate in the Upper Allen Township, Cumberland County, and Commonwealth of Pennsylvania, being: 1074 Lancaster Blvd., Unit 3, Mechanicsburg, Pa 17055 Parcel No. 42°24-0792041.U1074-3 Improvements thereon: RESIDENTIAL DWELLING ALL THAT CERTAIN apartment dwelling unit situated in Sunguild Condominium, Upper Allen Township, Cumberland County, Pennsylvania, being designated as Unit No. 1074-3, in the Declaration and Declaration Plans of said condominium, recorded in the Recorder of .Deeds of Cumberland County, Pennsylvania, under the provisions of the Unit Property Act of July 3, 1963, P.L. 196. TOGETHER with all right of title and interest, being a 1:4416% interest, of, in, and to the Common Elements, as more fully set forth in the aforesaid Declaration of Condominium and Declaration Plans.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record,”” and to the provisions, easements, cov:enants and restrictions as contained in the Declaration, the Code of Regulations and the Declaration Plans. The Grantee, for and on behalf of the Grantee and the Grantees’ heirs, personal representatives, successors, and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements, as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that, except insofar as Sections 705 and 706 of said Unit Property Act may relieve a subsequent Unit Owner ofliability for prior unpaid· assessments, this covenant shall run with and bind the land or Unit hereby conveyed and all subsequent owners thereof. The Grantee, for and on behalf of the Grantee. and the Grantees’ heirs and assigns, by acceptance of this Deed, acknowledges that this conveyance is subject in every respect to the Declaration of Condominium and Code of Regulations and all amendments thereto; and the Grantees further acknowledge that each and every provision of the foregoing is essential to the best interest.and for the benefit of all Unit Owners therein. Grantee and all owners of units in said Condominium covenants and agrees, as a covenant running with the land, to abide by each and every provision of said documents. Said Declaration, Code of Regulations

and Declaration Plans are recorded in the Cumberland County Recorder of Deeds Office in Miscellaneous Book 249, Page 784, Miscellaneous Book 249, Page 810, and Plan Book 37, Page 23, respectively. BEING known and numbered as 1074-3 Lancaster Boulevard, Mechanicsburg, Pennsylvania. BEING the same premises which Gary D. Donmoyer , by Deed dated July 23, 2008, and recorded July 28, 2008, in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, to Instrument Number 200825517, granted and conveyed unto REKEN Properties, LLC, Grantor herein. SEIZED, taken in execution and to be sold as the property of Christopher Murphy, judgment debtor and real owner.”

No. 2025-08717 Civil Term
THE BANK OF NEW YORK MELLON
vs
CHRISTOPHER M. NEAL, MICHELLE M. NEAL
PROPERTY ADDRESS: 295 Smith Road, Penn - Township, Shippensburg, PA 17257 Atty Carolyn Treglia By virtue of a Writ of Execution No. 2025-08717 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2003-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-2 v. CHRISTOPHER M. NEAL A/K/A CHRISTOPHER NEAL; MICHELLE M. NEAL A/K/A MICHELLE NEAL owner(s) of property situate in the PENN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 295 SMITH RD, SHIPPENSBURG, PA 17257 Tax ID No. 31-11-0300-022B (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$181,063.66 Attorneys for Plaintiff Brock & Scott, PLLC”

No. 2025-10694 Civil Term
SILVER SPRING TOWNSHIP AUTHORITY
vs
ERMINA OSOJKIC, JASMIN OSOJKIC
PROPERTY ADDRESS: 12 Clover Lane, Silver Spring - Township, Mechanicsburg, PA 17050 Atty Kimberly Bonner By virtue of a Writ of Execution No. 2025-10694 Silver Spring Township Authority v. Ermina & Jasmin Osojkie Property situate in Silver Spring Township Authority Being known as 12 Clover Lane, Mechanicsburg, PA 17050 Parcel #38-21-0291-0015 Improvements thereon: Dwelling known as 12 Clover Lane, Mechanicsburg, PA 17050 Judgment Amount: \$1,868.72”

