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**ESTATE AND TRUST NOTICES**

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

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**FIRST PUBLICATION****Beck, Jane W. a/k/a J. Whitney Beck, dec'd.**

Late of Lemoyne Borough.  
Executor: Matthew W. Beck, 35 Carriage Road, Palmyra, PA 17078.  
Attorney: None.

**Boughter, Ruth M., dec'd.**

Late of Silver Spring Township.  
Co-Executors: Lewis E. Elicker, III and Ronald E. Boughter.  
Attorneys: Sean M. Shultz, Esquire, Saidis, Sullivan & Rogers, 26 W. High Street, Carlisle, PA 17013, (717) 243-6222.

**Boyd, Donald A., dec'd.**

Late of West Pennsboro Township.  
Executor: Christopher Boyd c/o Thomas P. Gleason, Esquire, 49 West Orange Street, Suite 3, Shippensburg, PA 17257.  
Attorney: Thomas P. Gleason, Esquire, 49 West Orange Street, Suite 3, Shippensburg, PA 17257, (717) 532-3270.

**Cotsarelis, Elias, dec'd.**

Late of Hampden Township.  
Executor: Nick Cotsarelis c/o Leonard Tintner, Esquire, Boswell, Tintner & Piccola, 315 N. Front Street, Harrisburg, PA 17101.

Attorneys: Leonard Tintner, Esquire, Boswell, Tintner & Piccola, 315 North Front Street, Harrisburg, PA 17101.

**Garrett, Raymond John, dec'd.**

Late of 25 Goblin Drive, Carlisle.  
Executrix: Priscilla Garrett Dunkleberger, 25 Goblin Drive, Carlisle, PA 17013.  
Attorney: None.

**Hippensteel, John Henry, dec'd.**

Late of Cumberland County.  
Executrix: Carolyn L. Acker, 1800 Brentwood Drive, Middletown, PA 17057.  
Attorneys: Joseph K. Goldberg, Esquire, Law Office of Joseph K. Goldberg, 2080 Linglestown Road, Suite 106, Harrisburg, PA 17110.

**Knaub, Alvin D., dec'd.**

Late of Penn Township.  
Co-Executors: Dennis Knaub, Carol Loeber and Deborah Swartz c/o Robert G. Frey, Esquire, 5 South Hanover Street, Carlisle, PA 17013.  
Attorneys: Frey and Tiley.

**Lewis, Evalyn M., dec'd.**

Late of Hampden Township.  
Executors: David B. Lewis, 34429 Owls Nest Road, Lewes, DE 19958, Carol A. Lewis, 55 Pine Ridge Circle, Enola, PA 17025 and Patti L. Baer, 1211 Highlander Way, Mechanicsburg, PA 17050.  
Attorney: Scott W. Morrison, Esquire, 6 West Main Street, P.O. Box 232, New Bloomfield, PA 17068.

**Walker, Larry P., dec'd.**

Late of South Middleton Township.  
Co-Executors: David S. Walker and Sharon L. Sites c/o James D. Hughes, Esquire, Salzmann Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015.  
Attorneys: Salzmann Hughes, P.C.

**Yost, June F.,** dec'd.

Late of Middlesex Township.  
 Executrix: Jennifer L. Fetteroff,  
 3214 Sunnyside Avenue, Harris-  
 burg, PA 17109.  
 Attorneys: John R. Beinhaur,  
 Esquire, Curcillo Law, LLC, 3964  
 Lexington Street, Harrisburg, PA  
 17109.

**Zeiders, Donald D.,** dec'd.

Late of Lower Allen Township.  
 Co-Administratrices: Cynthia A.  
 Hess, 350 Duke Street, Ephrata,  
 PA 17522 and Fay Eileen Royer,  
 2615 Hazelwood Rd., Lancaster,  
 PA 17601.  
 Attorneys: Steven Howell, Es-  
 quire, Howell Law Firm, 619  
 Bridge Street, New Cumberland,  
 PA 17070.

**SECOND PUBLICATION**

**Daws, Linda Kay,** dec'd.

Late of Cumberland County.  
 Executor: Brian K. Daws, 160  
 Winding Hill Drive, Etters, PA  
 17319.  
 Attorneys: Charles J. Hartwell,  
 Esquire, Dethlefs-Pykosh Law  
 Group, LLC, 2132 Market Street,  
 Camp Hill, PA 17011.

**Deckard, Charlotte L.,** dec'd.

Late of Camp Hill Borough.  
 Executrix: Kathleen M. Reid.  
 Attorneys: Michael L. Bangs, Es-  
 quire, Bangs Law Office, LLC, 429  
 South 18th Street, Camp Hill, PA  
 17011.

**Ent, John W.,** dec'd.

Late of the Borough of Mechanics-  
 burg.  
 Co-Administratrices: Deborah J.  
 Hoffman and Melanie E. Fisher c/o  
 Andrew C. Sheely, Esquire, 127  
 South Market Street, P.O. Box 95,  
 Mechanicsburg, PA 17055.  
 Attorney: Andrew C. Sheely, Es-  
 quire, 127 South Market Street,  
 P.O. Box 95, Mechanicsburg, PA  
 17055, (717) 697-7050.

**Post, Merri Dutra,** dec'd.

Late of Mechanicsburg.  
 Administrator: William T. Post, 836  
 High St., Lancaster, PA 17603.  
 Attorney: Adam E. Kosowsky, Es-  
 quire, 600-G Eden Rd., Lancaster,  
 PA 17603.

**Rettberg, Ralph M.,** dec'd.

Late of Middlesex Township.  
 Executor: David J. M. Rettberg c/o  
 George F. Douglas, III, Esquire,  
 Salzmman Hughes PC, 354 Alexan-  
 der Spring Road, Suite 1, Carlisle,  
 PA 17015.  
 Attorneys: Salzmman Hughes, P.C.

**Straw, Anna Marian,** dec'd.

Late of New Cumberland.  
 Executor: Bryan W. Shook, 2132  
 Market Street, Camp Hill, PA 17011.  
 Attorney: None.

**Urani, Loretta M.,** dec'd.

Late of Hampden Township.  
 Executrix: Lori Kania, 29 Lee Ann  
 Court, Enola, PA 17025.  
 Attorney: Michael C. Giordano,  
 Esquire, Attorney & Counselor at  
 Law, 221 W. Main Street, Mechan-  
 icsburg, PA 17055.

**Winton, Joseph,** dec'd.

Late of Boiling Springs.  
 Executrix: Joan M. Kotzmoyer,  
 125 Spruce Lane, Elizabethtown,  
 PA 17022.  
 Attorney: Anthony L. DeLuca,  
 Esquire, 113 Front Street, P.O.  
 Box 358, Boiling Springs, PA  
 17007.

**Woodworth, Robert J.,** dec'd.

Late of Hampden Township.  
 Executrix: Jean Woodworth-  
 Sorem c/o Martson Law Offices,  
 10 East High Street, Carlisle, PA  
 17013.  
 Attorneys: Ivo V. Otto, III, Esquire,  
 Martson Law Offices.

**THIRD PUBLICATION**

**Croft, Carolyn Virginia**, dec'd.

Late of 35 Thompson Creek Rd., Shippensburg, Southamton Township.

Executor: Calvin Croft, 328 Duncan Avenue, Front Royal, VA 22630.

Attorneys: Rachel C. Schreck, Esquire, Mooney & Associates, 67 N. Main Street, Chambersburg, PA 17201.

**Dallmeyer, Mary E.**, dec'd.

Late of East Pennsboro Township. Executor: Leroy M. Dallmeyer c/o Lisa Marie Coyne, Esquire, Coyne & Coyne, P.C., 3901 Market Street, Camp Hill, PA 17011-4227.

Attorneys: Lisa Marie Coyne, Esquire, Coyne & Coyne, P.C., 3901 Market Street, Camp Hill, PA 17011-4227.

**Dixon, Louise A.**, dec'd.

Late of Upper Allen Township.

Executor: John D. Dixon.

Attorneys: David M. Watts, Jr., Esquire, McNeese, Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166, (717) 232-8000.

**Epler, Cynthia K. a/k/a Cynthia Karen Epler a/k/a Cynthia Epler**, dec'd.

Late of Lower Allen Township.

Executor: Gary L. James, Esquire, JSDC Law Offices, 134 Sipe Avenue, Hummelstown, PA 17036.

Attorneys: Gary L. James, Esquire, JSDC Law Offices, 134 Sipe Avenue, Hummelstown, PA 17036, (717) 533-3280.

**Gallina, Richard F.**, dec'd.

Late of Hampden Township.

Executrix: Alice Jane Gallina c/o Jennifer B. Hipp, Esquire, One West Main Street, Shiremanstown, PA 17011.

Attorney: Jennifer B. Hipp, Esquire, One West Main Street, Shiremanstown, PA 17011.

**Gouger, Charles P.**, dec'd.

Late of the Township of Upper Allen.

Co-Executrices: Kathy G. Hunter, 120 South 15th Street, Camp Hill, PA 17011 and Mary G. Seidel, 223 North 5th Street, Halifax, PA 17032. Attorneys: Terrence J. Kerwin, Esquire, Kerwin & Kerwin, LLP, 4245 State Route 209, Elizabethtown, PA 17023.

**Griffith, John W., Jr. a/k/a John W. Griffith**, dec'd.

Late of the Borough of Carlisle.

Executor: Roger B. Irwin, Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013.

Attorneys: Irwin & McKnight, P.C.

**Harlin, James D., Jr.**, dec'd.

Late of Penn Township.

Administratrix: Jean V. Harlin c/o Bradley L. Griffie, Esquire, Griffie & Associates, 200 North Hanover Street, Carlisle, PA 17013.

Attorneys: Bradley L. Griffie, Esquire, Griffie & Associates.

**Humphreys, Carolyn G.**, dec'd.

Late of Camp Hill Borough.

Executrix: Patricia A. Hoesch, 3609 Kohler Place, Apt. 17, Camp Hill, PA 17011.

Attorneys: Ann E. Rhoads, Esquire, Cleckner and Fearon, P.O. Box 11847, Harrisburg, PA 17108-1847.

**Jensen, Earl N.**, dec'd.

Late of 551 Old Orchard Lane, Camp Hill.

Executor: Eric W. Jensen, 2048 Chevy Chase Drive, Harrisburg, PA 17110.

Attorney: Jeffrey N. Yoffe, Esquire, 2 Lemoyne Drive, Suite 100, Lemoyne, PA 17043.

**Martini, Patricia**, dec'd.

Late of Wormleysburg Borough.

Executor: Thomas L. Martini, 515 Popular Church Road, Camp Hill, PA 17011.

Attorney: Margaret M. Stuski, Esquire, 908 W. Walnut Street, Wormleysburg, PA 17043.

**Mull, Virginia F.,** dec'd.

Late of Upper Allen Township.

Executor: Robert R. Mull.

Attorneys: David M. Watts, Jr., Esquire, McNeese, Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166, (717) 232-8000.

**Watts, Elizabeth Ester Lloyd a/k/a Elizabeth Ester Watts a/k/a Elizabeth E. Watts,** dec'd.

Late of Upper Allen Township.

Executrix: Tonya W. Brown c/o Sean M. Shultz, Esquire, Saidis, Sullivan & Rogers, 26 W. High Street, Carlisle, PA 17013.

Attorneys: Sean M. Shultz, Esquire, Saidis, Sullivan & Rogers, 26 W. High Street, Carlisle, PA 17013, (717) 243-6222.

**NOTICE TO DEFEND  
AND CLAIM RIGHTS**

In the Court of Common Pleas of  
Cumberland County, Pennsylvania

No. 13-1966—Civil Term

Darline Richard,  
Plaintiff  
v.  
Jason Jeitner,  
Defendant

**DIVORCE**

TO: Jason Jeitner

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a decree of divorce may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or

property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, CONTACT THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE  
Cumberland County  
Bar Association  
32 South Bedford Street  
Carlisle, PA 17013  
(717) 249-3166  
PA Toll Free 1-800-990-9108

Aug. 2

**NOTICE**

In the Court of Common Pleas of  
Cumberland County, Pennsylvania

No. 4138-2013 Civil Term

NOTICE IS HEREBY GIVEN that on July 17, 2013, the petition of Sarah C. Switzer was filed in the above-named Court, on behalf of her minor children, Ava Colleen Canero and Josephine Sheila Canero, requesting an Order to change the name of Ava Colleen Canero to Ava Colleen Switzer and the name of Josephine Sheila Canero to Josephine Sheila Switzer. The Court has fixed the day of August 27, 2013 at 9:00 a.m. in Courtroom Number 1 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

TERESA R. McCORMACK,  
ESQUIRE  
2303 Market Street  
Camp Hill, PA 17011  
(717) 232-8731

Aug. 2

**NOTICE**

NOTICE IS HEREBY GIVEN that pursuant to the Fictitious Name Act approved May 24, 1945, an Application for Registration of Fictitious Name was filed on June 6, 2013 with the Pennsylvania Department of State, Bureau of Corporations and Charitable Organizations, set forth that Perfect Solutions, Inc., a Pennsylvania corporation with a primary business address of 302 W. Elmwood Avenue, Mechanicsburg, Pennsylvania 17055, will conduct business using the name, style and designation of:

PSI INVESTMENT SERVICES  
The character of which is: providing investment advisory services.

