REAL ESTATE Sheriff's Sale

REAL ESTATE SALE DATES FOR 2027

SALE DATE { **MARCH 3, 2027**

CUT-OFF DATE { **DECEMBER 4, 2026**



WEDNESDAY, DECEMBER 2, 2026

RONALD W. KERR, 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.

All parties in interest and Claimants are hereby notified that a Schedule of Distribution will be filed by the Sheriff on or before December 30, 2026 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereinafter.

No. 2026-04272 Civil Term
PENNIAN BANK
vs
1400 MARKET ST HOLDINGS LLC, DEREK V DILKS
PROPERTY ADDRESS: 1400 and 1414 Market Street, Camp Hill - Borough, Camp Hill, PA 17011 Atty Seth Moseby
DOCKET NO.: 2026-04272
Plaintiff: Pennian Bank
Defendants: 1400 Market St. Holdings, LLC, and Derek V. Dilks Property Address:1400 and 1414 Market Street, Camp Hill, PA 17011
Judgment Amount: $3,387,856.71, plus interest and fees accrued from February 17, 2026 Attorney for Plaintiff: Mosebey Law Group LLC – Seth T. Mosebey, Esquire
Parcel Nos. 01-21-0269-270 and 01-21-0269-269A
Description: ALL that tract of land situate in Camp Hill Borough, Cumberland County, Pennsylvania, including the improvements erected thereon.

No. 2023-09330 Civil Term
THE BOROUGH OF CAMP HILL
vs
AMANDA BANNON
PROPERTY ADDRESS: 3107 Harvard Avenue, Camp Hill Boro, Camp Hill, PA 17011 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2023-09330
Atty Kimberly Bonner
The Borough of Camp Hill v. Amanda Bannon.
Property situated in The Borough of Camp Hill Cumberland County, Pennsylvania, being known as 3107 Harvard Avenue, Camp Hill, PA 17011
Parcel # 01-22-0533-101
Improvements thereon: Dwelling known as 3107 Harvard Avenue, Camp Hill, PA 17011
Judgment Amount: $3,343.09

No. 2025-01242 Civil Term
EAST PENNSBORO TOWNSHIP
vs
KIAH L. BRADY
PROPERTY ADDRESS: 318 Wertzville Road, East Pennsboro Township, Enola, PA 17025 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2025-01242
East Pennsboro Township v. Kiah L. Brady
Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 318 Wertzville Road, Enola, PA 17025
Parcel # 09-14-0834-261
Improvements thereon: Dwelling known as 318 Wertzville Road, Enola, PA 17025
Judgment Amount: $2,583.80

No. 2026-00999 Civil Term
BOROUGH OF MOUNT HOLLY SPRINGS
vs
RANDALL W BROWNAWELL, JR, SANDRA L BROWNAWELL
PROPERTY ADDRESS: 42 Liberty Drive, Mt Holly Springs Borough, MT HOLLY SPRINGS, PA 17065 Atty Mark Allshouse
ALL THAT CERTAIN tract of land situate in the Borough of Mount Holly Springs, Cumberland County, Pennsylvania, bounded and described in accordance with a Plan prepared by Walter N. Heine Associates, Inc., dated December 8, 1989 and recorded in Plan Book 64, Page 90, as follows:
BEGINNING at a point in Eastern right of way of Liberty Drive at corner of Lot No. 59 on said Plan; thence along Lot no. 59, South 61 degrees 46 minutes 59 seconds East 277.88 feet to a point; thence South 17 degrees 48 minutes 45 seconds East 125.00 feet to a point; thence along Lot no. 57 on said Plan, North 60 degrees 53 minutes 20 seconds West 357.13 feet to a point in Eastern right of way line of Liberty Drive; thence along Eastern right of way line of Liberty Drive by a curve to the left having a radius of 262.64 feet and an arc length of 62.17 feet to a point; thence still along Eastern right of way line of Liberty Drive North 15 degrees
32 minutes 53 seconds West 20.00 fret to a point, the place of BEGINNING. CONTAINING .6056 acres and designated as Lot No. 58 on Plan of Liberty Woods. Parcel Id#: 23-35-2316-076
For information only: 42 LIBERTY DRIVE, MOUNT HOLLY SPRINGS, PENNSYLVANIA 17065.

No. 2025-09186 Civil Term
WILMINGTON SAVINGS FUND SOCIETY FSB
vs
LAURA L. CASEY, JAMES M CASEY
PROPERTY ADDRESS: 427 Valor Road, Penn Township, Carlisle, PA 17015 Atty Nicole M Francese
Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Indenture Trustee of CIM Trust 2023-R3 v James M. Casey; Laura L. Casey,
Docket Number: 2025-09186
Property to be sold is situated in the Township of Penn, County of Cumberland and Commonwealth of Pennsylvania.
Commonly known as: 1467 Pine Road, Carlisle, PA 17013 a/k/a 1467 Pine Road, Carlisle, PA 17015, assessed as 427 Valor Road, Penn Township, PA 17015
Parcel Number: 31-12-0334-024
Improvements thereon of the residential dwelling or lot (if applicable): Judgment Amount: $132,393.75
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160 Garden City, NY 11530
(212) 471-5100

No. 2026-05981 Civil Term
BELCO COMMUNITY CREDIT UNION C/O ONITY MORTGAGE CORPORATION
vs
AILEEN M. DELICANA AKA A.M. DELICANA, ALEKH DELICANA
PROPERTY ADDRESS: 424 Mercury Drive, Hampden - Township, Mechancisburg, PA 17050 Atty Paige Zimith
By virtue of a Writ of Execution No. 2026-05981
BELCO COMMUNITY CREDIT UNION
v.
ALEKH DELICANA; AILEEN M. DELICANA A/K/A A.M. DELICANA
owner(s) of property situate in the HAMPDEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 424 MERCURY DRIVE, MECHANICSBURG, PA 17050
Tax ID No. 10-18-1323-001U86 a/k/a 10-18-1323-001-U86
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: $167,777.75
Attorneys for Plaintiff Brock & Scott, PLLC

No. 2026-04297 Civil Term
EAST PENNSBORO TOWNSHIP
vs
ALYSSA M. DIETZ
PROPERTY ADDRESS: 1010 Valley Road, East Pennsboro Township, Enola, PA 17025 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2026-04297
East Pennsboro Township v. Alyssa M. Dietz
Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 1010 Valley Road, Enola, PA 17025
Parcel No. # 09-13-0999-004
Improvements thereon: Dwelling known as 1010 Valley Enola, PA 17025 Judgment Amount: $2,957.45

No. 2026-04687 Civil Term
EAST PENNSBORO TOWNSHIP
vs
JESSE L. FARLING, BONNIE A. FARLING DECEASED
PROPERTY ADDRESS: 119 E. Dauphin Street, East Pennsboro Twp, Enola, PA 17025 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2026-04687
East Pennsboro Township v. Jesse L. Farling and Bonnie A. Farling Of property situate in East Pennsboro Township,
Cumberland County, Pennsylvania, being known as 119 E. Dauphin Street, Enola, PA 17025
Parcel # 09-14-0832-071
Improvements thereon: Dwelling known as 119 E. Dauphin Street, Enola, PA 17025
Judgment Amount: $3,649.41