No. 2025-08661 Civil Term
THE BOROUGH OF CAMP HILL
vs
RUHL CHARLES R ANY AND ALL HEIRS AND ADMINISTRATORS OF THE ESTATE OF
PROPERTY ADDRESS: 1704 Lincoln Street, Camp Hill - Borough, CAMP HILL, PA 17011 Atty Kimberly Bonner By virtue of a Writ of Execution No. 2025-08661 The Borough of Camp Hill v. Any and All Heirs and Administrators of the Estate Charles R. Ruhl Property situated in The Borough of Camp Hill Cumberland County, Pennsylvania, being known as 1704 Lincoln Street, Camp Hill, PA 17011 Parcel# o1-21-0269-030 Improvements thereon: Dwelling known as 1704 Lincoln Street, Camp Hill, PA 17011 Judgment Amount: \$3,335.94”

No. 2026-01989 Civil Term
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
vs
SAFARII PROPERTIEZ LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY
PROPERTY ADDRESS: 102 Crain Drive, North Middleton - Township, Carlisle, PA 17013 Atty Matthew C. Fallings ALL THAT CERTAIN LOT OF GROUND WITH IMPROVEMENTS THEREON ERECTED SITUATE IN NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A NAIL AND CAP IN THE CENTERLINE OF PENNSYLVANIA ROUTE 34 AT THE LOW WATER LINE OF CONODOGUINET CREEK, WHICH SAID NAIL IS NORTH 09 DEGREES 49 MINUTES WEST, 17.87 FEET FROM THE SOUTHERN EXTREMITY OF SAID BRIDGE; THENCE FROM SAID BEGINNING POINT BY THE CENTERLINE OF PENNSYLVANIA ROUTE 34, SOUTH 09 DEGREES 49 MINUTES WEST, 135 FEET TO A NAIL AND CAP AT LINE OF LANDS NOW OR FORMERLY OF PAUL SNYDER; THENCE BY LANDS NOW OR FORMERLY OF PAUL SNYDER, NORTH 83 DEGREES 30 MINUTES WEST, 183 FEET TO AN IRON PIN AT LANDS NOW OR FORMERLY OF LOUIS R. WELSH; THENCE BY LANDS NOW OR FORMERLY OF LOUIS

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, September 18, 2026** at 12:00 noon, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday October 07, 2026 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff’s Office, Courthouse, Carlisle, PA.

R. WELSH AND PASSING THROUGH A STAKE LOCATED AT 8.75 FEET FROM THE LOW WATER LINE OF CONODOGUINET CREEK, NORTH 09 DEGREES 49 MINUTES EAST, 135 FEET TO THE LOW WATER LINE OF CONODOGUINET CREEK; THENCE BY THE LOW WATER LINE OF CONODOGUINET CREEK, SOUTH 83 DEGREES 30 MINUTES EAST, 183 FEET TO THE NAIL AND CAP LOCATED ON THE BRIDGE OVER CONODOGUINET CREEK AND THE CENTERLINE OF PENNSYLVANIA ROUTE 34, THE PLACE OF BEGINNING. EXCEPTING THEREFORE AND THEREFROM, PREMISES WHICH HARALD G. BOWERS AND SHIRLEY M. BOWERS, HUSBAND AND WIFE, AND BARRY G. BOWERS, GRANTED AND CONVEYED UNTO COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BY DEED DATED MARCH 4, 2009 AND RECORDED MARCH 27, 2009 IN INSTRUMENT NUMBER 200909329.

UNDER AND SUBJECT TO ANY CONDITIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS, EXCEPTIONS, RIGHTS OF WAY AND/OR SET-BACK LINES RECORDED IN PRIOR INSTRUMENTS, DEEDS AND CONVEYANCES.

Premises being: 102 Crain Drive, Carlisle, PA 17013-4635

Parcel No.: 29-16-1094-030

BEING the same premises which NA Capital Group, LLC by Deed dated May 16, 2022 and recorded in the Office of Recorder of Deeds of Cumberland County on May 31, 2023 at Instrument # 202309682 granted and conveyed unto Safarii Propertiez LLC, a Pennsylvania limited liability company.”

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No. 2025-09424 Civil Term
MEMBERS 1ST FEDERAL CREDIT UNION
vs
DARYL J SHEAFFER AKA DARYL JAY SHEAFFER
PROPERTY ADDRESS: 321 Wertz Run Road, North Middleton - Township, Carlisle, PA 17013 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2025-09424
Members 1st Federal Credit Union v. Sheaffer
Property situated in Carlisle, Cumberland County, Pennsylvania 17013 being known as 321 Wertz Run Road
Parcel # 29-05-0429-011
Improvements thereon: 321 Wertz Run Road, Carlisle, Pennsylvania 17013
Judgment Amount: \$59,103.41”