RYAN P. SINEY, ESQUIRE  
TUCKER ARENSBERG, P.C.

Aug. 2

**NOTICE**

NOTICE IS HEREBY GIVEN that a Certificate of Organization has been filed and approved by the Pennsylvania Department of State at Harrisburg, Pennsylvania, on July 5, 2013 for the purpose of organizing a domestic limited liability company pursuant to the Limited Liability Law of 1994, 15 Pa. C.S.A. §8901 et seq. The name of the Limited Liability Company is:

HUNTER'S MASONRY, LLC

The purpose for which it is being organized is: to engage in any business permitted by law, with a focus on providing masonry services to the general public.

JAMES M. ROBINSON, ESQUIRE  
TURO ROBINSON  
Attorneys at Law  
129 South Pitt Street  
Carlisle, PA 17013

Aug. 2

**NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on June 5, 2013 for:

SPRING ROCK HOMEOWNERS' ASSOCIATION

incorporated under the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The corporation is the homeowners association for Spring Rock, a Planned Community and may also conduct any other lawful business activity. The corporation's registered office address is: 832 Tamanini Way, Mechanicsburg, Pennsylvania.

ROBERT M. WALKER, ESQUIRE  
LAW OFFICES OF  
ROBERT M. WALKER, LLC  
3810 Market Street  
Suite B  
Camp Hill, PA 17011

Aug. 2

**NOTICE OF SHERIFF'S SALE**

In the Court of Common Pleas of Cumberland County, Pennsylvania

NO. 12-3583-CIVIL

JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION s/b/m  
CHASE HOME FINANCE, LLC  
s/b/m TO CHASE MANHATTAN  
MORTGAGE CORPORATION

vs.

UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER VIRGINIA A.  
EIDENSCHINK, DECEASED

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY

NOTICE TO: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR AS-  
SOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR

UNDER VIRGINIA A. EIDEN-  
SCHINK, DECEASED

Being Premises: 8 CAMPBELL  
PLACE, CAMP HILL, PA 17011-2530.

Being in BOROUGH OF WORM-  
LEYSBURG, County of CUMBER-  
LAND, Commonwealth of Pennsyl-  
vania, 47-19-1590-064-U8.

Improvements consist of residen-  
tial property.

Sold as the property of UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UN-  
DER VIRGINIA A. EIDENSCHINK,  
DECEASED.

Your house (real estate) at 8  
CAMPBELL PLACE, CAMP HILL, PA  
17011-2530 is scheduled to be sold  
at the Sheriff's Sale on December 4,  
2013 at 10:00 A.M., at the CUMBER-  
LAND County Courthouse, 1 Court-  
house Square, Room 303, Carlisle,  
PA 17013, to enforce the Court Judg-  
ment of \$115,447.32 obtained by, JP  
MORGAN CHASE BANK, NATIONAL  
ASSOCIATION s/b/m CHASE HOME  
FINANCE, LLC s/b/m TO CHASE  
MANHATTAN MORTGAGE CORPO-  
RATION (the mortgagee), against the  
above premises.

PHELAN HALLINAN, LLP  
Attorneys for Plaintiff

Aug. 2

**SHERIFF'S SALE**

**Wednesday, September 4, 2013**

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 vendue 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 October 4, 2013, that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**2012-3976 Civil Term**

JP MORGAN CHASE BANK, NA

vs.

MICHAEL L. ADAMS,  
Kristin D. Adams

Atty.: Christopher DeNardo

ALL that certain tract of land situate in West Pennsboro Township, Cumberland County, Pennsylvania, being Lot #4 off a Final Subdivision Land Development Plan for Back Street, prepared by Madden Engineering Services, Inc., dated 4/7/04 and recorded in Cumberland County Plan Book 89, Page 50, being more fully described as follows:

BEGINNING at a point located along a private right of way known as Pine Lane at the corner of Lot #3; thence along Lot#3, North 81 degrees 40 minutes 6 seconds East, 133.33 feet to a point at lands now or formerly of Charles M. and Mary E. Blosser; thence along said lands of Blosser, South 08 degrees 44 minutes 41 seconds East, 13.36 feet to a point; thence still along said

lands of Blosser, South 08 degrees 44 minutes 41 seconds East, 17.72 feet to a point located in a public right of way known as Back Street; thence along Back Street, South 57 degrees 52 minutes 52 seconds West, 145.96 feet to a point, located along the said Pine Lane; thence along said Pine Lane, North 8 degrees 19 minutes 54 seconds West, 18.29 feet to a point; thence still along said Pine Lane, North 8 degrees 19 minutes 54 seconds West, 71.65 feet to an iron pin to be set located at the corner of Lot#2, the point and place of BEGINNING.

Parcel No. 46-18-1394-077.

BEING the same premises which Dirk J. Madison, married man, by Deed dated May 12, 2005 and recorded in the Cumberland County Recorder of Deeds Office on May 25, 2005 in Deed Book 269, page 69, granted and conveyed unto Michael L. Adams and Kristen D. Adams, husband and wife.

**2012-2974 Civil Term**

BANK OF AMERICA, N.A.

vs.

REBECCA AIKEY IN HER  
CAPACITY AS ADMINISTRATRIX  
AND HEIR OF THE ESTATE OF  
LISA J. AIKEY a/k/a LISA J. GOSS,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
LISA J. AIKEY a/k/a LISA J.  
GOSS, DECEASED, MATTHEW I.  
AIKEY IN HIS CAPACITY AS HEIR  
OF THE ESTATE OF LISA J.  
AIKEY a/k/a LISA J. GOSS

Atty.: Joseph Schalk

By virtue of a Writ of Execution NO. 12-2974 CIVIL TERM, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE



HOME LOANS SERVICING, LP vs. REBECCA E. AIKEY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF LISA J. AIKEY a/k/a LISA J. GOSS MATTHEW I. AIKEY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LISA J. AIKEY a/k/a LISA J. GOSS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LISA J. AIKEY a/k/a LISA J. GOSS, DECEASED, owner(s) of property situate in the TOWNSHIP OF PENNSBORO, Cumberland County, Pennsylvania, being 740 STERLING COURT, ENOLA, PA 17025-2655.

Parcel No. 09-14-0835-082.-U22.  
Improvements thereon: CONDOMINIUM.

JUDGMENT AMOUNT: \$159,547-.15.

#### **2012-3599 Civil Term**

WELLS FARGO BANK, N.A.

vs.

VALERIE L. ARRINGTON a/k/a  
VALARIE FROMBAUGH

Atty.: Jaime R. Ackerman

ALL THAT CERTAIN tract of land with improvements thereon erected situate in South Middleton Township, Cumberland County, Pennsylvania, being more fully bounded, limited and described as follows, to wit:

BEGINNING at a point in the center of the Pine Road, said point being the northeastern corner of land now or formerly of William Lewis;

THENCE by the center line of said road, North 653/4 degrees East 100 feet to a point;

THENCE by land now or formerly of Tom O. Bietsch, et ux of which the herein described premises was a part, South 233/4 degrees East 286 feet, more or less, to line of land now or formerly of James W. Craighead;

THENCE by said lands, South 61 1/2 degrees West 100 feet to a point;

THENCE by land now or formerly of William Lewis, North 23 3/4 degree West 293 feet, more or less, to the place of BEGINNING.

CONTAINING .66 acres, more or less, and being improved with a dwelling house and other improvements, and being known as 101 Pine Road, Mount Holly Springs, Pennsylvania 17065-1810.

BEING the same premises which Maura Cowan, single person, by deed dated October 31, 2008 and recorded November 3, 2008 in and for Cumberland County, Pennsylvania, as Instrument Number 200835953, granted and conveyed unto Valerie L. Arrington, single person.

TAX MAP NO.: 40-30-2644-045.

#### **2012-3176 Civil Term**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY

vs.

HANAN M. AWADALLA,  
Maged A. Abdelmalik a/k/a  
Maged Abdelmalik

Atty.: Jaime R. Ackerman

ALL THAT CERTAIN tract or lot of land situate in the Township of Silver Spring, County of Cumberland and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern line of a public road (fifty feet (so) wide) known as Pine Hill Avenue, at the corner of Lot No. 60 in the Plan of Lots hereafter mentioned;

THENCE along the line of said Lot No. 60 South thirty-three degrees forty-eight minutes East (S 33 degrees 48' E), one hundred fifty feet (150') to a point;

THENCE along other land now or formerly of George W. Walker and Mary Alice Walker, his wife, North fifty-six degrees twelve minutes East



(N 56 degrees 12' E) eighty-two and eleven hundredths feet (82.11') to a point on the western line of a public road known as Marcel Street;

THENCE along the western line of Marbel Street North sixteen degrees one minute thirty seconds West (N 16 degrees 01' 30" W), one hundred twenty-three and twenty-six hundredths feet (123.26) to a point; (erroneously set forth in prior deed as 103.26 feet);

THENCE on a curve to the left having a radius of twenty-five feet (25'), an arc distance of forty-seven and twenty hundredths feet (47.20') to a point on the southern line of Pine Hill Avenue aforesaid;

THENCE along the southern line of Pine Hill Avenue, South fifty-six degrees twelve minutes West (S 56 degrees 12' W) ninety-five and ninety-four hundredths feet (94.95') to a point at the corner of Lot No. 60 aforesaid, the place of BEGINNING.

HAVING THEREON ERECTED a dwelling house being known and numbered as 11 Pine Hill Avenue a/k/a 11 Pine Hills Avenue, Mechanicsburg, PA, 17050-1626.

BEING the same premises which R. Thomas Kline, Sheriff of the County of Cumberland, by deed dated October 13, 2006 and recorded October 18, 2006 in and for Cumberland County, Pennsylvania, in Deed Book Volume 277, Page 906, granted and conveyed unto Maged Abdelmalik and Hanan Awadalla.

TAX MAP NO.: 38-14-0847-051.

#### 2012-3975 Civil Term

US BANK NATIONAL ASSOCIATION

vs.

VIRGINIA BANGROUP,  
Arsene C. Bangoup

Atty.: Leon P. Haller

ALL THAT CERTAIN lot of ground with the improvements situate in North Middleton Township, Cumber-

land County, Pennsylvania, being Lot No. 102 on the Resubdivision Plan of Section 12 of Noll Manor, recorded in Cumberland County Plan Book 39, Page 30, containing 7,018 square feet and having thereon erected a two story townhouse dwelling known as 1877 DOUGLAS DRIVE, CARLISLE, PA 17013.

ASSESSMENT NO. 29-16-1094-358.

Reference Cumberland County Instrument No. 2008-09870.

TO BE SOLD AS THE PROPERTY OF ARSENE C. BANGROUP AND VIRGINIA L. BANGROUP ON JUDGMENT NO. 12-3975.

#### 2012-4733 Civil Term

JP MORGAN CHASE BANK, NA

vs.

WILLIAM E. BARRICK, JR.

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 12-4733-CIVIL, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, s/b/m TO CHASE HOME FINANCE, LLC s/b/m TO CHASE MANHATTAN MORTGAGE CORPORATION v. WILLIAM E. BARRICK, JR owner(s) of property situate in the TOWNSHIP OF HAMPDEN, CUMBERLAND County, Pennsylvania, being 116 SALEM CHURCH ROAD, MECHANICSBURG, PA 17050-2834.

Parcel No. 10-20-1838-012.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$86,378.59.

#### 2013-485 Civil Term

M&T BANK

vs.