No. 2026-03878 Civil Term
FREEDOM MORTGAGE CORPORATION
vs
JAMES J GOODLING
PROPERTY ADDRESS: 2202 Parkside Road, Camp Hill - Borough, Camp Hill, PA 17011 Atty Jared Greenberg
By virtue of a Writ of Execution No. 2026-03878 Freedom Mortgage Corporation V. James J. Goodling
owner(s) of property situate in the Borough of CAMP HILL, Cumberland County, Pennsylvania, being 2202 Parkside Road, Camp Hill, PA 17011
Parcel No. 01-20-1854-038
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: $174,171.33

No. 2026-07298 Civil Term
ORRSTOWN BANK
vs
KELLY J. GOODLING, WILLIAM H. GOODLING
PROPERTY ADDRESS: 395 Alison Avenue, Mechanicsburg Borough, Mechanicsburg, PA 17055 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2026-07298
Orrstown Bank v. William H. Goodling and Kelly J. Goodling
Property situated in Mechanicsburg, Cumberland County, Pennsylvania 17055 being known as 395 Alison Avenue
Parcel # 17-24-0789-266
Improvements thereon: 395 Alison Avenue, Mechanicsburg, Pennsylvania 17055

No. 2026-03854 Civil Term
EAST PENNSBORO TOWNSHIP
vs
GEORGE HANNA
PROPERTY ADDRESS: 1532 Second Street, East Pennsboro - Township, Enola, PA 17025 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2026-03854 East Pennsboro Township v. George Hanna
Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 1532 Second Street, Enola, PA 17025
Parcel # 45-16-1049-022
Improvements thereon: Dwelling known as 1532 Second Street, Enola, PA 17025
Judgment Amount: $4,636.40

No. 2025-07933 Civil Term
LAKEVIEW LOAN SERVICING, LLC
vs
REBECCA HAYES AKA REBECCA A. HAYES
PROPERTY ADDRESS: 202 H Street, Carlisle - Borough, Carlisle, PA 17013 Geraldine M. Linn
IMPROVEMENTS consist of a residential dwelling. BEING PREMISES: 202 H Street Carlisle, PA 17013
SOLD as the property of REBECCA HAYES AKA REBECCA A. HAYES TAX PARCEL #06-19-1643-403

No. 2025-09122 Civil Term
NEXUS NOVA LLC
vs
BISHAL KARKI, LAXMI N. KARKI, KABITA BASTOLA-KARKI, MON M. KARKI
PROPERTY ADDRESS: 1304 Innox Road, Upper Allen - Township, Mechanicsburg, PA 17055 Atty Carolyn Treglia
By virtue of a Writ of Execution No. 2025-09122
NEXUS NOVA LLC
v.
BISHAL KARKI; LAXMI N. KARKI; KABITA BASTOLA-KARKI; MON M. KARKI
owner(s) of property situate in the UPPER ALLEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 1304 INNOX ROAD, MECHANICSBURG, PA 17055
Tax ID No. 42-10-0646-195
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: $575,870.44
Attorneys for Plaintiff Brock & Scott, PLLC

No. 2026-04590 Civil Term
UNITED WHOLESALE MORTGAGE, LLC
vs
CHRISTIAN KEHLER, INMATE #LY7224
PROPERTY ADDRESS: 5755 Hillside Lane, Hampden - Township, Mechancisburg, PA 17050 Geraldine M. Linn
IMPROVEMENTS consist of a residential dwelling. BEING PREMISES: 5755 Hillside Lane
Mechanicsburg, PA 17050
SOLD as the property of CHRISTIAN KEHLER TAX PARCEL #10-17-1031-016

No. 2026-03404 Civil Term
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs
KATHRYN KREMER, ALEX MIRARCHI
PROPERTY ADDRESS: 3528 March Drive, Camp Hill Borough, Camp Hill, PA 17011 Atty Lavanda Harris
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF CAMP HILL, CUMBERLAND COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 3528 MARCH DR CAMP HILL, PA 17011 BEING PARCEL NUMBER: 01-22-0531-03 IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2025-12461 Civil Term
PNC BANK, NATIONAL ASSOCIATION
vs
DOUGLAS R. KUTZ
PROPERTY ADDRESS: 193 Kutz Road, Penn Township, Carlisle, PA 17015 Atty Heather Riloff
ALL THAT CERTAIN land, together with the buildings and improvements erected thereon, situate, lying and being in Penn Township, Cumberland County, Pennsylvania, and more particularly bounded and described as follows:
BEGINNING at a stone in the public road corner of lands now or formerly of Maggie Martin; thence by said road, south 68.25 degrees west 109.6 perches to a point; thence by lands now or formerly of J. Kelso Davidson, north 29.5 degrees west 57 perches to a post; thence south 65.50 degrees west 86.75 perches to a stone; thence north 68.25 degrees east 175.4 perches to a point in the road; thence north 69 degrees east 49.5 perches to a point, corner of lands now or formerly of William Stouffer; thence by the same, south 22 degrees east 28 perches to a white oak; thence south 9 degrees west 50.2 perches to a stone in the public road; thence across same, south 44.25 degrees east 1.1 perches to the place of beginning.
CONTAINING 73 acres, more or less.
LESS, however, all property taken by condemnation by the Commonwealth of Pennsylvania, department of highways, said tracts being shown on the exhibit attached to the deed recorded in Cumberland County Deed Book ""x"", Volume 33, Page 491.
BEING THE SAME PREMISES which Douglas R. Kutz and Heather R. Kutz, husband and wife, by deed dated April 18, 2007 and recorded on July 11, 2007 in the Recorder of Deeds Office, Cumberland County, Deed Book 280, Page 4635, granted and conveyed to Douglas R. Kutz, individually.
193 Kutz Road, Carlisle, PA 17015

No. 2025-04220 Civil Term
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
vs
DANA T. LIONETTI
PROPERTY ADDRESS: 1609 Main Street, Lower Allen - Township, Mechancisburg, PA 17055 Atty Jill Fein
ALL THE FOLLOWING DESCRIBED TRACTS OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND LIMITED AND FOLLOWS, TO WIT:
TRACT NO. 1: ON THE SOUTH BY THE PUBLIC STREET OF LISBURN ON THE

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, 2026 at 12:00 noon**, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday January 06, 2027 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