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No. 2026-00269 Civil Term
LAKEVIEW LOAN SERVICING, LLC
vs
DARYL W. SINSABAUGH, JENNIFER P. SINSABAUGH
PROPERTY ADDRESS: 36 Creekside Drive, East Pennsboro - Township, Enola, PA 17025
Atty Adrienna Hunsberger
Case Number: 2026-00269 Judgment
Amount: \$152,384.87
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff A Florida professional limited liability company
ALL THAT CERTAIN Jot of land situate in East Pennsboro Township, Cumberland County, Pennsylvania, being more particularly bounded and described as follows: BEGINNING at a point on the southern side of Creekside Drive, said point being at the dividing point between Lot No. 1 and Lot No. 2 on the hereinafter mentioned Subdivision Plan; thence continuing along said dividing line, South 43 degrees 30 minutes East, four hundred eight and sixty-eight hundredths, (408.68) feet to a point on the Conodoguinet Creek; thence along said creek, North 31 degrees 15 seconds East, fifty-three and eighty-three hundredths (58.83) feet to an iron pin; thence along land now or formerly of Leroy Wittie, North 38 degrees 37 minutes 35 seconds West, three hundred ninety-five and seventy-three hundredths (395.73) feet, through a concrete monument, to a nail on the southern side of Creekside Drive, thence continuing along Creekside Drive South 46 degrees 30 minutes West, 85.50 feet erroneously set forth in prior deed as 144.50 feet, to a point, the place of BEGINNING. BEING Lot No. 1 on Subdivision Plan of Ronald S. Raffensperger, Registered Surveyor, dated June 27, 1975, and recorded in Cumberland County Recorder of Deeds in Plan Book 27, Page 63. HAVING THEREON ERECTED (for informational purposes only) a block ranch dwelling, said premises being numbered and known as 36 Creekside Drive, Enola, Pennsylvania. TOGETHER WITH, the rights and privileges established by the provisions of a Court Order dated May 1, 2006, issued by the Court of Common Pleas of Cumberland County, Docket Number 2005-5045, granting an easement by implication in favor of the owners of 36 Creekside Drive permitting parking privileges in the area to the southwest of 40 Creekside Drive. BEING KNOWN AS: 36 CREEKSIDE DR, ENOLA, PA 17025 PROPERTY ID: 09-16-1051-042A
TITLE TO SAID PREMISES IS VESTED IN JENNIFER P. SINSABAUGH BY DEED FROM JENNIFER P. SINSABAUGH AND DARYL W. SINSABAUGH, WIFE AND HUSBAND, DATED JANUARY 21, 2023 RECORDED JANUARY 24, 2023 AT INSTRUMENT NO. 202301430”

No. 2025-08911 Civil Term
FIFTH THIRD BANK, N.A.
vs
LISA STONER A/K/A LISA R. STONER, TONY STONER A/K/A TONY T. STONER
PROPERTY ADDRESS: 51 Gutshall Road AKA 57 Gutshall Road, Southampton - Township, Shippensburg, PA 17257 Atty Lavanda Harris
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE SOUTHAMPTON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA: BEING KNOWN AS: 51 GUTSHALL ROAD AKA 57 GUTSHALL ROAD SHIPPENSBURG, PA 17257 BEING PARCEL NUMBER: 39-13-0106-039
IMPROVEMENTS: RESIDENTIAL PROPERTY”

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No. 2023-10137 Civil Term
FREEDOM MORTGAGE CORPORATION
vs
THOMAS J. SWINEY, JR.
PROPERTY ADDRESS: 139 S. Pitt Street, Carlisle - Borough, Carlisle, PA 17013 Atty Carolyn Treglia
By virtue of a Writ of Execution No. 2023-10137
FREEDOM MORTGAGE CORPORATION v. THOMAS J. SWINEY JR
owner(s) of property situate in the BOROUGH OF CARLISLE, CUMBERLAND County, Pennsylvania, being 139 S PITT ST, CARLISLE, PA 17013
Tax ID No. 04-21-0320-223 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$212,325.05
Attorneys for Plaintiff Brock & Scott, PLLC”