JOHN F. BARRY, Nenita E. Barry

Atty.: Terrance McCabe

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of

Upper Allen, In the County of Cumberland and commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the eastern line of Kent Drive, said point being located three hundred forty-five (345) feet measured In a northerly direction along the eastern tine of Kent Drive from the I intersection of the northern line of Kim Acres Drive and the easterly line of Kent Drive as shown on the Plan of Section D, Mt. Allen Heights; thence along the northern line of Lot No. 44 on said Plan north eighty-two (82) degrees thirty-seven (37) minutes east one hundred thirty-two (132) feet to a point; thence along the western line of Lots Nos. 17 and 18 as shown on Plan of Section B, Mt. Allen Heights, north seven (7) degrees twenty-three (23) minutes west eighty (80) feet to a point; thence along the southern line of Lot No. 46 on Plan of Section D, Mt. Allen Heights, south eighty-two (82) degrees thirty-seven (37) minutes west one hundred thirty-two (132) feet to Kent Drive; thence along the eastern line of Kent Drive south seven (7) degrees twenty-three (23) minutes east eighty (80) feet to the place of BEGINNING.

BEING LOT NO. 45, Plan of Sect D. Mt. Alien Heights, said Plan being recorded In the Recorder of Deeds Office of Cumberland County in Plan Book 12, page 44.

HAVING THEREON erected a single brick dwelling house known and numbered as 413 KENT DRIVE, MECHANICSBURG, PENNSYLVANIA.

R85678 413 Kent Drive, Mechanicburg, Pennsylvania 17055.

BEING the same premises which EVERETT E. SHOAFF AND MAUREEN SHOAFF, HUSBAND AND WIFE by deed dated December 22, 1993 and recorded December 23, 1993 in the office of the Recorder in and for Cumberland County in Deed Book S36, Page 292, granted and

conveyed to John F. Barry and Nenita E. Barry, Husband and Wife.

TAX MAP PARCEL NUMBER: 42-28-2421-241.

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**2011-9376 Civil Term**

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GMAC MORTGAGE, LLC

vs.

JAYSON A. BEERS a/k/a  
Jayson A. Beers, Stacey R. Lathrop  
a/k/a Stacey Lewis,  
Atty.: Joseph Schalk

By virtue of a Writ of Execution NO. 11-9376-CIVIL, GMAC MORTGAGE, LLC vs. JAYSON BEERS A JAYSON A. BEERS, STACEY LATHROP a/k/a STACEY R. LATHROP owner(s) of property situate in the TOWNSHIP OF EAST PENNSBORO, Cumberland County, Pennsylvania, being 3 HAZZARI) LANE, ENOLA, PA 17025-1814.

Parcel No. 09-14-0837-003.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$159,822-.95.

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**2012-5221 Civil Term**

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NATIONSTAR MORTGAGE, LLC

vs.

JODY LEE BITNER a/k/a  
Jody L. Rhody  
Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 12-5221-CIVIL, NATIONSTAR MORTGAGE, LLC v. JODY L. BITNER a/k/a JODY L. RHODY owner(s) of property situate in the TOWNSHIP OF NORTH MIDDLETON, CUMBERLAND County, Pennsylvania, being 1481 NEWVILLE ROAD, CARLISLE, PA 17015-9499.

Parcel No. 29-19-1653-015.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$142,445.26.

**2011-9238 Civil Term**

NATIONSTAR MORTGAGE LLC

vs.

KENNETH E. BROWN, III

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 11-9238-CIVIL-TERM, NATIONSTAR MORTGAGE, LLC v. KENNETH E. BROWN, III owner of property situate in the TOWNSHIP OF LOWER ALLEN, CUMBERLAND County, Pennsylvania, being 106 LANCASTER BOULEVARD, MECHANICSBURG, PA 17055-3506.

Parcel No. 13-23-0561-025.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$143,935.66.

**2012-1055 Civil Term**

JP MORGAN CHASE BANK, NA

vs.

ERIC R. BUXTON, Stacy L. Buxton

Atty.: Joseph Schalk

By virtue of a Writ of Execution NO. 2012-1055 CIVIL, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION s/b/m TO CHASE HOME FINANCE, LLC s/b/m TO CHASE MANHATTAN MORTGAGE CORPORATION vs. ERIC K. BUXTON, STACY L. BUXTON owner(s) of property situate i the TOWNSHIP OF UPPER ALLEN, Cumberland County, Pennsylvania, being 2506 MALLARD WAY, MECHANICSBURG, PA 17055-5300.

Parcel No. 42-30-2108-349.

Improvements thereon: RESIDENTIAL DWELLING.

**2012-2971 Civil Term**

ORRSTOWN BANK

vs.

JULIE ANN CHARLES

Atty.: David A. Baric

TRACT # 1

ALL THAT CERTAIN tract of land located in Lower Mifflin Township,

Cumberland County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the State Road by corner of lands formerly of H.J. Fry, now or formerly of George Ginter; thence by said road, North 09 degrees East, 92.5 perches to corner of lands formerly of Jhon Barrick, now or formerly of Lucy Barrick; thence 65 3/4 degrees East, 24 perches to a point; thence North 81 3/4 degrees East, 80 perches to a point at corner of lands formerly of Joseph Salisbury, now or formerly of Lehman J. Hurley; thence South 47 1/4 degrees East, 105 perches to a point; thence South 40 1/2 degrees West, 12.1 perches to a stone; thence South 48 1/4 degrees East, 29.2 perches to a corner of lands of W H. McCrea Estate; thence South 44 3/4 degrees West, 18 perches to a point; thence South 32 3/4 degrees West, 38.5 perches to a point; thence North 52 1/2 degrees West, 47 perches to a point; thence South 36 3/4 degrees West, 64 perches to a stone in the public road leading to Blosserville; thence by said road and line of lands now or formerly of W.H. McCrea Estate, North 52 1/4 degrees West, 31.8 perches to a post; thence North 77 degrees West, 24.3 perches to a post; thence North 79 1/2 degrees West. 32.3 perches to a stone, formerly a white oak; thence by lands formerly of H.J. Fry, now for formerly of George Ginter, North 13 3/4 degrees West, 22.44 perches to a stone, formerly a white oak; thence North 86 degrees West, 11.5 perches to a point in the State Road, the place of BEGINNING.

EXCEPTING and reserving therefrom three (3) lots or parcels of land as follows:

1. Lot sold of H.A. Hoover and Iva M. Hoover, husband and wife, by deed of Mervin D. Smith and Myrtle Caroline Smith, husband and wife, dated May 3, 1944, and recorded in

Cumberland County Deed Book "V" Volume 12, Page 59.

2. Lot sold to H.A. Hoover and Iva M. Hoover, husband and wife, by deed of Mervin D. Smith and Myrtle Caroline Smith, husband and wife, dated December 1, 1945, and recorded in Cumberland County Deed Book "T", Volume 13, Page 512.

3. All that certain tract of land with an aluminum siding ranch house and adjoining garage thereon erected, situate in Lower Mifflin Township, Cumberland County, Pennsylvania, bounded and described in accordance with a subdivision survey prepared for Eugene A. Hockensmith, P.L.S., which survey is dated December 18, 1986, and recorded in Cumberland County Plan Book 52, Page 68, as follows:

BEGINNING at a railroad spike in the centerline of L.R. 21082 at the southeast corner of lands now or formerly of George F. Ginter, et ux., which railroad spike is located 339.16 feet in an easterly direction along the centerline of L.R. 21082 from the intersection of the centerline of L.R. 21082 and Pennsylvania Route 233; thence from the Point of Beginning and running along the lands now or formerly of George F. Ginter; et ux., the following two (2) courses and distances: (1) North 18 degrees 29 minutes 09 seconds West a distance of 27.11 feet to an iron pin on the northerly dedicated right-of-way line of L.R. 21082; and, (2) North 18 degrees 29 minutes 09 seconds West a distance of 89.89 feet to an iron pin; thence along lands now or formerly of Franklin A. Oiler, et ux., North 18 degrees 29 minutes 09 seconds West a distance of 182.41 feet to an iron pin; thence along lands, of which this lot was formerly apart, about to be conveyed to Zane R. Highlands, the following five (5) courses and distances: (1) North 74 degrees 49 minutes 19 seconds East a distance of 243.50 feet to an iron

pin; (2) South 53 degrees 24 minutes 51 seconds East a distance of 39.05 feet to an iron pin; (3) South 16 degrees 07 minutes 16 seconds West a distance of 288.48 feet to an iron pin; (4) South 25 degrees 52 minutes 05 seconds West a distance of 31.16 feet to an iron pin on the northerly dedicated right of-way line of L.R. 21082; and (5) South 25 degrees 52 minutes 05 seconds West a distance of 26.89 feet to a railroad spike in the centerline of L.R. 21082; thence along the centerline of L.R. 21082 and a lot now or formerly of Walter G. Den, et ux., North 85 degrees, 44 minutes 00 seconds West a distance of 7.00 feet to a P.K. Nail, thence continuing along the centerline of L.R. 21082 and lands now or formerly of Norman L. Reinford, Jr., et ux., North 85 degrees 44 minutes 00 seconds West a distance of 59.18 feet to a railroad spike, the Place of BEGINNING.

CONTAINING a total area of 1.2860 acres.

SUBJECT to a 25 foot wide strip of land at the south end of the above-described lot which has been dedicated as a right-of-way for highway and utility purposes.

BEING all of Lot No. 2 on the aforesaid subdivision plan, which is dated December 18, 1986, and recorded in Cumberland County Plan Book 52, Page 68.

LOT No. 2 above described as the third lot or parcel of land excepted and reserved, is retained by Margaret R. Moore and is improved with an aluminum siding ranch house and block and frame garage with mailing address of RD. #3, Box 2184, Newville, Pennsylvania 17241.

THE LAND herein conveyed exclusive of the three (3) lots or parcels of land excepted and reserved; is all of a tract of land shown as No. 1 on said Final Subdivision Plan for Margaret R. Moore recorded in Plan Book 52, Page 68, and contains an area of ap-

proximately 135 acres on which there is erected a dwelling house, barn and other improvements with mailing address of R.D. #3, Box 2192, Newville, Pennsylvania 17241.

BEING the same real estate which Margaret R. Moore, widow, by Deed dated March 12, 1987, and recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Deed Book N-32, Page 713, conveyed to Zane R. Highlands and Vicki L. Highlands, Grantors herein.

THE WITHIN conveyance is made under and subject, nevertheless, to building and use restrictions of record and to easements visible or of record.

TRACT #2

ALL THAT CERTAIN tract of land with the improvements thereon erected situate in Lower Mifflin Township, Cumberland County, Pennsylvania, bounded and described according to the Land Subdivision for Iris McCrea as prepared by Samuel David Rynyon, R.S., dated February 21, 1989 and recorded in the office of the Recorder of Deeds in and for Cumberland County in Plan Book 58, Page 67 as follows, to wit:

BEGINNING at a railroad spike set in S.R. 233 at the northwest corner of land now or formerly of Spencer A. Stamy; thence in said S.R. 233 along lands now or formerly of Joseph S. Blessing and lands now or formerly of Mary A. Salisbury, North nine (09) degrees thirty-two (32) minutes forty-seven (47) seconds East, one hundred eighty-eight and thirty-seven hundredths (188.37) feet to an existing nail and washer; thence in said S.R. 233 and along lands now or formerly of Richard C. Duble, North nine (09) degrees twenty-four (24) minutes forty-one (41) seconds East, three hundred sixty-nine and sixty-seven hundredths (369.67) feet to an existing nail and washer; thence in said S.R. 233 and along lands now

or formerly of Richard C. Johnson and Nancy B. Johnson, North nine (09) degrees fifty-two (52) minutes fifty-three (53) seconds East, one hundred twenty-one and ninety-six hundredths (121.96) feet to a railroad spike set; thence along same, North twelve (12) degrees thirty-six (36) minutes twenty-four (24) seconds East, one hundred fifty and zero hundredths (150.00) feet to a railroad spike set; thence in said S.R. 233 and along Lot #1 on the above-referenced plan, North eighteen (18) degrees five (05) minutes twenty-six (26) seconds East, two hundred twenty-six and thirty-five hundredths (226.35) feet to a railroad spike set; thence by Lot # 1 the following eight courses and distances; North eighty-six (86) degrees thirty (30) minutes fifty-eight (58) seconds East, five hundred eighteen and eight hundredths (518.98) feet to an iron pin set; North seventy-seven (77) degrees thirty-one (31) minutes fifty-five (55) seconds East, eighty-six and twenty-six hundredths (86.26) feet to an iron pin set, North sixty-five (65) degrees forty-two (42) minutes twenty-six (26) seconds East, sixty-six and twenty-two hundredths (66.22) feet to an iron pin set; North sixty-two (62) degrees twenty-four (24) minutes fifty-six (56) seconds East, three hundred eighty and forty-nine hundredths (380.49) feet to an iron pin set; North fifty (50) degrees thirteen (13) minutes twenty (20) seconds East, one hundred sixty-six and thirty-one hundredths (166.31) feet to an iron pin set; North fourteen (14) degrees twenty-nine (29) minutes fifty (50) seconds West, four hundred ten and twenty hundredths (410.20) feet to an existing post; North eighty (80) degrees thirty-seven (37) minutes twenty-five (25) seconds East, eighty-seven and zero hundredths (87.00) feet to an iron pin set, North six (06) degrees ten (10) minutes three (03) seconds West, three hundred forty-five and