EAST BY LOT THE BETHEL CHURCH PARSONAGE, ON THE NORTH BY LAND NOW OR FORMERLY OF JACOB BARBER'S HEIRS, AND ON THE WEST BY LOT NOW OR FORMERLY OF A.M. GHER,--BEING SIXTY FEET (60'), MORE OR LESS, IN FRONT AND REAR, AND ONE HUNRED SIXTY FEET (160'), MORE OR LESS, IN DEPTH.
TRACT NO. 2: BEGINNING AT A POINT ON THE NORTHERLY LINE OF MAIN STREET, AT THE WETERLY LINE OF LOT 19 ON A PLAN OF LISBURN, THE PROPERTY OF THE TRUSTEES OF THE LISBURN METHODIST CHURCH; THENCE IN A WESTERLY DIRECTION ALONG SAID LINE OF MAIN STREET FORTY FEET (40') TO A POINT; THENCE NORTHWARDLY AT RIGHT ANGLES TO MAIN STREET ALONG LANDS NOW OR FORMERLY OF RAYMOND D. YINGER AND HIS WIFE, ONE HUNDRED SIXTY FEET (160') TO A POINT ON LANDS NOW OR FORMERLY OF JACOB BARBER'S HEIRS; THENCE BY THE LATTER LAND EASTWARDLY FORTY FEET (40') TO A POINT ON THE LINE OF LANDS OF LISBURN METHODIST CHURCH; THENCE BY THE LATTER LAND, SOUTHWARDLY ONE HUNDRED SIXTY FEET (160') TO THE PLACE OF BEGINNING.
BEING THE EASTERLY PORTION OF LOT NO. 20 OF THE UNRECORDED PLAN OF LISBURN.
UNDER AND SUBJECT, NEVERTHELESS, TO THE CONDITION THAT THE WITHIN DESCRIBED PREMISES NOT BE UTILIZED AS A CHURCH STRUCTURE WITHIN TEN (10) YEARS FROM THE DATE HEREOF, WITHOUT THE CONSENT OF THE TRUSTEES OF THE LISBURN UNITED METHODIST CHURCH AND THE CABINET OF THE CENTRAL PENNSYLVANIA CONFERENCE OF THE UNITED METHODIST CHURCH. IN ADDITION THERETO, THE STRUCTURE SHALL NOT BE UTILIZED AS A BAR, CARE, OR HOUSE OF ILL REPUTE, FOR A PERIOD OF AT LEAST TEN (10) YEARS.
BEING THE SAME PROPERTY WHICH JEFFREY S. FACKLER, EXECUTOR OF THE ESTATE OF TERRY E. FACKLER, BY DEED DATED DECEMBER 15, 2020 AND RECORDED JANUARY 15, 2021 IN THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY AS INSTRUMENT NO. 202101971 CONVEYED TO DANA T. LIONETTI, INDIVIDUAL.
COMMONLY KNOWN AS: 1609 Main STREET, MECHANICSBURG, PA 17055
PARCEL NUMBER: 13-31-2134-003

No. 2025-09550 Civil Term
SERVBANK, SB
vs
ALAN W. MARTIN
PROPERTY ADDRESS: 44 Spring Street, Shippensburg Borough, Shippensburg, PA 17257 Atty Brian Gelbert
ALL THAT CERTAIN TRACT OF REAL ESTATE WITH A ONE AND ONE-HALF FRAME DWELLING HOUSE ERECTED THEREON, KNOWN AS 44 SPRING STREET, IN THE SHIPPENSBURG BOROUGH, COUNTY OF CUMBERLAND AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST CURB LINE OF SPRING STREET IN THE CENTER OF A PRIVATE DRIVEWAY SITUATE BETWEEN TWO RESIDENCES,
KNOWN AS NO. 36 SPRING STREET AND 44 SPRING STREET; THENCE IN A WESTERLY DIRECTION ALONG THE CENTER OF THE SAID DRIVEWAY A DISTANCE OF NINETY SEVEN (97) FEET TO A PIN; THENCE IN A NORTHERLY DIRECTION BY LAND NOW OR FORMERLY OF GEORGE W. ROCKWELL AND WIFE, ON A LINE PARALLEL WITH THE SAID CURB LINE OF SAID SPRING STREET, A DISTANCE OF SEVENTY-NINE (79) FEET TO A STAKE ON LINE OF PROPERTY OF SPRINGHILL CEMETERY ASSOCIATION; THENCE BY THE SAME IN AN EASTERLY DIRECTION A DISTANCE OF NINETY SEVEN (97) FEET TO THE
SAID CURB LINE; THENCE BY THE SAID CURB LINE IN A SOUTHERLY
DIRECTION A DISTANCE OF SEVENTY-NINE (79) FEET TO THE PLACE OF BEGINNING.
Property address: 44 Spring Street, Shippensburg, PA 17257 Parcel ID: 34-34-2417-011
BEING the same premises which Fleagle Properties, LLC, by Deed dated January 16, 2019, and recorded on February 1, 2019, in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, Instrument Number 201902168, conveyed unto Alan W.Martin.

No. 2026-05467 Civil Term
AMERICHOICE FEDERAL CREDIT UNION
vs
MERC MANAGEMENT, LLC
PROPERTY ADDRESS: 104 W. Burd Street, Shippensburg Borough, Shippensburg, PA 17257 Atty Darrell Dethlefs
Darrell C. Dethlefs, Esq.
Dethlefs-Pykosh Law Group, LLC 2132 Market Street
Camp Hill, PA 17011
Attorney for Plaintiff, AmeriChoice Federal Credit Union Judgment Amount: $369,794.04
Tax Parcel #34-34-2417-089
Premises being known as 104 W. Burd Street, Shippensburg, Cumberland County, Pennsylvania 17257, more fully described as:
ALL the real estate, together with improvements thereon, lying and being situate in the Borough of Shippensburg, Cumberland County, Pennsylvania, and known as 104 West Burd Street, more particularly bounded and described as follows:
BEGINNING at a curb line at the corner of West Burd Street and North Fayette Street; thence in a westwardly direction along said West Burd Street, 100 feet, more or less, to an iron pin at the curb line; thence southwardly to the land now or formerly of W. J. Beaston, 70 feet; thence in a westwardly direction 8 feet to the corner of land now or formerly of W. J. Beaston; thence southwardly 6 feet to the corner of land now or formerly of W. J. Beaston; thence in an eastwardly direction along land now or formerly of Robert E. Warren 120 feet to the curb line of said North Fayette Street; thence by said North Fayette Street northwardly by the said curb line 76 feet to the place of BEGINNING.
BEING the same premises conveyed by Reuben M. Sheaffer and M. Louise Sheaffer, husband and wife, by Deed dated December 15, 1986 and recorded on December 17, 1986 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Deed Book ""J"", Volume 32, Page 554, to W. Craig Hottenstein, single man, Grantor herein.
UNDER AND SUBJECT to any existing covenants, easements, restrictions, encroachments, conditions, notations and agreements affecting the property, visible or of record.

No. 2026-05468 Civil Term
AMERICHOICE FEDERAL CREDIT UNION
vs
MERC MANAGEMENT, LLC
PROPERTY ADDRESS: 30 N. Fayette Street, Shippensburg Borough, Shippensburg, PA 17257 Atty Darell Dethlefs
Darrell C. Dethlefs, Esq.
Dethlefs-Pykosh Law Group, LLC 2132 Market Street
Camp Hill, PA 17011
Attorney for Plaintiff, AmeriChoice Federal Credit Union Judgment Amount: $369,794.04
Tax Parcel #34-34-2417-088
Premises being known as 30 N. Fayette Street, Shippensburg, Cumberland County, Pennsylvania 17257, more fully described as:
30 N. Fayette Street
ALL THOSE TWO CERTAIN adjoining tracts of land, situate on the West side of North Fayette Street in the Borough of Shippensburg, Cumberland County, and Commonwealth of Pennsylvania, bounded and described as follows:
TRACT NO. 1:
BEGINNING at a point on North Fayette Street at corner of land of C.R. McCune; thence in a Northerly direction on said Fayette Street; 32 feet to a point or corner of land now or formerly of W. J. Beaston, thence of land now or formerly of R.E. Warren; thence in a Westerly direction along said land, 120 feet to a point or corner of said land now or formerly W. J. Beaston; thence in a southerly direction along lands now or formerly of said W. J. Beaston, 32 feet to corner of lot of said C.R. McCune; thence in an Easterly direction along said lot now or formerly of C.R. McCune, one hundred twenty (120) feet to the place of BEGINNING.
TRACT NO. 2:
BEGINNING at a point on North Fayette Street; thence by Tract No. 1, now or formerly of R.E. Warren, Westwardly 120 feet; thence by land now or formerly of W. J. Beaston, North 23 degrees West, 70 feet to a point; thence by the same, North 58 degrees East, 120 feet to a point; thence by a curb line of North Fayette Street, southwardly 70 feet to the place of BEGINNING.
BEING the same premises which Donald A. Fry and Andrea F. Snoke, Co-Executors of the Last Will and Testament of Virginia E. Fry, by Deed dated May 23, 2017 and recorded May 24, 2017 in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, at Instrument No. 201712742, granted and conveyed unto John R. Wells and Rhonda Wells, husband and wife, the Grantors herein.
SUBJECT to all conditions, restrictions and reservations of record.

