

TRACT NO. 1: ON THE SOUTH BY THE PUBLIC STREET OF LISBURN ON THE 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. 2025-00755 Civil Term
COURTYARDS OF CARLISLE UNIT OWNERS ASSOCIATION INC
vs
ALAN MILLER
PROPERTY ADDRESS: 11 Courtyard Drive U23, Carlisle - Borough, Carlisle, PA 17013 Atty Sara Austin

ALL THAT CERTAIN unit in the property known, named, and identified in the Declaration referred to below as, ""The Courtyards of Carlisle, A Condominium Community,"" located in the Borough of Carlisle, County of Cumberland and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A.§3101, et seq., by the recording in the Office of Recorder of Deeds in and for Cumberland County, Pennsylvania, of a Declaration dated February 26, 1999, and recorded April 22, 1999, in Miscellaneous Book 610, Page 678, together with all amendments and supplements thereto recorded on or before the date hereof and the Amendment to Declaration of Condominium of the Courtyards of Carlisle, A Condominium Community dated October 26, 1999, and recorded in Misc. Book 628, Page 760, and the Second Amendment to Declaration of Condominiums of Carlisle, A Condominium Community dated May 3, 2000 and recorded in Misc. Book 644, Page 624, and the Third Amendment to Declaration of Condominiums of Carlisle, A Condominium Community dated April 19, 2011 and recorded in Misc. Book 672, Page 614, being and designated in said Amendment to Declaration and the herein described Declaration Plan as Unit No. 23 as more fully described in such Declaration, together with the proportionate undivided interest in the Common Elements as defined in such Declaration.

TOGETHER WITH the limited common elements appurtenant as more fully shown on the Declaration Plan recorded in right-of-way Plan Book 78, Page 117, the Condominium Declaration Plat/Plan for a portion of Lot 1 Phase 1, Buildings 2 and 2.3 and Public Improvements recorded in right-of-way Plan Book 12, Page 83 on October 27, 1999; amendments to Plots and Plans, Building 3 recorded in Right-of-way Plan Book 81, Page 2 and New Declaration Plan dated April 19, 2001 and recorded in right-of-way Plan Book 83, Page 24, Building 4, covering Units 41, 42, 44 and 45, together with all amendments and supplements thereto recorded on or before the date hereof.

Parcel No. 06-18-1371-002 -U23
Address: 11 Courtyard Drive, Carlisle, PA 17013

BEING the same premises conveyed unto Alan

L. Miller, a single man, by deed of Travis N. Clouse and Jessica K. Clouse, husband and wife, by deed dated June 29, 2017, as recorded in the Office of the Recorder of Deeds of Cumberland County at Instrument No. 201716171.

No. 2025-06699 Civil Term
PENNSYLVANIA HOUSING FINANCE AGENCY
vs
ABRIAH MOORE
PROPERTY ADDRESS: 1445 2nd Street, East Pennsboro - Township, Enola, PA 17025 Atty Leon Haller
By virtue of a Writ of Execution No. 2025-06699 PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff
vs
ABRIAH MOORE Defendant
Real Estate: 1445 2ND STREET, ENOLA, PA 17025
Municipality: EAST PENNSBORO TOWNSHIP
Dimensions: 199 X 50
See Instrument: 2022-03367 Tax Parcel #: 45-16-1049-041
Improvement thereon: a residential dwelling house as identified above
TO BE SOLD AS THE PROPERTY OF ABRIAH MOORE ON JUDGMENT NO. 2025-06699
Leon P. Haller, Esquire Purcell, Krug & Haller 1719 North Front Street Harrisburg, PA 17104 (717) 234-4178

No. 2025-02151 Civil Term
NATIONS DIRECT MORTGAGE, LLC
vs
ARCILIO M RHETTE, VALERIA A RHETTE
PROPERTY ADDRESS: 63 Carpenter Lane, Hopewell - Township, Newburg, PA 17240 Atty Karen Schweiger
By virtue of a Writ of Execution No. 2025-02151 NATIONS DIRECT MORTGAGE, LLC v.
ARCILIO M. RHETTE; VALERIA A. RHETTE owner(s) of property situate in the HOPEWELL TOWNSHIP, CUMBERLAND County, Pennsylvania, being 63 CARPENTER LN, NEWBURG, PA 17240
Tax ID No. 11-07-0497-007A (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$324,112.35
Attorneys for Plaintiff Brock & Scott, PLLC