ninety-nine hundredths (345.99) feet to an iron pin set at stones; thence along lands now or formerly of Franklin A. Oiler the following seventeen courses and distances: South fifty (50) degrees fifty-five (55) minutes twenty-eight (28) seconds East, one hundred thirty-seven and twenty-four hundredths (137.24) feet to an existing stone pile; South seventy-seven (77) degrees fifty-three (53) minutes fifteen (15) seconds East, three hundred sixty-three and one hundredths (363.01) feet to a point; North sixty-two (62) degrees forty-three (43) minutes thirty-five (35) seconds East, one hundred and forty-two hundredths (142.00) feet to a point; North thirty-nine (39) degrees five (05) minutes thirteen (13) seconds East, one hundred nine and ten hundredths (109.10) feet to a point; North sixty-eight (68) degrees twenty-four (24) minutes fifteen (15) seconds East, seventy-two and eighteen hundredths (72.18) feet to a point; North eighty-four (84) degrees twenty-five (25) minutes fifty (50) seconds East, one hundred twenty-five hundredths (54.25) feet to a point; North sixty-one (61) degrees thirty-eight (38) minutes fifty-two (52) seconds East, one hundred twenty-four and eight hundredths (124.08) feet to a point; North eighty-seven (87) degrees nineteen (19) minutes eighteen (18) seconds East, forty-one and seventy-eight hundredths (41.78) feet to a point; North seventy-two (72) degrees thirty-one (31) minutes twenty-eight (28) seconds East; three hundred thirty-seven and twenty-two hundredths (337.22) feet to a point; North forty (40) degrees twelve (12) minutes thirty (30) seconds East, fifty and eighty-two hundredths (50.82) feet to a point; North seventy-two (72) degrees twenty (20) minutes twenty-six (26) seconds East, one hundred six and sixty hundredths (106.60) feet to an existing stone pile, North twenty-nine (29) degrees thirty-nine

(39) minutes thirty-two (32) seconds East, one hundred sixty-nine and sixty-three hundredths (169.63) feet to a point; South eighty-eight (88) degrees thirty-five (35) minutes thirty-two (32) seconds East, fourteen and eighty-four hundredths (14.84) feet to an existing iron pin set at stone; North thirty-one (31) degrees one (01) minute thirty-seven (37) seconds East, one hundred sixty-five and zero hundredths (165.00) feet to an existing iron pin set at stones; North seventy-nine (79) degrees one (01) minute thirty-seven (37) seconds East, one hundred forty-eight and fifty hundredths (148.50) feet to an existing iron pin at stones; South twenty-six (26) degrees thirteen (13) minutes twenty-three (23) seconds East, one hundred ninety-eight and zero hundredths (198.00) feet to an existing post; North seventy-nine (79) degrees thirty-five (35) minutes twenty-six (26) seconds East, one thousand seventy-one and ninety-six hundredths (1,071.96) feet to an existing iron pin set at stones; thence along lands now or formerly of Grove Brother Lumber Co., South twenty-eight (28) degrees forty-eight (48) minutes fifty-three (53) seconds East, one thousand twenty-seven and eighty-four hundredths (1,027.84) feet to an iron pin set at stones; thence along lands now or formerly of Andrew M. McCrea, South two (02) degrees fifty-five (55) minutes forty-five (45) seconds East, one thousand seventy-two and fifty-seven hundredths (1,072.57) feet to an iron pin set at stones; thence along same, South eight-two (82) degrees forty (40) minutes forty-one (41) seconds West, two thousand two hundred eighty-two and twenty-two hundredths (2,282.22) feet to an existing stone pile; thence along same, South eighty-one (81) degrees fifty-three (53) minutes two (02) seconds West, seven hundred forty-seven and eighty seven hundredths (747.87) feet to an



existing post; thence along lands now or formerly of Zane Highlands, South eighty-two (82) degrees fifteen (15) minutes fifty-five (55) seconds West, one thousand two hundred ninety-five and ninety-three hundredths (1,295.93) feet to an iron pin set at stones; thence along same and lands now or formerly of Spencer A. Stamy, South sixty-five (65) degrees twelve (12) minutes thirteen (13) seconds West, four hundred six and ninety-nine hundredths (406.99) feet to a railroad spike set, the place of BEGINNING.

BEING Lot No. #2 on the Land Subdivision for Iris McCrea and containing 165.7265 acres net area.

BEING the same premises conveyed by Iris W. McCrea, widow, by deed dated June 19, 1989 and recorded in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, in Deed Book "A", Volume 23, Page 124, unto Zane R. Highlands and Vicki L. Highlands, the Grantors herein.

AND BEING the same which Zane R. Highlands and Vicki L. Highlands, husband and wife, by deed dated April 1, 1996 and recorded in Cumberland County Deed Book 137 at Page 170 conveyed to Zane R. Highlands and Vicki L. Highlands, as Tenants-in-Common, each to an undivided one-half (1/2) interest, Grantors herein.

Tract 2 herein is subject to rights of the Grantors, their heirs and assigns to use Private Right-of-Way A and Private Right-of-Way B as more fully shown and described in Cumberland County Plan Book 91, Page 94, for ingress and regress to and from other real estate retained by Grantors, said real estate more fully described in Cumberland County Deed Book 34-0 at Page 368. A private right-of-way agreement will be recorded simultaneously herewith.

EXCEPTING PARCEL NO. 15-03-0059-053.

EXCEPTING PARCEL NO. 15-03-0059-054.

### 2013-1255 Civil Term

#### LOWER ALLEN TOWNSHIP

vs.

SUN YI CHON, Chang Mun Chon

Atty.: Steven P. Miner

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being partly in Upper Allen Township and partly in Lower Allen Township, Cumberland County, Pennsylvania, more particularly described as follows:

BEGINNING at a point on the center line of the legal right-of-way line of Gettysburg Road, at the northeast corner of lands N/F Fleming Enterprises; THENCE along the center line of the legal right-of-way line of Gettysburg Road, North 40 degrees 13 minutes 14 seconds East a distance of 165.88 feet to a point being the northwest corner of Lot No. 1 of the hereinafter referenced Preliminary/Final Subdivision Plan; THENCE along the western line of said Lot No. 1, South 49 degrees 46 minutes 46 seconds East a distance of 196.03 feet to a point; THENCE along the same, North 58 degrees 30 minutes 30 seconds East a distance of 71.06 feet to a point; THENCE along the same, South 53 degrees 49 minutes 11 seconds East a distance of 230.81 feet to a point on the northern legal right-of-way line of Route 15 (SR. 0015); THENCE along said northern legal right-of-way line of Route 15, South 51 degrees 40 minutes 12 seconds West a distance of 636.24 feet to a point on the eastern boundary line of land N/F Smith Land & Improvement Company; THENCE along the eastern line of said Smith Land & Improvement Company lands, North 49 degrees 46 minutes 46 seconds West a distance of 120.94 feet to an existing iron pin along the southern line of the aforementioned Fleming Enterprises land; THENCE along the southern line of said



Fleming Enterprises land, North 41 degrees 33 minutes 14 seconds East a distance of 372.73 feet to a point at the southeast corner of said Fleming Enterprises land; THENCE along the eastern line of said Fleming Enterprises land, North 49 degrees 24 minutes 46 seconds West a distance of 210.00 feet to a point, the point and place of BEGINNING.

THE FOREGOING legal description is in conformance with the Preliminary/Final Subdivision Plan for David L. and Jamie L. Hoffman, dated June 28, 2002, last revised October 15, 2002, prepared by Hoover Engineering Services, Inc., File No. 201199, recorded in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania in Plan Book 86, Page 59. BEING Lot No. 4 of the aforementioned Preliminary/Final Subdivision Plan.

BEING A PORTION of the same premises which Thomas W.E. Hoffman and Barbara A. Hoffman, husband and wife, and Helen F. Hoffman, by David L. Hoffman her Attorney in Fact by deed dated November 12, 1993 and recorded in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania in Deed Book R, Volume 36, Page 809, granted and conveyed unto David L. Hoffman and Jamie L. Hoffman.

UNDER AND SUBJECT to any and all conditions, restrictions, easements, rights-of-way, agreements and covenants of record and that a physical inspection of the property would disclose.

#### **2010-6423 Civil Term**

BAC HOME LOANS  
SERVICING, L.P.

vs.

ROBERTA E. CLEWELL

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 10-6423, NATIONSTAR MORTGAGE, LLC v. ROBERTA E. CLEWELL owner(s) of property situate in UPPER ALLEN TOWNSHIP, CUMBERLAND County,

Pennsylvania, being 1003 NANROC DRIVE, UNIT 31, MECHANICSBURG, PA 17055-4480.

Parcel No. 42-24-0792-042A-U100331.

Improvements thereon: CONDOMINIUM UNIT.

Judgment Amount: \$106,485.58.

#### **2012-2898 Civil Term**

BANK OF AMERICA, N.A.

vs.

MICHAEL K. CLOUSER

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 12-2898-CIVIL, BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP fka COUNTRYWIDE HOME LOANS SERVICING LP v. MICHAEL K. CLOUSER owner(s) of property situate in the BOROUGH OF MECHANICSBURG, CUMBERLAND County, Pennsylvania, being 317 EAST PORTLAND STREET. MECHANICSBURG, PA 17055-3355.

Parcel No. 18-22-0519-139.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$91,315.63.

#### **2012-3476 Civil Term**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY

vs.

JENNIFER M. COLE a/k/a  
JENNIFER MARIE COLE,  
Nathan R. Cole

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 12-3476, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE7 v. JENNIFER M. COLE a/k/a JENNIFER MARIE COLE, NATHAN R. COLE owner(s) of property situate in the TOWNSHIP OF SILVER SPRING,

County of Cumberland and State of Pennsylvania, being 293 LOCUST POINT ROAD, NEW KINGSTON, PA 17072.

Parcel No. 38-19-1621-074.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$109,395.64.

**2011-9544 Civil Term**

PNC BANK, NATIONAL  
ASSOCIATION

vs.

JEFFREY R. COSTELLO,  
Kelly S. Costello

Atty.: Brett A. Solomon

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

BEGINNING at a concrete monument on the Northern side of Frost Road (50 feet wide) at the point of intersection of said Northern side of Frost Road with the Western line of Lot No. 51 as shown on the Plan of Lots hereinafter mentioned, said monument also being located at the dividing line between Lots Nos. 50 and 51 as shown on said Plan of Lots; thence along the dividing line between Lots Nos. 50 and 51, North thirty-two (32) degrees seven (07) minutes twenty (20) seconds East, a distance of two hundred five and ninety-nine one hundredths (205.990 feet to a concrete monument at line of lands now or formerly of George Strock; thence along line of lands now or formerly of George Strouck, North fifty-seven (57) degrees forty-five (45) minutes West, a distance of one hundred seventy-five (175) feet to a point at the Eastern side of Knepper drive (50 feet wide); thence along the Eastern side of said Knepper Drive, South thirty-two (32) degrees seven (07) minutes twenty

(20) seconds West, a distance of one hundred ninety-four and thirty-seven one-hundredths (194.37) feet to a pint on the same; thence continuing along the same on a curve to the left having a radius of twelve (12) feet, an arc distance of eighteen and eighty-five one-hundredths (18.85) feet to a point on the Northern side of Frost Road first mentioned above; thence continuing along the Northern side of said Frost Road; South fifty-seven (57) degrees fifty-two (520 minutes forty (40) seconds East, a distance of one hundred sixty-three (163) feet to a concrete monument at the Eastern line of Lot No. 51 and at the dividing line between Lots Nos. 50 and 51, the place of beginning.

BEING Lot No. 50 as shown on the Plan of Lots entitled 'Country Estates, Section Two' as laid out by David S. Bressler on January 10, 1972, and revised on February 4, 1972, and recorded in the office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Plan Book 22, Page 182.

HAVING THEREON ERECTED a dwelling house k/a 1501 Frost Road, Mechanicsburg, PA 17055.