No. 2026-05469 Civil Term
AMERICHOICE FEDERAL CREDIT UNION
vs
MERC MANAGEMENT, LLC
PROPERTY ADDRESS: 116 W Burd Street, Shippensburg Borough, Shippensburg, PA 17257 Atty Darrell Dethlefs
Darrell C. Dethlefs, Esq.
Dethlefs-Pykosh Law Group, LLC 2132 Market Street
Camp Hill, PA 17011
Attorney for Plaintiff, AmeriChoice Federal Credit Union Judgment Amount: $369,794.04
Tax Parcel #34-34-2417-079
Premises being known as 116 W. Burd Street, Shippensburg, Cumberland County, Pennsylvania 17257, more fully described as:
116 W. Burd Street
ALL THE FOLLOWING described three (3) adjoining tracts of land erected thereon, situate on the South side of West Burd Street in the Borough of Shippensburg, Cumberland County, Pennsylvania, and known as 114-116 West Burd Street, bounded and described as follows:
TRACT NO. 1:
BEGINNING at the Southerly curb line on West Burd Street on line of land now or formerly of John Pattison; thence in a Southerly direction along land now or formerly of John Pattison, 310 feet to the edge of a public alley; thence in an Easterly direction by the said public alley 25 feet to a point on line of land now or formerly of John M. Ripple and Virginia L. Ripple, his wife, and being Tract No. 2 hereinafter described; thence by the same in a Northerly direction 250 feet to a point on line of land now or formerly of Lilly C. Foose; thence by the said Foose land in a Westerly direction 15 feet to a point; thence by the same in a Northerly direction 60 feet to a point on the Southerly curb line of West Burd Street; thence by the said curb line in a Westerly direction 21 feet to the place of BEGINNING.
TRACT NO. 2:
BEGINNING at a point on the Northerly bank of the stream on line of property now or formerly of Bruce A. Fogelsonger, said point being 60 feet South of the Southerly curb line of West Burd Street; thence in a Southerly direction along the said now or formerly Fogelsonger land and land now or formerly of John M. Ripple and Virginia L. Ripple, his wife, and being Tract No. 3 hereinafter described, a distance of 250 feet to a public alley; thence in a Westerly direction along the said alley 25 feet to land formerly of C. L. Beaston, and being Tract No. 1 hereinabove described; thence in a Northerly direction along the last mentioned land 250 feet to the Northerly edge of the said stream and land now or formerly of Dolores Hays; thence in an Easterly direction along the Northern side of the said stream and land now or formerly of the said Lilly C. Foose, 32 feet, more or less, to the place of BEGINNING
TRACT NO. 3:
BEGINNING at a point on the North side of a public alley, which said alley is parallel to and South of West Burd Street at line of land now or formerly of Dewey Fickes; thence with the said alley to a Westerly direction 25 feet to line of land now or formerly of Dolores Hays, and being Tract No. 2 hereinabove described; thence with the last mentioned land in a Northerly direction 200 feet to line of land now or formerly of Harry Clough and Beulah L. Clough, his wife; thence with the said now or formerly Clough land in an Easterly direction 25 feet to line of land now or formerly of the said Bertha Morrow; thence with the said last mentioned land in a Southerly direction 200 feet to the North side of the said public alley, the first mentioned point and place of BEGINNING.
CONTAINING 25 feet along said public alley and extending in an even width to a depth of 200 feet at line of land of the said Harry Clough and Beulah L. Clough, his wife.
LESS HOWEVER, the same premises conveyed by Andrew L. Fry and Virginia Fry, by Deed dated June 4, 1969, and recorded on July 11, 1969, in the Office of the Recorder of Deeds in and for Cumberland County in Book H, Volume 23, Page 357, to McCune Lumber Company.

No. 2024-08681 Civil Term
BOROUGH OF MOUNT HOLLY SPRINGS
vs
LISA K MILBURN
PROPERTY ADDRESS: 4 Independence Drive, Mt Holly Springs Borough, MT HOLLY SPRINGS, PA 17065 Atty Mark Allshouse
Borough of Mount Holly Springs v. Lisa K. Milburn 4 Independence Drive, Mt. Holly Springs, PA 17065
ALL THAT CERTAIN tract of land situated in the Borough of Mount Holly Springs, Cumberland County, Pennsylvania, together with the improvements erected thereon, more particularly bounded and described in accordance with Plan prepared by Walter N. Heine Associates, Inc., dated December 8, 1989, and recorded in Plan Book 64, Page 90, as follows:
BEGINNING at a point in western dedicated right of way line of Independence Drive at corner of Lot No. 23; thence along Lot No. 23, South seventy (70) degrees twenty-seven (27) minutes ten (10) seconds West, one hundred and zero one hundredths (100.00) feet to a common point at Lots 23, 18, 19 and 22; thence along Lot No. 19, North nineteen (19) degrees thirty-two (32) minutes twenty-nine (29) seconds West, eighty-eight and six one hundredths (8.8.06) feet to a concrete monument; thence along Lot No. 21, North fifty-six (56) degrees eighteen (18) minutes seventeen (17) seconds East, ninety-four and three one hundredths (94.03) feet to western dedicated right of way line of Independence Drive; thence along western right of way line of Independence Drive by a curve to the right having a radius of three hundred sixty and thirty one-hundredths (360.30) feet and an arc distance of seventy-six and forty-three one hundredths (76.43) feet to a point; thence still along independence Drive, South nineteen (19) degrees thirty-two (32) minutes twenty-nine (29) seconds East, thirty-two and zero one-hundredths (32.00) feet to a point, the place of BEGINNING.
Designated as Lot No. 22 on Plan of Liberty Woods. PARCEL ID NO.: 23-35-2316-112
BEING the same premises Clyde Martin, by virtue of that certain Deed recorded 09/03/2015, of record in Deed Instrument No. 201522767, in the office of the Recorder of Cumberland County, Pennsylvania, Grantor herein.