No. 2025-04387 Civil Term
FREEDOM MORTGAGE CORPORATION
vs
DANIEL RICHARD SERVISS, JR., JODY SHIELDS-GIBSON
PROPERTY ADDRESS: 890 Sandbank Road, Dickinson - Township, Mount Holly Springs, PA 17065 Atty Karin Schweiger
By virtue of a Writ of Execution No. 2025-04387 FREEDOM MORTGAGE CORPORATION v.
DANIEL RICHARD SERVISS, JR.; JODY SHIELDS-GIBSON owner(s) of property situate in the TOWNSHIP OF DICKINSON, CUMBERLAND County, Pennsylvania, being 890 SANDBANK ROAD, MOUNT HOLLY SPRINGS, PA 17065
Tax ID No. 08-12-0338-042 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$166,856.40
Attorneys for Plaintiff Brock & Scott, PLLC

No. 2025-00763 Civil Term
WILMINGTON SAVINGS FUND SOCIETY FSB
vs
JOHN S SHILLINGSFORD, JR. SOLEY IN HIS CAPACITY AS KNOWN HEIR OF JOHN S SHILLINGSFORD A/K/A JOHN SHILLINGSFORD, DECEASED, THE UNKNOWN HEIRS OF DAVID S SHILLINGSFORD, THE UNKNOWN HEIRS OF JOHN S SHILLINGSFORD A/K/A JOHN SHILLINGSFORD, DECEASED
PROPERTY ADDRESS: 29 Central Boulevard, Hampden - Township, Camp Hill, PA 17011 Atty Andrew Marley
ALL THAT CERTAIN TRACT OR PARCEL OF LAND and premises, situate, lying and being in the Township of Hampden, County of Cumberland, Commonwealth of Pennsylvania, more particularly described as follows:
BEGINNING at a point, the northeast corner of Central Boulevard and Park Street as shown on the hereinafter mentioned Plan of Lots; thence northwardly along the Eastside of Central Boulevard a distance of one hundred and zero hundredths (100.00) feet to Lot No. 6, Block I; thence along said Lot No. 6, Block I eastwardly a distance of one hundred fifty and zero hundredths (150.00) feet to Lot No. 10, Block I; thence southwardly along Lots Nos. 10 and 9, Block I, a distance of one hundred and zero hundredths (100.00) feet to Park Street; thence westwardly along the North side of Park Street, a distance of one hundred fifty and zero hundredths (150.00) feet to Central Boulevard the Place of BEGINNING.
Being Lots Nos. 7 and 8, Block I as shown on a Plan of Lots known as “Oakwood Park”” which Plan is recorded in the Office of the Recorder of

Deeds of Cumberland County, Pennsylvania, in Plan Book 2, Page 59.
BEGINNING at a point on the eastern right of way line of Central Boulevard, as shown on the Plan of Lots known as Oakwood Park, as recorded in the Office of the Recorder of Deeds of Cumberland County in Plan Book 2, Page 59; thence along said Central Boulevard, North 23 degrees 00 minutes 00 seconds West 30 feet to a point at other lands of John S. and Joyce M. Shillingsford; thence along said lands, North 67 degrees 00 minutes 00 seconds East 150 feet to a point at lands now or formerly of Flanigan; thence along said lands South 23 degrees 00 minutes 00 seconds East 30 feet to a point at lands now or formerly of Myers; thence along said lands South 67 degrees 00 minutes 00 seconds West 150 feet to a point on the eastern right of way line of Central Boulevard, the point and place of BEGINNING.
Premises being: 29 Central Boulevard, Camp Hill a/k/a Hampden Township, PA 17011 Parcel No.: 10-21-0277-147
BEING the same premises which John S. Shillingsford and Joyce M. Shillingsford by Deed dated July 12, 1989 and recorded in the Office of Recorder of Deeds of Cumberland County on August 01, 1989 at Book B34, Page 1076 granted and conveyed unto John S. Shillingsford and Joyce M. Shillingsford.