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No. 2025-12303 Civil Term
WELLS FARGO BANK, N.A.
vs
FAY L. THOMPSON
PROPERTY ADDRESS: 1135 Lambs Gap Road, Hampden - Township, Mechanicsburg, PA 17050 Atty Kimberly Bonner
Case Number: 2025-12303 Judgment
Amount: \$147,303.91
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff A Florida professional limited liability company
Legal Description
ALL THOSE TWO CERTAIN parcels of land situate in the Township of Hampden, County of Cumberland and State of Pennsylvania, bounded and described as follows, to wit: PARCEL NO.1
BEGINNING at a point in the Southern Line of Glennwood Street, which said point is on the division line between Lots Nos. 1 and 2 in the hereinafter mentioned Plan of Lots; thence along the division line between Lots Nos. 1 and 2 in the hereinafter mentioned Plan of Lots, South 23 degrees East, a distance of one hundred fifty (150) feet to a point; thence North 67 degrees East, a distance of one hundred nineteen and ninety-three hundredths (119.93) feet to a point; thence along Pennsylvania Legislative Route 21051, North 19 degrees 24 minutes West, a distance of one hundred twenty-three and sixty-eight hundredths (123.68) feet to a point; thence by the arc of a circle curving to the left, having a radius of twenty-five (25) feet, the arc distance of forty and eighty-four hundredths (40.84) feet to a point in the Southern Line of Glennwood Street aforementioned; thence along said Southern Line of Glennwood Street, South 67 degrees West, a distance of one hundred two and seventy-four hundredths (102.74) feet to a point, at the place of BEGINNING. BEGING Lot No. 1 in the Plan of Lots known as Glennwood Farm Estates, which said Plan is recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Plan Book 10, Page 3 and HAVING thereon erected a single family dwelling, There is reserved over the rear of the above described Lot, a ten (10) foot utility easement. Said Easement parallels Glennwood Street and is to the rear of said Lot. Being the same premises which B.B.M., Inc., by its Deed dated December 31, 1958, and recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Deed Book Y, Volume 18, Page 529, granted and conveyed unto Edwin S. Metzger and Betty Jane Metzger, his wife, the grantors herein. PARCEL NO.2
BEGINNING at a point at the southeastern corner of Lot No. 1 in the hereinafter mentioned Plan of Lots; thence along the eastern line of said lot No. 1, North 19 degrees 24 minutes West, a distance of 123.68 feet to a point; thence by the arc of a circle curving to the left, having a radius of 25 feet , the arc distance of 40.84 feet to a point in the southern line of Glennwood Street; thence along a line which would be the projection of said southern line of Glennwood Street, North 67 degrees East, the distance of 55 feet, more or less, to a point in the center line of a public road (State Highway Route No. 21051); thence along the center line of said public road (State Highway Route No. 21051), South 19 degrees 24 minutes East, a distance of 153.30 feet, more or less, to a railroad spike in the center of said road; thence South 67 degrees West, a distance of 30.07 feet to a

point at the southeastern corner of Lot No. 1, aforesaid, at the place of BEGINNING. BEING an unnumbered parcel of land immediately adjacent on the East of Lot No. 1 (Parcel No. 1 herein) in a certain Plan of Lots known as Glennwood Farm Estates, which said Plan is recorded in the Cumberland County Recorder's Office in Plan Book No. 10, at Page 3. BEING the same premises as described in Deed of B. B. M., Inc., dated August 30, 1960.,and to be recorded herewith, to Edwin S. Metzger and Betty Jane Metzger, his wife. UNDER AND SUBJECT, nevertheless to certain restrictions and conditions as set forth by Instrument in Writing and Recorded with said Plan of Lots above mentioned. BEING KNOWN AS: 1135 LAMBS GAP RD, MECHANICSBURG, PA 17050 PROPERTY ID: 10-17-1029-075
TITLE TO SAID PREMISES IS VESTED IN ROBERT W. THOMPSON AND FAY L. THOMPSON, HIS WIFE BY DEED FROM EDWIN S. METSGER AND BETTY JANE METSGER, HIS WIFE, DATED AUGUST 30, 1960 RECORDED SEPTEMBER 13, 1960 IN BOOK NO. Z19, AT PAGE 795 I
THE SAID ROBERT THOMPSON HAYING DEPARTED THIS LIFE ON 9/6/2011”

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No. 2025-07990 Civil Term
SILVER SPRING TOWNSHIP
vs
SPENCER B. ULRICH, APRIL L. ULRICH
PROPERTY ADDRESS: 334 Hogestown Road, Silver Spring Township, Mechanicsburg, PA 17050 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2025-07990
Silver Spring Township Authority v. Spencer B. Ulrich, Jr. and April L. Ulrich
Property situate in Silver Spring Township Authority Being known as 334 Hogestown Road, Mechanicsburg, PA 17050
Parcel # 38-21-0291-052
Improvements thereon: Dwelling known as 334 Hogestown Road, Mechanicsburg, PA 17050
Judgment Amount: \$1,773.44”