No. 2026-07068 Civil Term
FULTON BANK, NA
vs
VERONICA ARACELY MOLINA GONZALEZ
PROPERTY ADDRESS: 267 Lincoln Street, Carlisle - Borough, Carlisle, PA 17013 Atty Eric Rochkind
ALL THAT CERTAIN lot of ground, Situate in the Fifth Ward of the Borough of Carlisle, Cumberland County, Pennsylvania, having erected, thereon a three-story frame dwelling house bounded and described as follows:
ON THE South by Lincoln Street;
ON THE WEST by property now or formerly of Henry A. Meals; ON THE NORTH by lot now or formerly of Robert Peoples; and ON THE EAST by property now or formerly of Emerson Miller.
CONTAINING Nineteen (19) feet, more or less, on Lincoln Street, and extending Northwardly therefrom at an even width a distance of One Hundred Twenty-Five (125) feet, more less, to said land now or formerly of Robert Peoples.
Map and Parcel ID: 06-20-1798-169
Being known as: 267 Lincoln Street, Carlisle, PA 17013.
Title to said premises is vested in Veronica Aracely Molina Gonzalez by deed from KENNETH ANDREW BRAY AND NICOLE CHRISTINE BRAY, AS CO-TRUSTEES OF THE KENNETH AND NICOLE BRAY LIVING TRUST, U/A DATED JULY
2, 2021 KENNETH ANDREW BRAY, A MARRIED MAN dated March 30, 2025 and recorded April 4, 2025 in Instrument Number 202506303.

No. 2026-04284 Civil Term
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
vs
JUAN NUNEZ RODRIGUEZ AKA JUAN A. NUNEZ RODRIGUEZ, MARTHURIE VIGAL-NUNEZ
PROPERTY ADDRESS: 1290 Summit Way, Hampden Township, Mechanicsburg, PA 17050 Atty Geraldine Linn
IMPROVEMENTS consist of a residential dwelling. BEING PREMISES: 1290 Summit Way
Mechanicsburg, PA 17050
SOLD as the property of JUAN NUNEZ RODRIGUEZ AKA JUAN A. NUNEZ RODRIGUEZ and MARTHURIE VIGAL-NUNEZ
TAX PARCEL #10-17-1031-251

No. 2025-05548 Civil Term
MEMBERS 1ST FEDERAL CREDIT UNION
vs
DEBBIE L. PARTHEMER
PROPERTY ADDRESS: 15 Plainview Road, Lower Allen - Township, Camp Hill, PA 17011 Atty Stephen Kelly
ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE WESTERLY LINE OF PLAINVIEW ROAD, WHICH POINT IS 191.64 FEET NORTH OF THE NORTHWESTERLY CORNER OF HARTSDALE DRIVE AND PLAINVIEW ROAD AND AT THE DIVIDING LINE BETWEEN LOTS NOS, 8 AND 9, BLOCK J ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID DIVIDING LINE, SOUTH 47 DEGREES 40 MINUTES WEST, 125 FEET TO A POINT; THENCE ALONG THE EASTERLY LINE OF LOTS NOS. 15 AND 16, BLOCK ""J"" ON SAID PLAN, NORTH 42 DEGREES 20 MINUTES WEST, 75 FEET TO A POINT AT THE DIVIDING LINE BETWEEN LOTS NOS. 7 AND 8, BLOCK ""J"", ON SAID PLAN; THENCE ALONG SAID DIVIDING LINE, NORTH 47, DEGREES 40 MINUTES EAST, 125 FEET TO A POINT ON THE WESTERLY LINE OF PLAINVIEW ROAD AFORESAID; THENCE ALONG THE SAME, SOUTH 42 DEGREES 20
MINUTES EAST, 75 FEET TO A POINT, THE PLACE OF BEGINNING.
Premises being: 15 Plainview Rd, Camp Hill, PA 17011 Parcel No.: 13-25-0022-203
BEING the same premises which Margaret W. Fisher by Deed dated January 31, 2020 and recorded in the Office of Recorder of Deeds of Cumberland County on February 4, 2020 at Instrument# 202003090 granted and conveyed unto Debbie L Parthemer.

No. 2025-12419 Civil Term
BOKF NA
vs
RAGHAVENDRA PATKI, PRATEEKSHA BODHANKAR
PROPERTY ADDRESS: 3037 Meridian Commons Unit H, Lower Allen - Township, Mechancisburg, PA 17055 Atty CHRISTINA LYNN CONNOR
ALL THAT CERTAIN parcel of real estate situate in Lower Allen Township, County of Cumberland and Commonwealth of Pennsylvania, described as follows, to wit:
UNIT 3037-H, BUILDING J, in Towns at Meridian, a planned community as established by the filing of the Declaration of Covenants, Restrictions, Easements, and Establishment of Homeowners Association for Towns at Meridian, a Plarmed Community in Lower Allen Township, Cumberland County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Instrument No. 201233297; First Amendment

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, 2026 at 12:00 noon**, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday January 06, 2027 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

in Instrument No. 201309026 with Plat in Right-of-Way Instrument No. 201309026; Second Amendment in Instrument No. 201313405; and Third Amendment in Instrument No. 201313406 with Plat in Right-of-Way Instrument No. 201313406; Fourth Amendment in Instrument No. 201317360 with Plat in Right-of-Way Instrument No. 201317360; Fifth Amendment in Instrument No. 201317361; Sixth Amendment in Instrument No. 201322672 with Plat in Right-of-Way Instrument No. 201322672; Seventh Amendment in Instrument No. 201330362 with Plat in Right-of-Way Instrument No. 201330362; Eighth Amendment in Instrument No. 201400621; Ninth Amendment in Instrument No. 20l404166; Tenth Amendment in Instrument No. 201409963; Eleventh Amendment in Instrument No. 201412155; Twelfth Amendment in Instrument No. 201423511; Thirteenth Amendment in Instrument No. 201514203; Fourteenth Amendment in Instrument No. 201531670; Fifteenth Amendment in Instrument No. 201707773; Sixteenth Amendment in Instrument No. 201711367; and Seventeenth Amendment in Instrument No. 201722342 (referencing Plan in Instrument No. 201208888) and as may be further amended.
UNDER AND SUBJECT TO restrictions and conditions as now appear of record.
HAYING thereon erected a dwelling house being known and numbered as 3037 Meridian Commons, Unit H, Mechanicsburg, PA 17055.
PARCEL No. 13-10-0256-090U3037-H
Being the same property conveyed to Raghavendra Patki and Prateeksha Bodhankar, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Steven E. Shope, an unmarried man, dated July 18, 2022, recorded August 2, 2022, as Instrument Number 202221729, Office of the Recorder of Deeds, Cumberland County, Pennsylvania.