Tax Parcel No. 42-27-1896-058.

BEING THE SAME PREMISES WHICH Anne R. Newton, unmarried widow, by deed dated November 4, 2002 and recorded November 8 2002 in the Office of the recorder of deeds in and for Cumberland County in Deed Book 254, Page 2389, granted and conveyed unto Jeffrey R. Costello and Kelly S. Costello, his wife.

**2011-7646 Civil Term**

WELLS FARGO BANK, N.A.

vs.

ELLIS KEITH DARBY

Atty.: Scott Dietterick

ALL THAT CERTAIN tract of land with improvements thereon erected

situate in the Borough of Carlisle, Cumberland County, PA, bounded and described as follows:

BOUNDED on the north by East Penn Street, on the east by land now or formerly of Rebecca S.N. Wert; on the south by an alley twelve (12) feet wide; and on the west by land now or formerly of Mrs. A.S. Otto.

CONTAINING 17 feet in front on East Penn Street and extending at an even width 119 feet in depth to the alley on the south.

HAVING THEREON ERECTED a dwelling house being known and numbered as 56 East Penn Street nkja 56 Penn Street East, Carlise, PA, 17013.

BEING THE SAME PREMISES which Thomas B. Griffie, by deed dated February 28, 1997 and recorded March 3, 1997 in and for Cumberland County, Pennsylvania, in Deed Book Volume 153, Page 996, granted and conveyed unto Ellis K. Darby, a single man.

Tax Map No.: 02-20-1800-330.

#### 2012-3439 Civil Term

FLAGSTAR BANK, FSB

vs.

MARIO A. DELGADO, Maria S.

Medina De Delgado a/k/a

Maria S. Medina Delgado

Atty.: Joseph Schalk

By virtue of a Writ of Execution NO. 12-3439 CIVIL FLAGSTAR BANK, FSB vs. MARIO A. DELGADO, MARIA S MEDINA DE DELGADO a/k/a MARIA S. MEDINA DELGADO owner(s) of property situate in the BOROUGH OF MOUNT HOLLY SPRINGS, Cumberland County, Pennsylvania, being 13 INDEPENDENCE DRIVE, MOUNT HOLLY SPRINGS, PA 17065-1034.

Parcel No. 23-35-2316-087.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$148,371-.93.

#### 2012-2736 Civil Term

US BANK NATIONAL ASSOCIATION  
vs.

LAWRENCE P. DIEHL,

Sandra L. Diehl

Atty.: Barbara A. Fein

ALL THAT CERTAIN parcel Known as Lot No. 92, Section "P", Allendale, Lower Allen Township, County of Cumberland, State of Pennsylvania, according to a plan of Allendale for Mid State Development, Inc., by William B. Whittock, R.P.E. dated March 31, 1978 and recorded in Plan Book 35, Page 25, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southwestern right-of-way line or Deerfield Road, a SO foot right-of-way, said point being located and referenced in a Southeasterly direction along the Southwestern right-of-way line of Deerfield Road a distance of 590.67 feet from a curve with a radius of 15.00 feet and an arc length of 2.65 feet connecting the Southwestern right-of-way line of Deerfield Road with the Southern right-of-way line of Fieldstone Road, a 50 foot right-of-way; thence along the Southwestern right-of-way line of Deerfield Road South 39 degrees 02 minutes 52 seconds East, a distance of 100.00 feet to a point at the Northeast corner of Lot No. 93,. thence along Lot No. 93, South 50 degrees 57 minutes 08 seconds West, a distance of 100.00 feet to a point at Section "B Allendale; thence along Section "B" M North 39 degrees 02 minutes 52 seconds West, a distance of 100.00 feet to a point at the Southwest corner of Lot No. 91; thence along Lot No. 91 North 50 degrees 57 minutes 08 seconds East, a distance of 100.00 feet to a point the place of BEGINNING.

HAVING THEREON ERECTED a dwelling house known and numbered as 120 Deerfield Road.

BEING Parcel No. 13-25-0010-234.

**2013-1012 Civil Term**

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

vs.

KATHRYN DILLARD

Atty.: Terrance McCabe

ALL THAT CERTAIN lot of ground, with the improvements thereon erected, situate in the Township of South Middleton, County of Cumberland, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of the concrete road leading from Carlisle to Boiling Springs, which point is also a corner of land now or formerly of Earl H. DeWalt; thence by the line of said land eastwardly a distance of two hundred fifty-two feet, more or less, to a point on a line parallel with the center line of the concrete road aforesaid, and distant there from two hundred fifty (250) feet distant line, ninety (90) feet to a point in said two hundred fifty (250) feet distant line and at corner of lot of ground now or formerly of Charles H. B. Kennedy; thence westwardly along the Kennedy line, a distance of two hundred fifty-two feet, more or less, to a point in the center line of the concrete road aforesaid; thence along the center line of the said concrete road, northwardly a distance of ninety (90) feet, to the place of beginning.

HAVING ERECTED THEREON a ranch type dwelling house, known and numbered as 213 Forge Road, Pennsylvania 17007.

BEING the same premises which VIRGINIA D. BLAKE, FORMERLY KNOWN AS VIRGINIA D. BENDER AND GREGORY A. BLAKE, HER HUSBAND by deed dated August 27, 1998 and recorded September 1, 1998 in the office of the Recorder in and for Cumberland County in Deed Book 184, Page 661, granted and conveyed to Kathryn T. Dillard.

TAX MAP PARCEL NUMBER: 40-28-2100-149.

**2013-2075 Civil Term**

MID PENN BANK

vs.

HAROLD F. DUMAIS

Atty.: Marc A. Hess

ALL THAT CERTAIN tract of land with the building and improvements thereon erected, situate in East Pennsboro Township, Cumberland County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the westerly line of Lancaster Avenue, which point is two hundred seventy-Eight (278) feet North of the north-westerly corner of Huntington and Lancaster Avenue; thence in a line at right angles of Lancaster Avenue, North eighty- three (83) degrees thirty (30) minutes West, one hundred sixty-seven and five hundredths (167.5) feet to a point on the easterly line of the fifteen (15) feet wide unopened alley; thence along same, North six (06) degrees thirty (30) minutes East, fifty (50) feet to a point; thence in a line at right angles to Lancaster Avenue, South eighty- three (83) degrees thirty (30) minute East, and through the center of a partition wall one hundred sixty-seven and five hundredths (167.5) feet to a point on the westerly line of Lancaster Avenue aforesaid; thence along same, South six (06) degrees thirty (30) minutes West, fifty (50) feet to a point, the place of BEGINNING.

BEING improved with a two and one-half story frame dwelling known as Lancaster Avenue.

BEING the southerly one-half throughout of Lot No. 9 and the northerly one-half throughout of Lot No. 10, Block B in Plan of Lots of West Enola, recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Plan Book No. 1, Page 29.

BEING the same property conveyed by Susan M. Garman to Harold F. Dumais, by Deed dated October

17, 2007, and recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania on October 26, 2007 at Instrument No. 200740782.

KNOWN AS 19 Lancaster Avenue, Enola, Pennsylvania.

PARCEL NO. 09-14-0834-239.

### **2013-2074 Civil Term**

MID PENN BANK

vs.

HAROLD F. DUMAIS

Atty.: Marc A. Hess

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of East Pennsboro, in the County of Cumberland and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point on the easterly line of North Enola Drive (formerly Summit Street, formerly Brick Church Road) at the northerly line of lands now or late of John S. Bitner and wife, said point being located one hundred seventy (170) feet measured northwardly along North Enola Drive from the northwest extremity of the arc of curve connecting the easterly line of North Enola Drive with the northerly line of Ferry Street; thence northwardly along said line of North Enola Drive twenty (20) feet, more or less, to a point at the southerly line of lands now or late of Marlin Allen Jury and wife; thence by the latter lands North seventy-nine (79) degrees forty (40) minutes East, one hundred fourteen and twenty-nine one-hundredths (114.29) feet to a stake; line of property of Charles Miliken, being a lot fronting on Altoona Avenue, twenty (20) feet to a point; thence South seventy-nine (79) degrees forty (40) minutes West, on a line passing through the center of the partition wall between the dwelling located on the lot herein described

and that located on the lot adjoining to the South one hundred fourteen and twenty-nine one-hundredths (114.29) feet to the place of BEGINNING.

HAVING THEREON erected a two and one-half story frame dwelling, No. 114 North Enola Drive.

BEING the same premises which Curt R. Rohrer, married man, by Deed dated August 15, 2007, and recorded September 11, 2007 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Record Book 200735312, granted and conveyed unto Harold F. Dumais, married man.

KNOWN AS 114 North Enola Drive, Enola, Pennsylvania.

PARCEL NO. 09-14-0832-235.

### **2012-3063 Civil Term**

GMAC MORTGAGE, LLC

vs.

SCOTT A. DUNCAN,

Jennifer M. Duncan

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 12-3063-CIVIL, GMAC MORTGAGE, LLC v. SCOTT A. DUNCAN, JENNIFER M. DUNCAN owner(s) of property situate in the TOWNSHIP OF SOUTH MIDDLETON, CUMBERLAND County, Pennsylvania, being 923 PETERSBURG ROAD, CARLISLE, PA 17015-9211.

Parcel No. 40-11-0286-092.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$151,154.66.

### **2013-848 Civil Term**

MID PENN BANK

vs.

STANLEY N. DYE, Susan E. Dye

Atty.: Jeni S. Madden

ALL THOSE CERTAIN three parcels of land situate in the Township

of Hampden, County of Cumberland and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Parcel #2: BEGINNING at a point in the center line of Salem Church Road, said point being located also at the southern side of a 50 feet wide private right-of-way and also being located southwardly from the center line of Carlisle Pike (U.S. Route 11), a distance of 568.84 feet, more or less; thence, along the South side of the aforementioned 50 feet wide right-of-way, South 65 degrees, 41 minutes, 14 seconds East, a distance of 525.59 feet to a point in the center line of a second 50 feet wide private right-of-way; thence along the center line of said second 50 feet wide private right-of-way, South 02 degrees, 33 minutes, 34 seconds West, a distance of 255 feet to a spike; thence, along the line of lands now or formerly of Ira B. Geib, North 65 degrees, 44 minutes, 52 seconds West, a distance of 527 feet to a point in the center-line of Salem Church Road; thence, along the center line of Salem Church Road, North 02 degrees, 54 minutes 0 seconds East, a distance of 255 feet to a point, the place of BEGINNING. Containing 2.769 net acres, more or less.

Parcel #3: BEGINNING at an iron spike which is at the intersection of the eastern side of a 50 feet wide right-of-way which parallels Salem Church Road and at the southern side of a 50 feet wide private right-of-way which parallels Carlisle Pike, said spike also being located 552.44 feet, more or less, from the center line of Salem Church Road; thence along the southern side of the 50 feet wide right-of-way which parallels the Carlisle Pike, South 65 degrees, 41 minutes, 14 seconds East, a distance of 249 feet to an iron pin; thence, continuing along the southern side of the last-mentioned right-of-way, South 65 degrees, 19 minutes, 30

seconds East, a distance of 194.61 feet to an iron pin at the line of Parcel #4, hereinafter described; thence along said last-mentioned line, South 24 degrees, 57 minutes, 0 seconds West, a distance of 499.60 feet to an iron pin; thence along the northern side of still another 50 feet wide private right-of-way, North 64 degrees, 55 minutes, 38 seconds West, a distance of 239.51 feet to a spike at the eastern side of the 50 feet wide private right-of-way, parallel to Salem Church Road, first mentioned herein; thence, along the eastern side of said last-mentioned private right-of-way, North 02 degrees, 33 minutes, 34 seconds East, a distance of 535.77 feet to a spike, the place of BEGINNING. Containing 3.908 net acres, more or less.

Parcel #4: BEGINNING at an iron pin at the southern side of a 50 feet wide private right-of-way which parallels Carlisle Pike, and at the northeast corner of Parcel #3, hereinabove described, said iron pin being located 996.05 feet, more or less, from the center line of Salem Church Road; thence, along the southern side of the aforementioned private right-of-way, South 65 degrees, 19 minutes, 30 seconds East, a distance of 250 feet to a concrete monument at the line of lands now or formerly of Hall's Motor Freight, Inc.; thence, along the line of said last-mentioned lands, South 25 degrees, 07 minutes, 50 seconds West, a distance of 1,309.87 feet to a concrete monument at the line of lands now or formerly of Steward Myers; thence, along said land now or late of Myers, North 14 degrees, 56 minutes, 24 seconds West, a distance of 385.24 feet to an iron pin at the line of lands of Pennsylvania Power & Light Company; thence, along the line of lands of Pennsylvania Power & Light Company, North 25 degrees, 05 minutes, 52 seconds East, a distance of 463.48 feet to an iron pin at the southern side of a 50 feet wide



private right-of-way; thence, across the eastern terminus of the aforementioned right-of-way and along the eastern side of Parcel #3, hereinabove described, North 24 degrees, 57 minutes, 0 seconds East, a distance of 549.60 feet to an iron pin, the place of BEGINNING. Containing 6.628 net acres, more or less.