No. 2025-04015 Civil Term
TRUIST BANK
vs
KIRK W. SHUMAKER, ALFREDO CRUZ
PROPERTY ADDRESS: 2303 & 2305 Gettysburg Road, Lower Allen - Township, CAMP HLL, PA 17011 Atty Chelsea Nixon
ALL THAT CERTAIN lot or tract of land situate in Lower Allen Township, Cumberland County, Pennsylvania, more particularly bounded and described as follows according to survey of Ernest J. Walker, Professional Engineer, dated May 15, 1970, to wit:
BEGINNING at a point on the South side of Pennsylvania Avenue, a/k/a Gettysburg Road, as shown on Plan of Spring Lake,;recorded in the Cumberland County Recorder’s Office in Miscellaneous Book 14, Page 287, said point being 320.0 feet Eastwardly by the Southern line of Gettysburg Road from the Southeast comer of the intersection of Pennsylvania Avenue and Schuylkill Avenue on said Plan and being at corner oflot now or late of George Sponsler; thence along Pennsylvania Avenue South eighty-five (85) degrees thirty (30) minutes East twenty-four (24) feet to a point at corner of lot now or late of William H. Simmons and Thelma B. Simmons, his wife, of which this was a part; thence by said lot now or late of William H. Simmons and Thelma B. Simmons, his wife, and passing through the center line of the double frame dwelling house erected on.the lot hereby conveyed and on the said lot now or late of William H. Simmons and Thelma B. Simmons, his wife, South four (04) degrees thirty (30) minutes West at right angles to Pennsylvania Avenue one hundred fifty (150) feet to the Northern line of Nina Avenue; thence along the Northern line of Nina Avenue North eighty-five (85) degrees thirty (30) minutes West twenty- four (24) feet to a lot now or late of George Sponsler aforesaid; thence by the same North four (04) degrees thirty (30) minutes East one hundred fifty (150) feet to Pennsylvania Avenue, the place of BEGINNING.
HAVING THEREON erected the western half of a 2 1/2 story frame dwelling known and numbered as 2305 Gettysburg Road, Camp Hill, Pennsylvania
Map and Parcel ID: 13-23-0549-072 & 13-23-0549-073
Being known as: 2303 & 2305 Gettysburg Road, Camp Hill, Pennsylvania 17011.
Title to said premises is vested in Kirk W. Shumaker and Alfredo Cruz by deed from CUMBERLAND TAX CLAIM BUREAU, BY ITS DIRECTOR, MELISSA F. MIXWELL, TRUSTEE FOR THE KIRK W. SHUMAKER AND HIS HEIRS dated January 26, 2023 and recorded February 13, 2023 in instrument Number 202302671.

No. 2019-09688 Civil Term
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
vs
NAKEYA H SMITH
PROPERTY ADDRESS: 25 Court Lane Unit 64, Carlisle - Borough, Carlisle, PA 17013 Atty Michael J. Clark
By virtue of a writ of execution case number: 2019-09688
Plaintiff: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING
Vs.
Defendant: NAKEYA H. SMITH
Owner(s) of the property situate in the Borough of Carlisle, Cumberland County, and Commonwealth of Pennsylvania: Being parcel number and pin number: 06-18-1371-002U64
Property being known as: 25 Court Lane, Carlisle, PA 17013 Improvements thereon: Residential dwelling
Attorney: Michael J. Clark, Esquire (202929)
Kiera McFadden-Roan, Esquire (205514)

PINCUS LAW GROUP, PLLC
Five Greentree Centre
525 Route 73 North, Suite 309
Marlton, NJ 08053
Telephone: 484-575-2201