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No. 2015-03695 Civil Term
U S BANK TRUST NATIONAL ASSOCIATON
vs
BILLY J WARD, BARBARA S WARD, UNITED STATES OF AMERICA
PROPERTY ADDRESS: 6017 Wertzville Road, Hampden - Township, Enola, PA 17025 Atty Chelsea Nixon
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF HAMPDEN, COUNTY OF CUMBERLAND AND COMMONWEAL TH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE CENTER OF THE STATE HIGHWAY NO. 944, LOCALLY KNOWN AS THE WERTZVILLE ROAD, AND THE NORTHEASTERN CORNER OF LAND NOW OR FORMERLY OF FLOYD L. RICE, JR.; THENCE ALONG SAID LAND FLOYD L. RICE, JR., SOUTH EIGHT (08) DEGREES THIRTY (30) MINUTES EAST, ONE HUNDRED SEVENTY-FIVE (175) FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY FOR JOHN C. EISENBERGER, JR., SOUTH EIGHTY-ONE (81) DEGREES THIRTY (30) MINUTES WEST, SEVENTY-FIVE (75) FEET TO A POINT; THENCE ALONG PROPOSED FORTY (40) FOOT WIDE STREET, NORTH EIGHT (08) DEGREES THIRTY (30) MINUTES WEST, ONE HUNDRED SEVENTY-FIVE (175) FEET TO THE CENTER OF THE AFORESAID HIGHWAY; THENCE DOWN THE CENTER OF SAID HIGHWAY, NORTH EIGHTY-ONCE DEGREES THIRTY (30) MINUTES EAST, SEVENTY-FIVE (75) FEET TO THE PLACE OF BEGINNING. BEING LOT NO. 6 IN THE PLAN OF LOTS RECORDED IN THE CUMBERLAND COUNTY RECORDER'S OFFICE IN PLAN BOOK NO. 7 PAGE 19. BEING THE SAME PREMISES CONVEYED TO BILLY J. WARD AND BARBARA S. WARD, HIS WIFE FROM BILLY J. WARD, MARRIED MAN BY DEED DATED FEBRUARY 19, 2008, AND RECORDED ON FEBRUARY 22, 2008, AS INSTRUMENT NUMBER 200805113. Map and Parcel ID: 10-14-0842-030
Being known as: 6017 Wertzville Road, Enola, PA 17025. Title to said premises is vested in Barbara Sue Ward and Billy Ward by deed from Billy J. Ward, married man dated February 19, 2008 and recorded February 22, 2008 in Instrument Number 200805113.”

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No. 2025-03612 Civil Term
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
vs
SCARLET R. WEBSTER AKA SCARLET R. SCALIA
PROPERTY ADDRESS: 15 Salt Road, East Pennsboro - Township, Enola, PA 17025 Atty William E Miller
ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH IMPROVEMENTS THEREON SITUATE IN EAST PENNSBORO TOWNSHIP, COUNTY OF CUMBERLAND,COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: ON THE NORTH BY AREBA STREET; ON

THE WEST BY LANDS NOW OR FORMERLY OF ROBERT BRETZ, ET UX; ON THE SOUTH BY ALDER STREET AND ON THE EAST . BY LOTS OF BRETZ, MORGAN, LEHMAN AND SEAGER. SAID LOT OF GROUND i CONSISTING OF 125.47 FEET, MORE OR LESS, ALONG AREBA STREET AND EXTENDING IN AN EVEN DEPTH 350 FEET, MORE OR LESS, TO ALDER STREET. BEING PARCEL NO. 15-05-0411-018
Property Address: 15 Salt Road, Enola, PA 17025.