BEING TAX PARCEL NO. 10-19-1606-018.

PREMISES BEING: 6820 Carlisle Pike a/k/a 90 Salem Church Road, Hampden Township, Mechanicsburg, PA 17050.

UNDER AND SUBJECT to and together with easements, exceptions, reservations, restrictions, rights of way, covenants and conditions as contained in prior instruments of record.

SEIZED AND TAKEN in execution as the property of Stanley N. Dye and Susan E. Dye, Mortgagors herein, under Judgment No. 2013-848.

ALL THAT CERTAIN tract of land situate in Hampden Township, Cumberland County, Pennsylvania, more particularly bounded and described according to a survey made by Ronald S. Raffensperger, Registered Surveyor, dated March 11, 1982, as follows, to wit:

BEGINNING at a point in the center of Salem Church Road, also known as L.R. Rt. No. 21069, which point is at the Southeast corner of lands now or formerly of Jay Wilson; thence through the center of Salem Church Road South four (4) degrees West three hundred fifteen and forty-four one-hundredths (315.44) feet to a point; thence along lands now or formerly of Roger Stapp South seventy-six (76) degrees West a distance of twenty-two and eighty-six one-hundredths (22.86) feet to an iron pin; thence along lands now or formerly of Roger Stapp and Frank E. Broxtermann, South seventy-six (76) degrees West a distance of one thousand forty-three and thirty-

eight one-hundredths (1,043.38) feet to an iron pin and pipe marker at the line of lands now or formerly of Margaret Masters; thence along the same North seven (7) degrees ten (10) minutes West a distance of three hundred two and fifteen one-hundredths (302.15) feet to an iron pin on the South side of lands now or formerly of W. W. Kelley; thence along same and lands now or formerly of Jay Wilson North seventy-six (76) degrees East a distance of one thousand one hundred two and forty-four (1,102.44) feet to an iron pin; thence along lands now or formerly of Jay Wilson seventy-six (76) degrees East a distance of twenty-five and thirty-three one-hundredths (25.33) feet to a point in the center of Salem Church Road, the place of BEGINNING.

HAVING THEREON erected a mobile home park known as "The Six Links Mobile Home Park."

BEING TAX PARCEL NO. 10-20-1838-005.

PREMISES BEING: 155 Salem Church Road, Hampden Township, Mechanicsburg, PA 17050.

UNDER AND SUBJECT to and together with easements, exceptions, reservations, restrictions, rights of way, covenants and conditions as contained in prior instruments of record.

SEIZED AND TAKEN in execution as the property of Stanley N. Dye and Susan E. Dye, Mortgagors herein, under Judgment No. 2013-848.

#### **2012-216 Civil Term**

ORRSTOWN BANK

vs.

STANLEY N. DYE, Susan E. Dye

Atty.: Elizabeth Goldstein

LEGAL DESCRIPTION NORTH HANOVER STREET, (NORTH MID-DELTOWN TOWNSHIP) CARLISLE, PENNSYLVANIA.

ALL THOSE TWO CERTAIN tracts of land situate on the North side of



Pa. Route No. 11 commonly known as the Harrisburg-Carlisle Pike, located in North Middleton Township, Cumberland County, Pennsylvania, bounded and described as follows:

On the west by lands now or formerly of Sun Oil Company; on the north by Lots nos. 667, 668, 669, Block "A" of the hereinafter mentioned Plan of Lots; on the east by lands now or formerly of RH. Black; on the south by said Pa. Route No. 11 containing in front on said highway 120 feet and extending an even width in depth 250 feet.

BEING Lots Nos. 680 and 681, BLOCK "A" as Shown on the Carlisle Trust Company Plan of Oakdale Manor recorded in the Office of the Recorder of Deeds in and for the Co of Cumberland in Plan Book 3, Page 16 and Plan Book 3, Page 61.

#### **2012-5288 Civil Term**

NATIONSTAR MORTGAGE LLC

vs.

BRYON S. FETTER

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 12-5288, BANK OF AMERICA, N.A SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. fikia COUNTRYWIDE HOME LOANS SERVICING, L.P. v. BRYON S. FETTER owner of property situate in the CARLISLE BOROUGH, CUMBERLAND County, Pennsylvania, being 426 FRANKLIN STREET, CARLISLE, PA 17013-1858.

Parcel No. 06-20-1796-033.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$164,447.55.

#### **2013-2121 Civil Term**

FREEDOM MORTGAGE CORPORATION

vs.

RUSSELL FRANKS, SR., Michele R. Franks a/k/a Michele R.I. Franks

Atty.: Kevin P. Diskin

Parcel No: 42-24-0791-163-U591-19.

ALL THAT CERTAIN Unit, being Unit No. 591-19 (the "Unit"), of Sunguild I A Condominium, located in Upper Allen Township, Cumberland County, Pennsylvania, which Unit is designated in the Declaration of Sunguild III, A Condominium (the "Declaration of Condominium") and Declaration Plats and Plans as recorded in the Recorder's Office of Cumberland County in Misc. Book 357, Page 20, and in Right of Way Plan Book 9, Page 24; as amended in Misc. Book 362, Page 1111, and Plan Book 57, Page 132 and as further amended in Misc. Book 365, Page 993 and Plan Book 58, Page 81.

TOGETHER with an undivided 1.9061% interest in Common Elements as more particularly set forth in the aforesaid Declaration of Condominium and Declaration Plats and Plans, as amended aforesaid.

TOGETHER with the right to use any limited common elements applicable to the Unit being conveyed herein, pursuant to the Declaration of Condominium and Declaration Plats and Plans, as amended.

UNDER and subject to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the aforesaid Office, the aforesaid First Amendment to Declaration, and matters which a physical inspection and survey of the Unit and Common Elements would disclose.

BEING the same premises which Michael D. Henning and Lisa L. Henning, husband and wife by Deed dated February 16, 2001 and recorded February 21, 2001 in the Office of the Recorder of Deeds in and for Cumberland County in Deed Book 239 Page 826, as Instrument No. 200 1- 004385, granted and conveyed unto Russell W. Franks Sr. and Michele R. I. Franks, husband and wife, in fee.

**2012-3416 Civil Term**

BANK OF AMERICA, N.A.

vs.

SHELLEY W. FULLER,  
Robert Martin Fuller, Jr.

Atty.: Mark Udren

ALL THAT CERTAIN parcel of land situate in the Township of Hampden, Cumberland County, State of Pennsylvania, bounded and described in accordance with a subdivision plan dated September 10, 1973 and a survey dated March 1, 1974, both made by James A. Cieri, Consulting Engineer, as follows:

BEGINNING at a point on the center line of Lambs Gap Road; thence along the lands now or late of C. Fry North seven (07) degrees fortyfive (45) minutes West, a distance of three hundred forty-three and eight tenths (343.8) feet to a steel post; thence along lands now or late of Pennsylvania State Game Lands (formerly H. McCormick) North eighty-five (85) degrees fifteen (15) minutes East, a distance of four hundred twenty-two and four tenths (422.4) feet to a steel post; thence along lands now or late of D. Smith South zero (00) degrees thirty-five minutes West, a distance of five hundred forty-one and twenty-five one hundredths (541.25) feet to the center line of Lambs Gap Road; thence along the center line of Lambs Gap Road North fifty-nine (59) degrees twenty-one (21) minutes, West, a distance of thirty and seventeen one-hundredths (30.17) feet to a point in the center line of Lambs Gap Road, thence along Lambs Gap Road North sixty-nine (69) degrees four (04) minutes West, a distance of ninety-nine and eighteen one-hundredth (99.18) feet to a point; thence along the center line of Lambs Gap Road North seventy-two (72) degrees forty-three (43) minutes West, a distance of one hundred seven and thirty-five one-hundredths (107.35)

feet to a point; thence along the same center line of Lambs Gap Road North sixty-seven (67) degrees fifty-three (53) minutes West, a distance of one hundred fifty-eight and twenty one-hundredths (158.20) feet to the place of BEGINNING.

BEING KNOWN AS: 2550 Lambs Gap Road, Enola, PA 17025.

PROPERTY ID NO.: 10-11-3016-004.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Fuller, Jr. by deed from Robert M. Fuller, Jr. and Shelley W. Fuller dated 05/07/2010 recorded 05/21/2010 in Deed Book Instrument #201013164.

**2009-624 Civil Term**

CHASE HOME FINANCE LLC

vs.

JAMES M. GANT, III

Atty.: Kristine M. Anthou

ALL THAT CERTAIN piece of parcel of land situate in the Township of East Pennsboro, County of Cumberland and Commonwealth of Pennsylvania, shown and designated as Lot No. 171, on a plan entitled, "REVISED FINAL SUBDIVISION PLAN OF LAUREL HILLS NORTH, LOTS NO.2, 6, 8 & 9", dated July 17, 1997, recorded in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania in Plan Book 75, Page 132, bounded, limited and more particularly described in a Deed dated 3/17/06, and recorded 3/23/06 in Book 273 at Page 3339, among the aforesaid land records.

BEING the same premises which Laurel Hills Development Corp., by Deed dated March 17, 2006 and recorded in the Office of the Recorder of Deeds of Cumberland County on March 23, 2006, in Deed Book 273, Page 3339, granted and conveyed unto James M. Gant, III.

**2010-5539 Civil Term**

ONEWEST BANK, FSB

vs.

MEGHAN M. GIRROIR  
KNOWN HEIR OF JOHN N.  
MUSHOVIC, DECEASED,  
Unknown Heirs, Successors,  
Assigns, and All Persons, Firms,  
or Associations Claiming Right,  
Title or Interest from or Under  
John H. Mushovic, Deceased

Atty.: Christopher DeNardo

ALL that certain tract of real estate lying and being situate in Dickson Township, Cumberland County, Pennsylvania, bounded and described as follows:

BEGINNING at the corner of lands of Lot No. 14 and Lot 15; thence along Lot 14, South 82 degrees 26 minutes 46 seconds West 735.10 feet to a concrete monument; thence along the same, South 01 degree 38 minutes 56 seconds West 421.03 feet to a concrete monument at corner of lands of Lot 15 and lands now or formerly of Lewis R. Fink and Thelma R. Fink and Ralph L. Pfeffer and Roseann F. Pfeffer; thence along said lands now or formerly of Fink and Pfeffer South 86 degrees 08 minutes 49 seconds West 416.56 feet to an iron pin at corner of Lot 15 and lands now or formerly of Albert L. Verdekai, North 13 degrees 33 minutes 58 seconds West 591.98 feet to an existing iron pin at corner of lands of Lot 15 and land now or formerly of Richard L. Morrison; thence along said Morrison lands North 82 degrees 26 minutes 46 seconds East 1,276.68 feet to an existing mag nail at the corner of lands now or formerly of Richard L. Morrison and Stone House Road T-545; thence along Stone House Road, T-545, South 08 degrees 32 minutes 29 seconds East 200.03 feet to a mag nail at the place of BEGINNING.

CONTAINING a total area of 10.16303 acres, more or less, as set

forth on subdivision plan prepared for "South Fields", prepared by Dennis E. Black Engineering, Inc. dated September 6, 2006 and recorded in Plan Book 93, Page 90.

BEING 160 Stonehouse Road a/k/a 166 Stonehouse Road, assessed as Lot 15 Stonehouse Road.

Parcel No. 08-09-0523-117.

BEING THE SAME PREMISES which Thomas B. Mongold and Timothy C. Mongold, by Deed dated April 23, 2007 and recorded April 25, 2007, in the Office for the Recorder of Deeds in and for the County of Cumberland, in Deed Book 279 Page 3608, granted and conveyed unto the John N. Mushovic, in fee.

AND THE SAID John N. Mushovic departed this life on or about 02/18/2010, thereby vesting title solely with Co-executor of his estate, Meghan M. Giroir.

**2011-9011 Civil Term**

US BANK NATIONAL ASSOCIATION

vs.