No. 2025-06476 Civil Term
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES
vs
PAUL D SNYDER JR.
PROPERTY ADDRESS: 22 Liberty Drive, Mount Holly Springs - Borough, Mount Holly Springs, PA 17065 Atty Dylan Chess
By virtue of a Writ of Execution No. 2025-06476 Servis One, Inc. DBA BSI Financial Services v.
Paul D. Snyder, Jr.
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 08, 1989, and recorded in Plan Book 64, Page 90. Parcel No. 340-010-01-00-0008-00
Property Address: 22 Liberty Drive, Mount Holly Springs, PA 17065 Improvements thereon: Single-Family Residential Dwelling Judgment Amount: \$295,118.82
Attorney for Plaintiff: McCalla Raymer Leibert Pierce, LLP 485F Route 1 South, Suite 300 Iselin, NJ 08830-3072

No. 2025-04230 Civil Term
EAST PENNSBORO TOWNSHIP
vs
LARRY D. SWEIGERT
PROPERTY ADDRESS: 750 Trail Lane, East Pennsboro - Township, Enola, PA 17025 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2025-04230 East Pennsboro Township v. Larry M. Sweigert
Property situated in East Pennsboro Township, Cumberland County, Pennsylvania, Being known as 750 Trail Lane, Enola, PA 17025. Parcel # 09-11-3005-001
Improvements thereon: Dwelling known as 750 Trail Lane, Enola, PA 17025. Judgment Amount: \$2,660.27

No. 2025-06015 Civil Term
EAST PENNSBORO TOWNSHIP
vs
THE REDEEMED CHRISTIAN CHURCH OF GOD- FIRST HAITIAN CHRISTIAN ASSEMBLY HARRISBURG
PROPERTY ADDRESS: 265 North Enola Drive, East Pennsboro - Township, Enola, PA 17025 Atty Kimberly Bonner
By virtue of a Writ of Execution No. 2025-06015 East Pennsboro Township v. The Redeemed Christian Church of God-First Haitian Christian Assembly Harrisburg
Property situated in East Pennsboro Township, Cumberland County, Pennsylvania, Being known as 265 N. Enola Drive, Enola, PA 17025. Parcels# 09-14-0832-001EX; 09-14-0832-00011EX; 09-14-0832-002EX; and 09-14- 0832-011
Improvements thereon known as 265 N. Enola Drive, Enola, PA 17025 Judgment Amount: \$6,503.61

No. 2023-06904
MCLP ASSET COMPANY INC
vs
NATASCHA THOMAS A/K/A NATASCHA WALLACE ESTATE OF, JESSE A WALLACE, KNOWN HEIR OF THE ESTATE OF NATASHCA THOMAS A/K/A NATASCHA WALLACE, DECEASED, JAMES THOMAS
PROPERTY ADDRESS: 332 Roxbury Road, Lower Mifflin - Township, Newville, PA 17241 Atty Jacqueline McNally
Parcel No. 1:
ALL THE FOLLOWING described real estate lying and being situate in Lower Mifflin Township, Cumberland County, Pennsylvania, referred to as Lot No. C more particularly described in accordance with subdivision plan entitled ""Final Subdivision Plan for Edgar Stum"", prepared by Eric L. Dffenbaugh, professional land surveyor, which said subdivisions plan has been approved by the appropriate municipal authorities and is recorded in Cumberland County Plan Book 79, Page 145, as follows:
BEGINNING at a set railroad spike in public road SR-0997 (Roxbury Road) at corner of the within described parcel and parcel B on the above referred to subdivision plan; thence along Roxbury Road, North 48 degrees 51 minutes 49 seconds East, 50.00 feet to a point, in line of land now or formerly of Wayne F. Peters, which lands the within described parcel is being added to as a lot addition; thence along Peters' lands, South 48 degrees 20 minutes 14 seconds east, 249.10 feet to a set iron pin, in line of lands now or formerly of Elwood R. and David W. Gutshall; thence along line of lands of Gutshall, South 33 degrees 22 minutes 56 seconds West, 50.13 feet to a set iron pin at a corner of Parcel B; thence along line of Parcel B, North 48 degrees 20 minutes 14 seconds West, 262.59 feet to the set railroad spike at point and place of beginning.

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 19, 2025 at 12:00 noon**, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday January 07, 2026 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff’s Office, Courthouse, Carlisle, PA.