Title vested in Scarlet R. Webster, adult individual, as sole owner by deed from B. Skyler Buck and Xu Qi Buck, Husband and wife dated June 16, 2014, and recorded on July 1, 2014 with the Cumberland County Recorder of Deeds as Instrument number: 201414213”

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No. 2025-10713 Civil Term
JPB7US HELOC TRUST 1
vs
TIA WELSH AKA TIA M. WELSH
PROPERTY ADDRESS: 123 E. Simpson Street, Mechanicsburg - Borough, Mechanicsburg, PA 17044 Atty Jill Fein
ALL THAT CERTAIN LOT OF GROUND, SITUATE ON THE NORTH SIDE OF EAST SIMPSON STREET IN THE BOROUGH OF MECHANICSBURG, CUMBERLAND COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED, AS FOLLOWS: BEING AT A HUB ON THE BUILDING LINE OF EAST SIMPSON STREET, AT THE SOUTHWEST CORNER OF OTHER LANDS, NOW OR FORMERLY, OF CHRISTIAN J. STONER AND MARY J. STONER, HUSBAND AND WIFE; THENCE ALONG THE BUILDING LINE OF SAID EAST SIMPSON STREET SOUTH 73 DEGREES 30 MINUTES WEST, THIRTY (30) FEET TO AN IRON PIN AT CORNER OF LOT, NOW OR FORMERLY, OF SUE. R. WHORLEY; THENCE ALONG LAST SAID MENTIONED LANDS, NORTH 13 DEGREES 30 MINUTES WEST ONE HUNDRED NINETY-NINE AND SEVENTY ONE-HUNDREDTH (199.70) FEET TO A HUB ON THE SOUTHERN LINE OF ST. JOHN'S ALLEY; THENCE ALONG THE SOUTHERN LINE OF SAID ST. JOHN'S , ALLEY, NORTH 73 DEGREES 26 MINUTES 30 SECONDS EAST, THIRTY AND THREE ,, ONE-HUNDREDTH (30.03) FEET TO A HUB; THENCE ALONG OTHER LANDS, NOW OR FORMERLY, OF CHRISTIAN J. STONER AND MARY J. STONER, HUSBAND AND WIFE, AND THROUGH A PARTITION WALL, SOUTH 13 DEGREES 30 MINUTES EAST, ‘ TWO HUNDRED ONE AND THIRTY ONE-HUNDREDTH (201.30) FEET TO A HUB ON THE BUILDING LINE OF EAST SIMPSON STREET, THE POINT AND PLACE OF’ BEGINNING. HAVING THEREON ERECTED A TWO AND ONE-HALF STORY FRAME DWELLING HOUSE AND FRAME GARAGE, WHICH SAID DWELLING IS KNOWN AND NUMBERED AS 123 EAST SIMPSON STREET, MECHANICSBURG, PA. BEING THE SAME PROPERTY WHICH RAWNELL L. WELSH, JR., SINGLE MAN AND TIA M. WELSH, SIGNLE WOMAN BY DEED DATED NOVEMBER 28, 2023 AND RECORDED NOVEMBER 28, 2023 IN THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY AS INSTRUMENT NO. 202323220 CONVEYED TO TIA M. WELSH, SINGLE WOMAN. COMMONLY KNOWN AS: 123 E SIMPSON ST, MECHANICSBURG, PA 17044 PARCEL NUMBER: 17-23-0565-193A Y”

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No. 2025-07993 Civil Term
SILVER SPRING TOWNSHIP
vs
RICHARD A. WEYANDT, JACLYN WEYANDT
PROPERTY ADDRESS: 88 Margaret Drive, Silver Spring - Township, Mechancisburg, PA 17050 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2025-07993
Silver Spring Township Authority v. Richard Weyandt and Jaclyn Weyandt
Property situate in Silver Spring Township Authority Being known as 88 Margaret Drive, Mechanicsburg, PA 17050 Parcel # 38-18-1336-025
Improvements thereon: Dwelling known as 88 Margaret Drive, Mechanicsburg, PA 17050
Judgment Amount: \$2,326.40”

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No. 2025-12711Civil Term
MIDFIRST BANK
vs
DUNCAN THOMAS WILLIAMS
PROPERTY ADDRESS: 1761 Creek Vista Drive, Lower Allen - Township, New Cumberland, PA 17070 Atty CHRISTINA LYNN CONNOR
ALL that certain piece or parcel of land situate in the Township of Lower Allen, County of Cumberland, Commonwealth of Pennsylvania, bounded and described as follows to wit: Parcel No.: 13-25-0010-322
BEING known and numbered as: 1761 Creek Vista Drive, New Cumberland, PA 17070
Being the same property conveyed to Duncan T. Williams, a single man who acquired title by virtue of a deed from David Cliber, a single man, dated December 19, 2022, recorded December 28, 2022, as Instrument Number 202234045, Office of the Recorder of Deeds, Cumberland County, Pennsylvania”

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, September 18, 2026** at 12:00 noon, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday October 07, 2026 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.