ROSALIND G. GRAEFF

Atty.: Leon P. Haller

ALL THAT CERTAIN lot of land situate in Lower Allen Township, Cumberland County, Pennsylvania, being Lot No. 39 as shown on Amended Final Plan of Hunter's Ridge, Plan Book 58, Page 62, described on As-Built Plan of Section III, Hunter's Ridge, dated August 9, 1990, recorded in Plan Book 61, Page 23, and having thereon erected a dwelling known as 1770 PEYTON RANDOLPH COURT, NEW CUMBERLAND, PA 17070.

ASSESSMENT NO. 13-25-0008-269.

Reference Cumberland County Record Book S-34, Page 861.

TO BE SOLD AS THE PROPERTY OF ROSALIND G. GRAEFF ON JUDGMENT NO. 11-9011.

**2011-4004 Civil Term**

PNC BANK, NATIONAL  
ASSOCIATION

vs.

THOMAS GRICKS,  
Michele R. Gricks  
Atty.: Lois M. Vitti

ALL that certain tract or parcel of land and premises situate, lying and being in the Borough of Newville, in the County of Cumberland and Commonwealth of Pennsylvania, more particularly described as follows:

ALL that certain house and lot of ground situate on Corporation Street in the North Ward of the Borough of Newville, County of Cumberland and State of Pennsylvania, bounded and described to wit:

BOUNDED on the West by Corporation Street, on the North by land now or formerly of heirs of Raymond Neidigh, on the East (erroneously mentioned as "eat" in prior deed) by part of the same lot now or late of Paul Lehman, having a frontage on Corporation Street of 35 feet and an even depth of 115 feet.

HAVING erected thereon a dwelling known as 20 N. Corporation Street, Newville, PA 17241.

PARCEL NO. 27-20-1756-067.

BEING the same premises which Timothy M. Nye, single man, by Deed dated 11/19/2008 and recorded 12/02/2008 in the Recorder's Office of Cumberland County, Pennsylvania, Instrument No. 200838575, granted and conveyed unto Thomas Gricks ad Michele Gricks, husband and wife.

**2012-5569 Civil Term**

THE BANK OF  
NEW YORK MELLON

vs.

JOAN B. HARRISON  
Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 12-5569-CIVIL, THE BANK OF NEW

YORK MELLON fka THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-2 v. JOAN B. HARRISON owner(s) of property situate in the BOROUGH OF MOUNT HOLLY SPRINGS, CUMBERLAND County, Pennsylvania, being 10 LIBERTY DRIVE, MOUNT HOLLY SPRINGS, PA 17065-1022.

Parcel No. 23-35-2316-065.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$171,123.01.

**2011-7442 Civil Term**

LOANCARE, A Division of FNF  
Servicing, Inc.

vs.

DEAN P. HOFFMAN a/k/a  
DEAN PAUL HOFFMAN

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 11-7442-CIVIL, LOANCARE, A DIVISION OF FNF SERVICING, INC. v. DEAN P. HOFFMAN a/k/a DEAN PAUL HOFFMAN owner(s) of property situate in the TOWNSHIP OF HAMPDEN, CUMBERLAND County, Pennsylvania, being 3602 GOLFVIEW DRIVE, MECHANICSBURG, PA 17050-2216.

Parcel No. 10-17-1037-099.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$269,843.86.

**2013-2398 Civil Term**

MEMBERS 1ST  
FEDERAL CREDIT UNION

vs.

HOGG PROPERTIES LLC,  
Jana M. Hogg,  
Timothy J. Hogg

Atty.: Christopher E. Rice

DOCKET NO. 2013 - 2398.

ALL THAT CERTAIN piece or parcel of land situate in the Borough

of Lemoyne, County of Cumberland and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point formed by the intersection at the western line of Third Street with the southern line of Apple Alley; thence in a westerly direction along the southern line of Apple Alley forty-three (43) feet to a point; thence in a southerly direction along a line parallel with Third Street and along lands now or late of Elizabeth C. Bowman, thirty-seven (37) feet to a point; thence by the same in an easterly direction at right angles to Third Street three (3) feet to a point; thence by the same in a southerly direction parallel with Third Street thirteen (13) feet to a point; thence in an easterly direction along other lands now or late of said Elizabeth C. Bowman, et al., forty (40) feet to Third Street; thence in a northerly direction along the western line of Third Street fifty (50) feet to the point or place of BEGINNING.

HAVING erected thereon a two story brick apartment and store building known as 119-121 South Third Street, Lemoyne, Pennsylvania.

TO BE SOLD AS THE PROPERTY OF HOGG PROPERTIES, LLC, ON JUDGMENT ENTERED AT THE ABOVE NUMBER AND TERM.

### 2012-2976 Civil Term

JP MORGAN CHASE BANK, NA  
vs.

PENNY L. HOLLINGER

Atty.: Kristine M. Anthou

TRACT NO.1: ALL THAT CERTAIN lot or land situate in West Pennsboro Township, Cumberland County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a pin in the center of a certain public road leading from the Old Chambersburg Turnpike to the Newville-Centerville Road; thence

in an easterly direction a distance of 250 feet, more or less, along lands now or formerly of Herman Fickes to an iron pin at corner of land now or formerly of W. Floyd Rowe et ux; thence in a southerly direction a distance of 63 feet, more or less, along lands now or formerly of W. Floyd Rowe et ux. To an iron pin at corner of other lands now or formerly of W. Floyd Rowe; thence in a westerly direction at a distance of 267.6 feet, more or less, along other lands now or formerly of W. Floyd Rowe et UX. To a pin in the center of the aforesaid mentioned public road; thence along the middle of said public road northerly at a distance of 85.3 feet to the place of BEGINNING.

TRACT NO.2: ALL THAT CERTAIN tract of land situate in West Pennsboro Township, Cumberland County, Pennsylvania, bounded and described in accordance with the Subdivision Plan for Herman Fickes, recorded in the hereinafter mentioned Recorder's Office in Plan Book 42, Page 25, more particularly described as follows:

BEGINNING at a point on eastern dedicated right of way line of Township Road T-344, known as Fickes Road, which point is in line of Tract NO.1 above described; thence along the dedicated right of way line of Township Road T-344, known as Fickes Road, North 2 degrees 36 minutes 39 seconds East, a distance of 15 feet to an iron pin in line of land designated as Lot No. 2 on the above-referenced subdivision plan; thence along said Lot NO.2, North 85 degrees 15 minutes East, a distance of 233.53 feet to an iron pin in line of land now or formerly of G.L. Jones; thence along land now or formerly of G.L. Jones, South 1 degree 00 minutes 20 seconds East, a distance of 14.91 feet to a point in line of Tract No. 1 above described; thence along said Tract NO.1, South 85 degrees 15 minutes

West, a distance of 234.48 feet to a point at the place of BEGINNING.

BEING all of Lot NO.3 as shown on the above-referenced Subdivision Plan.

BEING the same premises which Thomas B. Winkleman, Jr. and Becky L. Winkleman, husband and wife, by Deed dated October 21, 2003, which Deed is recorded in the Office of the Recorder of Deeds in and for Cumberland County in Deed Book 260, Page 322, granted and conveyed to Penny L. Hollinger.

BEING all of Lot NO.3 as shown on the above-referenced Subdivision Plan.

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### 2013-2082 Civil Term

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M&T BANK

vs.

PAMELA HOSTETLER ADMIN. OF  
THE ESTATE OF SEAN PEARLMAN

Atty.: Terrance McCabe

ALL THAT CERTAIN dwelling unit situated in Sunguild Condominium, Upper Allen Township, Cumberland County, Pennsylvania, designated as Unit No. 1080-12, in the Declaration and Declaration Plan of Sunguild Condominium, dated December 6, 1979 and November 29, 1919 respectively, recorded December 12, 1979 in Cumberland County Misc. Book 249, page 784 and Plan Book 37, page 23 respectively, Amendment to the Declaration and Declaration Plans of Sunguild Condominium both dated February 2, 1986, both recorded March 31, 1986, in Cumberland County Misc. Book 315, page 804 and Plan Book 49, page 129, respectively; and Second Amendment to Declaration of Sunguild Condominium dated May 25, 1988, recorded June 8, 1988, in Cumberland County Misc. Book 350, page 753 under the provisions of the Unit Property Act of the Commonwealth of Pennsylvania (Act of July 3, 1963, P.L. No. 196).

TOGETHER with all right of title and interest of; in and to the Common Elements as more fully set forth in the aforesaid Declaration of Condominium and Declaration Plans, as amended from time to time, THE GRANTEE, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of the deed, covenant and agree 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 Executive Board in accordance with the Unit Property Act of Pennsylvania and further, covenant and agree 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 and of applicable Sections of the Uniform Condominium Act, may relieve a subsequent unit owner of liability for prior unpaid assessments, this covenant shall run with and bind the land or unit hereby conveyed and all subsequent owner thereof.

THE GRANTEE, for and on behalf of the Grantee and the Grantee heirs, personal representatives, successors and assigns, by acceptance of this deed, acknowledge that this conveyance is subject in every respect to the Declaration, the Declaration Plan, Code of Regulations and all amendments thereto; and the grantee acknowledges 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 the units in said condominium covenant and agree, as a covenant running with the land, to abide by each and every provision of said documents,

The Grantee, for and on behalf of the Grantee, acknowledge that the Grantee has received, no later Than fifteen (15) days prior to this conveyance, a full and complete Pub-



lic Offering Statement for Sunguild Condon and, therefore, waive any and all rights under Section 3406(c) of the Uniform Condominium Act, as amended.

640-12 Geneva Drive, Mechanicsburg, Pennsylvania 17055.

BEING the same premises which SOVERIGN BANK s/b/m TO YORK FEDERAL SAVINGS AND LOAN ASSOCIATION by deed dated March 30, 2007 and recorded June 1, 2007 in the office of the Recorder in and for Cumberland County in Deed Book 280, Page 1202, granted and conveyed to Pamela Hostetler, Administratrix of The Estate of Sean Pearlman, Deceased Mortgagor and Real Owner, in fee.

TAX MAP PARCEL NUMBER: 42-24-0792-041A-U64012.

#### **2011-8274 Civil Term**

Nationstar Mortgage LLC

vs.

SUSAN INGRAM,  
L. William Grottola  
Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 11-8274 CIVIL TERM, NATIONSTAR MORTGAGE, LLC v. SUSAN INGRAM, L. WILLIAM GROTTOLA owner(s) of property situate in the TOWNSHIP OF UPPER ALLEN, CUMBERLAND County, Pennsylvania, being 892 HAWTHORNE AVENUE, MECHANICSBURG, PA 17055-5729.

Parcel No. 42-30-2108-276.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$269,834.84.

#### **2010-7904 Civil Term**

J.P. MORGAN CHASE BANK

vs.

ROBERT C. JONES,  
Emeline H. Jones  
Atty.: Terrance McCabe

ALL THAT CERTAIN tract of land situate in the Township of Hopewell,

County of Cumberland and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a spike in the centerline of Legislative Route 21043 at the corner of lands now or formerly of Donald E. Morningstar; thence along said lands. South 65 degrees 30 minutes West. 243.70 feet to an iron pin; thence South 00 degree 15 minutes East. 200.15 feet to an iron pin; thence North 89 degrees 45 minutes East. 12.82 feet to an iron pin; thence along lands now or formerly of Charles B. Gardner South 00 degree 15 minutes East, 130.30 feet to a stake at the corner of lands now or formerly of Thelma Weller; thence by the same, South 89 degrees 45 minutes West. 58 feet to a stake; thence South 01 degree 57 minutes 10 seconds East, 23953 feet to a spike; thence along lands now or formerly of the Newburg Hopewell Fire Company. South 89 degrees 00 minutes 10 seconds West, 344.94 feet to an iron pin; thence North 67 degrees 16 minutes 40 seconds West, 78.26 feet to a point; thence North 19 degrees 17 minutes East, 106.84 feet to a post; thence North 32 degrees 45 minutes 20 seconds East, 481.97 feet to a post; thence North 44 degrees 28 minutes East. 170.29 feet to a stake; thence North 65 degrees 30 minutes east, 287.59 feet to a spike in the centerline of Legislative Route 21043; thence by the same. South 01 degree 30 minutes West, 100.13 feet to a spike, the place of BEGINNING.

220 Three Square Hollow Road, Newburg, Pennsylvania 17240.

BEING the same premises which TED E. HELM by deed dated April 1, 1999 and recorded April 7, 1999 in the office of the Recorder in and for Cumberland County in Deed Book 197, Page 170, granted and conveyed to Robert C. Jones and Emeline H. Jones a/k/a Emeline Jones, husband and wife.