No. 2026-05313 Civil Term
TRUIST BANK
vs
KAREN LOUISE RIDGE A/K/A KAREN LOUISE MARSH, KNOWN SURVIVING HEIR OF JACK T. RIDGE A/K/A JACK RIDGE, UNKNOWN SURVIVING HEIRS OF JACK T. RIDGE A/K/A JACK RIDGE
PROPERTY ADDRESS: 32 Essex Road, Lower Allen - Township, Camp Hill, PA 17011 Atty Jerome B Blank
THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN THE TOWNSHIP OF LOWER ALLEN, CUMBERLAND COUNTY, PA TO WIT:
ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARKLEA ROAD WHICH POINT IS ONE HUNDRED TWENTY (120) FEET EASTWARDLY OF THE NORTHEASTERLY CORNER OF ESSEX ROAD AND PARKLEA ROADS; THENCE ALONG THE NORTHERLY LINE OF PARKLEA ROAD SOUTH 65 DEGREES 44 MINUTES 30 SECONDS WEST, NINETY-FIVE (95) FEET TO A POINT; THENCE IN AN ARC HAVING A RADIUS OF TWENTY-FIVE (25) FEET IN A NORTHWESTERLY DIRECTION THIRTY-NINE AND TWENTY-SEVEN HUNDREDTHS (39.27) FEET TO A POINT ON THE EASTERLY LINE OF ESSEX ROAD; THENCE ALONG SAME NORTH 24 DEGREES 15 MINUTES 30 SECONDS WEST FIFTY (50) FEET TO A POINT AT DIVIDING LINE BETWEEN LOTS NOS. 5 AND 6, TRACT NO. 3 ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID DIVIDING LINE IN AN EASTERLY DIRECTION ONE HUNDRED TWENTY (120) FEET TO A POINT; THENCE SOUTH 24 DEGREES 15 MINUTES 30 SECONDS EAST, SEVENTY-FIVE (75) FEET TO A POINT, THE PLACE OF BEGINNING.
BEING LOT NO. 5, TRACT NO. 3, ON PLAN OF LOTS KNOWN AS CUMBERLAND PARK, WHICH PLAN IS RECORDED IN THE CUMBERLAND COUNTY RECORDER'S OFFICE IN PLAN BOOK 6, PAGE 3, AND BEING KNOWN AS 32 ESSEX ROAD.
MAP AND PARCEL ID: 13-23-0555-010
BEING KNOWN AS: 32 ESSEX ROAD, CAMP HILL, PA 17011.
TITLE TO SAID PREMISES IS VESTED IN JACK T. RIDGE A/K/A JACK RIDGE BY DEED FROM JEAN L. RIDGE, FORMERLY KNOWN AS JEAN L. SOISSON DATED SEPTEMBER 20, 2000 AND RECORDED SEPTEMBER 20, 2020 IN DEED BOOK 229, PAGE 459. THE SAID JACK T. RIDGE A/K/A JACK RIDGE DIED ON JULY 2, 2022 WITHOUT A WILL OR APPOINTMENT OF AN ADMINISTRATOR, THEREBY VESTING TITLE IN KAREN LOUISE RIDGE A/K/A KAREN LOUISE MARSH, KNOWN SURVIVING HEIR OF JACK T. RIDGE A/K/A JACK RIDGE AND UNKNOWN SURVIVING HEIRS OF JACK T. RIDGE A/K/A JACK RIDGE BY OPERATION OF LAW.

No. 2026-04287 Civil Term
TRUIST BANK
vs
KAREN L. RIDGE, IN HER CAPACITY AS HEIRESS OF THE ESTATE OF JACK T. RIDGE, DECEASED, LACEY L. RIDGE, IN HER CAPACITY AS HEIRESS OF THE ESTATE OF JACK T. RIDGE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JACK T. RIDGE, DECEASED
PROPERTY ADDRESS: 32 Essex Road, Lower Allen - Township, Camp Hill, PA 17011 Atty Paige Zirrith
By virtue of a Writ of Execution No. 2026-04287
TRUIST BANK
v.
KAREN L RIDGE, IN HER CAPACITY AS HEIRESS OF THE ESTATE OF JACK T RIDGE, DECEASED; LACEY L RIDGE, IN HER CAPACITY AS HEIRESS OF THE ESTATE OF JACK T RIDGE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACK T RIDGE, DECEASED
owner(s) of property situate in the LOWER ALLEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 32 ESSEX RD, CAMP HILL, PA 17011
Tax ID No. 13-23-0555-010
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: $84,262.73
Attorneys for Plaintiff Brock & Scott, PLLC

No. 2026-02312 Civil Term
PSF2 TRUST AS NOMINEE OF SERIES 2023-1
vs
ALISON M RIFE, FORMERLY KNOWN AS ALISON M. COOPER, UNITED STATES OF AMERICA, DEPT. OF THE TREASURY- IRS C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA
PROPERTY ADDRESS: 6 Dogwood Circle, Shippensburg - Township, Shippensburg, PA 17257 Atty Paige Zimith
By virtue of a Writ of Execution No. 2026-02312
PSF2 TRUST AS NOMINEE OF SERIES 2023-1
v.
ALISON M. RIFE FORMERLY KNOWN AS ALISON M. COOPER; HOWARD S. RIFE; UNITED STATES OF AMERICA, DEPT. OF THE TREASURY - IRS C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA
owner(s) of property situate in the TOWNSHIP OF SHIPPENSBURG, CUMBERLAND County, Pennsylvania, being 6 DOGWOOD CIR, SHIPPENSBURG, PA 17257
Tax ID No. 36-35-2385-103
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: $125,343.80
Attorneys for Plaintiff Brock & Scott, PLLC

No. 2026-05466 Civil Term
AMERICHOICE FEDERAL CREDIT UNION
vs
RAY D. ROBINSON
PROPERTY ADDRESS: 101 S. Fayette Street, Shippensburg Borough, Shippensburg, PA 17257 Atty Darell Dethlefs
Darrell C. Dethlefs, Esq.
Dethlefs-Pykosh Law Group, LLC 2132 Market Street
Camp Hill, PA 17011
Attorney for Plaintiff, AmeriChoice Federal Credit Union Judgment Amount: $226,665.06
Tax Parcel #34-34-2415-053
Premises being known as 101 S. Fayette Street, Shippensburg, Cumberland County, Pennsylvania 17257, more fully described as:
ALL the following described two (2) tracts of real estate lying and being situate in the Borough of Shippensburg, Cumberland County, Pennsylvania, bounded and limited as follows:
TRACT NO.1:
BEGINNING at the intersection of the easterly curb line of South Fayette Street and the southerly curb line of West Orange Street: thence along the easterly curb line of South Fayette Street, 130 feet, more or less, to line of land now or formerly of Lillian Daniels; thence eastwardly along said lands now or formerly of Daniels, 120 feet, more less, to the right-of-way of Western Maryland Railroad Company; thence in a northwesterly direction along lands of the right-of-way of the Western Maryland Railroad Company, 130 feet, more or less, to the southerly curb line of West Orange Street; thence along the southerly curb line of West Orange Street, 90 feet (footage erroneously omitted from prior deed), more or less, to the place of BEGINNING.
TRACT NO. 2:
BEGINNING at a railroad monument on the Southerly property line of West Orange Street; thence with the same, North 66 degrees 40 minutes 00 seconds East, 50.05 feet to a railroad monument; thence by land now or formerly of Hodge, South 56 degrees 28 minutes 00 seconds East, 62.97 feet to a railroad monument; thence by the same, North 74 degrees 20 minutes 00 seconds East, 28.06 feet to an iron pipe; thence by an unopened alley, South 17 degrees 30 minutes 00 seconds East, 45.40 feet to a railroad monument; thence with a curve to the left, with a radius of 433.69 feet, an arc length of 48.19 feet and a chord bearing of South 60 degrees 00 minutes 42 seconds East, 48.17 feet to a drilled hole in a concrete wall; thence by Lot No. 1C as shown on the said plan, South 15 degrees 29 minutes 00 seconds East, 80.88 feet to a railroad monument; thence with a curve to the right, with a radius of 573.69 feet, an arc length of 44.31 feet and a chord bearing of North 65 degrees 00 minutes 00 seconds West, 44.3 feet to an existing railroad monument at lands now or formerly of Martin; thence by lands now or formerly of Martin, North 15 degrees 28 minutes 00 seconds West, 12.25 feet to a railroad monument; thence by lands now or formerly of Martin, South 65 degrees 35 minutes 00 seconds West, 14.75 feet to a railroad monument; thence by lands now or formerly of Smith, North 53 degrees 20 minutes 00 seconds West, 35.85 feet to railroad monument; thence by the same and by lands now or formerly of HRO, Inc., North 52 degrees 40 minutes 00 seconds West. 67.7 feet to a railroad monument; thence by lands now or formerly of HRO, Inc., North 49 degrees 00 minutes 00 seconds West, 33.40 feet to an iron pin; thence by the same, North 58 degrees 44 minutes 00 seconds West, 29.65 feet to a railroad monument; thence by the same, North 23 degrees 35 minutes 00 seconds West, 31.1 feet to a railroad monument, to the place of BEGINNING. CONTAINING 13,164 square feet, more or less.
BEING AND INTENDED TO BE all of Lot No. 1A and all of Lot No. 1B as shown on a plan entitled ""Land Subdivision for The Beistle Co."" prepared by Carl D. Bert, R.S., dated February 25, 1987 and recorded March 13, 1987 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania at Plan Book 52 Page 82.
FURTHER BEING the same premises in which Fleagle Properties LLC, by Deed dated June 22, 2016 and recorded June 28, 2016 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania at Instrument No. 201615738, granted and conveyed unto Ray D. Robinson, the Grantor herein.
SUBJECT TO the restriction that any structure placed on the prescribed property will not be converted to use for human habitation without first becoming fully compliant with the Floodplain Ordinance in effect at the time of conversion.

No. 2026-03434
DEUTSCHE BANK TRUST COMPANY AMERICAS
vs
PAULETTE C. RUNK, IN HER CAPACITY AS HEIR OF DIXIE LEE RUNK A/K/A DIXIE L. RUNK, MICHAEL A. RUNK, IN HIS CAPACITY AS HEIR OF DIXIE LEE RUNK A/K/A DIXIE L. RUNK, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DIXIE LEE RUNK A/K/A DIXIE L. RUNK
PROPERTY ADDRESS: 531 North West Street, Carlisle - Borough, Carlisle, PA 17013 Atty Danielle Coleman
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF CARLISLE, CUMBERLAND COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 531 NORTH WEST STREET CARLISLE, PA 17013 BEING PARCEL NUMBER: 06-20-1798-069
IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2025-07113 Civil Term
EAST PENNSBORO TOWNSHIP
vs
TYANN SCOTT
PROPERTY ADDRESS: 844 Brian Drive, East Pennsboro - Township, Enola, PA 17025 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2025-07113
East Pennsboro Township v. Tyann Scott
Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 844 Brian Drive, Enola, PA 17025
Parcel # 09-12-2992-001AU7844-5
Improvements thereon: Dwelling known as 844 Brian Drive, Enola, PA 17025 Judgment Amount: $2,460.19

No. 2026-00659 Civil Term
LAKEVIEW LOAN SERVICING, LLC
vs
THOMAS SHEEHAN, ALISON SHEEHAN
PROPERTY ADDRESS: 118 Virginia Ave, North Middleton - Township, Carlisle, PA 17013 Atty Lavanda Harris
Case Number: 2026-00659 Judgment Amount: $181151.66
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff A Florida professional limited liability company
Legal Description
ALL THAT CERTAIN tract of land situate in North Middleton Township,
Cumberland County, Pennsylvania, with building and improvements thereon erected, more particularly bounded and described as follows, to wit:
BEGINNING at a point on the southern side of Virginia Avenue at line of Lot No.
49 on the hereinafter mentioned Plan of Lots; thence along Lot No. 49, South 25 degrees 14 minutes 14 seconds East,
150.00 feet to a point at lands of Pheasant Run Estates; thence along Pheasant Run Estates, South 64 degrees 45 minutes 46 seconds West, 48.00 feet to a point at Lot No. 47 on said Plan of Lots; thence along Lot No. 47, North 25 degrees 14 minutes 14 seconds West, 150.00 feet to a point on the southern side of Virginia Avenue; thence along Virginia Avenue, North 64 degrees 45 minutes 46 seconds East, 48.00 feet to a point, the place of BEGINNING.
CONTAINING 7200 square feet and being Lot No. 48 of Noll Manor Section 12 as recorded in Plan Book 33, Page 109. SUBJECT, nevertheless, to the building and use restrictions and provisions as recorded with said Plan.
See Homeowners Association covenant recorded in Misc. Book 283, Page 310.
BEING KNOWN AS: 118 VIRGINIA AVE, CARLISLE, PA 17013 PROPERTY ID: 29-16-1094-403
TITLE TO SAID PREMISES IS VESTED IN THOMAS SHEEHAN AND ALISON SHEEHAN, HUSBAND AND WIFE, HEIRS AND ASSIGNS BY DEED FROM DEVILLIERS JACOBS AND MALISHA FOSTER, NOW KNOWN AS MALISHA JACOBS, HUSBAND AND WIFE, DATED SEPTEMBER 14, 2022, RECORDED SEPTEMBER 19, 2022, AT INSTRUMENT NO. 202226017

No. 2025-12344 Civil Term
PENNYMAC LOAN SERVICES, LLC
vs
CRYSTAL SHENSKY, JACOB SHENSKY
PROPERTY ADDRESS: 116 Cambridge Drive, Lower Allen - Township, Mechancisburg, PA 17055 Atty Geraldine Linn
IMPROVEMENTS consist of a residential dwelling. BEING PREMISES: 116 Cambridge Drive Mechanicsburg, PA 17055
SOLD as the property of CRYSTAL SHENSKY and JACOB SHENSKY TAX PARCEL #13-24-0793-093

No. 2026-02908 Civil Term
ROCKET MORTGAGE, LLC
vs
DANE S. TILDEN
PROPERTY ADDRESS: 708 Shady Lane, East Pennsboro Township, Enola, PA 17025
ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN EAST PENNSBORO TOWNSHIP, COUNTY OF CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A CONCRETE MONUMENT, SAID POINT BEING THE DIVIDING LINE OF LOT #1 AND LOT #2 AT LINE OF LOT #2; THENCE BY LINE OF LOT #1, SOUTH 47 DEGREES 30 MINUTES 14 SECONDS WEST, 129.98 FEET TO A POINT ON THE NORTHEASTERLY DEDICATED RIGHT OF WAY LINE OF SALT ROAD; THENCE BY SAID DEDICATED RIGHT OF WAY LINE OF SALE ROAD, NORTH 42 DEGREES 24 MINUTES 37 SECONDS WEST,
11.98 FEET TO A POINT; THENCE BY SAME, NORTH 34 DEGREES 35 MINUTES 58 SECONDS WEST, 52.04 FEET TO A POINT; THENCE BY SAME, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 28.00 FEET AND AN ARC LENGTH OF 39.54 FEET, SAID CURVE ALSO HAVING A CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 51 MINUTES 20 SECONDS EAST, 36.34 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHADY LANE; THENCE BY SAID RIGHT OF WAY LINE, NORTH 46 DEGREES 18 MINUTES 38 SECONDS EAST, 95.68 FEET TO A CONCRETE MONUMENT; THENCE BY LINE OF LOT #3, SOUTH 42 DEGREES 29 MINUTES 46 SECONDS EAST,
89.66 FEET TO A CONCRETE MONUMENT, THE PLACE OF BEGINNING. CONTAINING 10,971.22 SQUARE FEES OR 0.2519 ACRES.
BEING LOT #2 AS SHOWN ON THE PRELIMINARY/FINAL SUBDIVISION PLAN FOR WEB CONTRACTING, INC., DATED SEPTEMBER 4, 2008, AND RECORDED FEBRUARY 4, 2009, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN INSTRUMENT NO. 200902928.
BEING SUBJECT TO A 10 FOOT WIDE COMBINATION UTILITY EASEMENT AND OTHER CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE ABOVE-MENTIONED SUBDIVISION PLAN.
Premises being: 708 Shady Lane, Enola, PA 17025 Parcel No.: 09-13-1000-133
BEING the same premises which W.E.B. Contracting, Inc. by Deed dated November 20, 2009 and recorded in the Office of Recorder of Deeds of Cumberland County on November 30, 2009 at Instrument# 200939778 granted and conveyed unto Dane S. Tilden.

No. 2026-05727 Civil Term
ORRSTOWN BANK
vs
LINDA L. UTZINGER
PROPERTY ADDRESS: 213 Carmella Drive, Silver Spring Township, Mechanicsburg, PA 17050 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2026-05727
Orrstown Bank v. Utzinger
Property situated in Mechanicsburg, Cumberland County, Pennsylvania 17050 being known as 213 Carmella Drive
Parcel # 38-08-0565-274-U40
Improvements thereon: 213 Carmella Drive, Mechanicsburg, Pennsylvania 17050

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, 2026 at 12:00 noon**, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday January 06, 2027 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

Judgment Amount: $192,309.10

No. 2026-02965 Civil Term
EAST PENNSBORO TOWNSHIP
vs
AMANDA WALK, A/K/A AMANDA JO WALK
PROPERTY ADDRESS: 39 Wetherburn Road, East Pennsboro - Township, Enola, PA 17025 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2026-02965
East Pennsboro Township v. Amanda Walk, a/k/a Amanda J. Walk Of property situate in East Pennsboro Township,. Cumberland County, Pennsylvania, being known as 39 Wetherburn Road, Enola, PA 17025
Parcel # 09-14-0836-241
Improvements thereon: Dwelling known as 39 Wetherburn Road, Enola, PA 17025
Judgment Amount: $3,435.46

No. 2026-06008 Civil Term
WILMINGTON SAVINGS FUND SOCIETY FSB
vs
ASHLEIGH MICHELLE WEIBLEY, BRANDON KYLE WEIBLEY
PROPERTY ADDRESS: 4 Alexandria Court, Silver Spring - Township, Meachanicsburg, PA 17050 Atty Marisa Cohen
ALL THAT CERTAIN tract or parcel of land situate in silver spring Township, Cumberland County, Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point on the Northern right of way line of Alexandria Court, at the Southernmost corner of Lot No. 52 on the hereinafter described Final Subdivision Plan; thence along the Eastern line of said Lot No. 52, North 43 degrees 19 minutes 55 seconds East, a distance of 160.11 feet to a point; thence by a curve to the left having a radius of 500.00 feet, an arc length of 258.00 feet to a point on the Southern line of lands of Rich Valley Manor, North 14 degrees 40 minutes 30 seconds East, a distance of 17.61 feet; thence along the Southern line of said Rich Valley Manor lands, South 73 degrees 16 minutes 04 seconds East, a distance of 284.81 feet to a point at the Northwest corner of Lot No. 50 on the hereinafter described Final Subdivision Plan; thence along the Western line of said Lot No. 50, South 20 degrees 06 minutes 51 seconds West, a distance of 557.02 feet to a point on the Northern right of way line of Alexandria Court by a curve to the right having a radius of 475.00 feet, an arc length of 192.48 feet to a point; thence continuing along the Northern right-of-way line of Alexandria Court, North 46 degrees 40 minutes 05 seconds West, a distance of 212.77 feet to a point at the Southernmost corner of Lot No. 52 on the hereinafter described Final Subdivision Plan, the point and place of BEGINNING.
CONTAINING 161,139.00 square feet, more or less. SUBJECT to the right of way line of L.R. 21008.
Being Lot No. 51, Final subdivision Plan for Hillside Farms- Phase III and IV, date November 15, 2000, last revised May 24, 2002, recorded in the Office of the Recorder of Deeds of Cumberland County in plan Book 87, page 23.
UNDER AND SUBJECT to the Third Amendment and Supplement to Declaration of Covenants and Restrictions applicable to Hillside Farms, dated July 16, 2003, recorded in the office of the Recorder of Deeds of Cumberland County, in Miscellaneous Book 700, Page 1105, pursuant to which the Declaration of Covenants and Restrictions applicable to Hillside Farms, dated August 30, 1996, recorded in the Office of the Recorder of Deeds of Cumberland County in Miscellaneous Book 529, Page 333, as amended by the Amendment to Declaration of Covenants and Restrictions, dated September 30, 1997, recorded in the Office of the Recorder of Deeds of Cumberland County, in Miscellaneous Book 648, Page 702, and the Bylaws of Hillside Farms Homeowners' Association, Inc., dated August 30, 1996, recorded in the Office of the Recorder of Deeds of Cumberland County in Miscellaneous Book 529, Page 354, were made applicable to the real estate within the above-referenced Final Subdivision Plan.
FURTHER UNDER AND SUBJECT to a variable width drainage easement across the easternmost corner of the premises and a twenty (20) foot wide drainage easement across the southernmost corner of the premises, as shown on the above-referenced Final Subdivision Plan.
UNDER AND SUBJECT, nevertheless, to all restrictions, reservations, conditions, covenants, easements and rights of way of prior record.
Map and Parcel ID: 38-07-0461-115
Being known as: 4 Alexandria Court, Mechanicsburg, PA 17050.
Title to said premises is vested in Ashleigh Michelle Weibley and Brandon Kyle Weibley, husband and wife, by deed from SHANE A. THORNTON AND MAGGIE E. THORNTON, HUSBAND AND WIFE dated January 20, 2023 and recorded
January 25, 2023 in Instrument Number 202301472.

No. 2026-03527 Civil Term
EAST PENNSBORO TOWNSHIP
vs
CRAIG WONSIEWICZ
PROPERTY ADDRESS: 109 Pine Hill Road (Rear), East Pennsboro - Township, Enola, PA 17025 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2026-03527 East Pennsboro Township v. Craig Wonsiewicz
Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 109 Pine Hill Road Rear, Enola, PA 17025 ‘’
Parcel # 09-13-0997-011
Improvements thereon: Dwelling known as 109 Pine Hill Road Rear, Enola, PA 17025
Judgment Amount: $2,961.20

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, 2026 at 12:00 noon**, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday January 06, 2027 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.