TAX MAP PARCELNUMBER: 11-21-0390-002.



**2012-3454 Civil Term**

RBS CITIZENS, N.A.

vs.

STEPHEN M. KACHMAN IN  
HIS CAPACITY AS EXECUTOR  
AND DEVISEE OF THE Estate  
of Helen C. Kelley

Atty.: Joseph Schalk

By virtue of a Writ of Execution  
No. 12-3454-CIVIL, RBS CITIZENS  
N.A. v. STEPHEN M. KACHMAN,  
IN HIS CAPACITY AS EXECUTOR  
AND DEVISEE OF THE ESTATE OF  
HELEN C. KELLEY owner of property  
situate in the BOROUGH OF CAR-  
LISLE, CUMBERLAND County, Penn-  
sylvania, being 1226 WHITE BIRCH  
LANE, CARLISLE, PA 17013-3580.

Parcel No. 50-21-0324-036.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$189,660.77.

**2011-2900 Civil Term**

WELLS FARGO BANK NA

vs.

BRIAN T. KEESEMAN,  
Tina L. Keeseman

Atty.: Scott Dietterick

ALL THAT CERTAIN unimproved  
tract of land situate in North New-  
ton Township, Cumberland County,  
Pennsylvania, more particularly  
bounded and described pursuant  
to a subdivision plan for Larry E.  
Foote, Sr. and H. David Miller, Jr.,  
as recorded in Cumberland County  
Plan Book 63, Page 19, as follows:

BEGINNING at a Parker Kalon  
nail in Nealy Road, Township Road  
T-353, at the northwestern corner  
of Lot No. 4 as shown on the above  
described subdivision plan; thence  
by said Lot No. 4, South 37 degrees  
29 minutes 47 seconds West 585.00  
feet to an iron pin; thence by Lot No.  
1 as shown on the above described  
subdivision plan, North 52 degrees  
30 minutes 13 seconds West 150.00

feet to an iron pin at the southeastern  
corner of Lot No. 6 as shown on the  
above described subdivision plan;  
thence by said Lot No. 6, North 37  
degrees 29 minutes 47 seconds  
East 585.00 feet to a Parker Kalon  
nail in Nealy Road, Township Road  
T-353; thence in said road, South  
52 degrees 30 minutes 13 seconds  
East 150.00 feet to a Parker Kalon  
Nail in said road, the point and place  
of BEGINNING.

CONTAINING 2.01 gross acres  
and being designated as Lot No. 5  
as shown on the above described  
subdivision plan.

HAVING THEREON ERECTED  
a dwelling house being known  
and numbered as 408 Nealy Road,  
Newville, PA, 17241-9472.

BEING THE SAME PREMISES  
which Lee D. Keeseman and Char-  
lotte K. Keeseman, his wife, by deed  
dated December 21, 1995 and re-  
corded December 21, 1995 in and  
for Cumberland County, Pennsyl-  
vania, in Deed Book Volume 132,  
Page 1126, granted and conveyed  
unto Brian T. Keeseman and Tina  
L. Keeseman, his wife as tenants by  
the entireties.

TAX MAP NO.: 30-09-0513-023.

**2013-1133 Civil Term**

FIFTH THIRD MORTGAGE  
COMPANY

vs.

CLAUDINE KELLER

Atty.: Joseph Schalk

By virtue of a Writ of Execution  
No. 13-1133, FIFTH THIRD MORT-  
GAGE COMPANY v. CLAUDINE  
KELLER owner of property situate in  
the TOWNSHIP OF UPPER FRANK-  
FORD, CUMBERLAND County,  
Pennsylvania, being 1073 GRAHAMS  
WOODS ROAD a/k/a 1073 GRA-  
HAMS WOOD ROAD, NEWVILLE, PA  
17241-9780.

Parcel No. 43-03-0065-042.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$128,721.89.

### **2013-1541 Civil Term**

U.S. BANK NATIONAL  
ASSOCIATION

vs.

ROBIN L. KENNEDY f/k/a  
Robin L. Rudy, Robert Kennedy

Atty.: Christopher DeNardo

ALL THAT CERTAIN piece or parcel of land situate at Enola, in the Township of East Pennsboro, County of Cumberland and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly line of Westmoreland Road at the dividing line between Lots Nos. 4 and 5 on the plan of Lots known as West Enola; thence in a southerly direction along said dividing line one hundred fifty (150) feet to a ten (10) foot alley; thence in a westerly direction along said ten (10) foot alley ninety-five (95) feet to a point; thence in a northerly direction on a line at right angles to Westmoreland Avenue; thence in an easterly direction along Westmoreland Avenue ninety-five (95) feet to the place of beginning.

BEING all of Lot No. 4 and the easterly forty-five (45) feet of Lot No. 3 on the plan of West Enola as recorded in the Cumberland County recorders office in plan Book 1, Page 29.

Having thereon erected a one story frame dwelling and concrete block garage, formerly known as Center Street and now designated as 516 Westmoreland Avenue.

Parcel No. 09-15-1290-074.

BEING the same premises which Robin L. Rudy now known as Robin L. Kennedy, by Deed dated 8/3/05 and recorded in the Cumberland County Recorder of Deeds Office on 8/11/05 in Deed Book 270, page 1939, granted and conveyed unto Robin L. Kennedy and Robert R. Kennedy, husband and wife.

### **2008-1510 Civil Term**

U S BANK, N.A.

vs.

JERRY L. KINER

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 08-1510-CIVIL TERM, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORPORATION JPMAC 2006-NC2 v. JERRY L. KINER owner(s) of property situate in the BOROUGH OF MOUNT HOLLY SPRINGS, CUMBERLAND County, Pennsylvania, being 6 TRINE AVENUE, MOUNT HOLLY, PA 17065.

Parcel No. 23-32-2336-391.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$150,156.94.

### **2013-209 Civil Term**

FLAGSTAR BANK FSB

vs.

COREY E. KING, Barbara D. King

Atty.: Terrance McCabe

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

BEGINNING at a point on the Easterly property line of the East side of Bridge Street, said point being a distance of 200 feet measured in a Southerly direction from the Southerly intersection of Bridge Street and Carol Street; thence along lands nor or late of W. C. Bowman, North 34 degrees 16 minutes East 110 feet to a point; thence along lands nor or late of Lemoyne Trust Company North 55 Degrees 44 minutes West 60 feet to a point; thence South 34 degrees 16 minutes West 110 feet to a point on the Easterly property line of Bridge Street; thence by the same South 55

degrees 44 minutes East 60 feet to a point, the place of beginning.

BEING Lot No. 4 and the South-erly 10 feet of Lot No. 3, section "B", on a plan of Lots known as Westover Gardens. Said Plan recorded in Book 2, Page 85, Cumberland County Records.

1825 Bridge Street, New Cumberland, Pennsylvania 17070.

BEING the same premises which BARBARA D. KING by deed dated February 25, 2005 and recorded March 30, 2005 in the office of the Recorder in and for Cumberland County in Deed Book 268, Page 772, granted and conveyed to Corey E. King and Barbara D. King.

TAX MAP PARCEL NUMBER: 26-22-0820-53.

### 2013-6 Civil Term

M&T BANK

vs.

BRANDON KLAWITTER

Atty.: Terrance McCabe

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Camp 1-1111, County of Cumberland, Pennsylvania, bounded and described in accordance With a survey and plan thereof made by L Raffensperger, Registered Surveyor of Lemoyne, Pennsylvania, dated November 25, 195B, as follows:

BEGINNING at a point on the southwesterly side of South 19th Street, said point being marked by an "X" on the concrete walk, at the distance of 132.9 feet southeast of the Intersection of the southwest-erly side of South 19th Street and the southeasterly side Of Dickinson Avenue; thence extending along the said side of South 19th Street, South 35 degrees 37 minutes East, 60 feet to a point, marked by an "X" in the concrete walk, at a corner of No. 59, Section "A" of the hereinafter mentioned plan of tots; thence along the

same South 64 degrees 23 minutes West, 120 feet to a corner of Lot No. 63, Section "B on said Plan; thence along the same North 35 degrees 37 minutes West, 60 feet to a stake at a corner of Lot No. 61, Section "B on said Plan; thence along the same North 54 degrees 23 minutes East, 120 feet to the point and place of BEGINNING.

BEING Lot No. 60, Section "B" on a plan of lots, entitled "College Park" which said Plan is recorded in Plan Book 4, Page 83, Cumberland County Records.

HAVING thereon erected a dwelling commonly known as 204 S. 19th Street.

BEING KNOWN as Parcel No. 01-22-0536-224.

RB5678 204 South 19th Street, Camp Hill, Pennsylvania 17011.

BEING the same premises which EDWARD S. SHEARER, A SINGLE PERSON, by deed dated July 2, 2007 and recorded July 16, 2007 in the office of the Recorder in and for Cumberland County in Deed Book 1999, Page 4168, granted and conveyed to Brandon Klawitter, a single person, in fee.

TAX MAP PARCEL NUMBER: 01-22-0536-224.

### 2009-7963 Civil Term

CHASE HOME FINANCE LLC

vs.

FRANCIS J. LAFFERTY, IV,  
Jennifer E. Lafferty

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 09-7963 CIVIL TERM, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, sibim TO CHASE HOME FINANCE, LLC v. FRANCIS J. LAFFERTY, IV, JENNIFER E. LAFFERTY owner(s) of property situate in the BOROUGH OF MECHANICSBURG, CUMBERLAND County, Pennsylv-arnia, being 24 WEST MAPLEWOOD AVENUE, MECHANICSBURG, PA 17055-6428.

Parcel No. 16-24-0787-135.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$266,696.19.

**2011-3036 Civil Term**

GREEN TREE CONSUMER  
DISCOUNT CO.

vs.

RICHARD ALAN LOPEZ, JR.

Atty.: Joseph Schalk

By virtue of a Writ of Execution NO. 11-3036-CIVIL, GREEN TREE CONSUMER DISCOUNT COMPANY vs. RICHARD ALAN LOPEZ, JR owner(s) of property situate in the TOWNSHIP OF HAMPDEN, Cumberland County, Pennsylvania, being 6149 HAYMARKET WAY, MECHANICSBURG, PA 17050-5211.

Parcel No. 10-19-1604-311.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$138,419.14.

**2012-2943 Civil Term**

WELLS FARGO BANK, N.A.

vs.

JERRY A. MATTERN, JR.

Atty.: Jaime R. Ackerman

ALL THAT CERTAIN tract or parcel of land situate in East Pennsboro Township, Cumberland County, Pennsylvania, more particularly bounded and described in accordance with a survey by Michael C. Angelo, Registered Surveyor, dated December 28, 1979, as follows to wit:

BEGINNING at a point, along the southerly curve of Heidi Terrace which point is 306.99 feet in an easterly direction from the intersection of the Heidi Terrace and David Drive; thence along the southerly line of Heidi Terrace along a curve to the left having a radius of 50.0 feet, an arch distance of 38.76 feet to a

pin at the dividing line between the hearing described lot and lot on the hereinafter mentioned Plan of Lots; thence along said dividing line South 15 degrees 30 minutes 42 seconds East through the center of a partition wall and beyond a distance of 105.88 feet to a pin at lands now or formerly of Edan Place West; thence along said lands North degrees 57 minutes, 00 seconds West, a distance of 111.30 feet to a pin at the dividing line between herein described Lot and Lot 4x on the hereinafter mentioned Plan of Lots, thence along said dividing line of North 30 degrees 3 minutes 00 seconds East, a distance of 59.14 feet to a pin along the southerly line of the Heidi Terrace, the place of BEGINNING.

BEING Lot Number 5, Plan Number 17 at Ridley Park recorded in Plan Book 17, Page 64.

HAVING THEREON ERECTED a dwelling house being known and numbered as 33 Heidi Terrace, Camp Hill, PA, 17011-1141.

BEING the same premises which Jerry A. Mattern and Sandra L. Mattern (husband and wife), by deed dated July 12, 2007 and recorded July 27, 2007 in and for Cumberland County, Pennsylvania, in Deed Book Volume 281, Page 813, granted and conveyed unto Tammy M. Geraci, as single woman.

TAX MAP NO.: 09-17-1042-166.

**2012-2417 Civil Term**

GMAC MORTGAGE, LLC

vs.

ERIC R. MENTZER

Atty.: Joseph Schalk

By virtue of a Writ of Execution NO. 12-2417, GMAC MORTGAGE, LLC s/i/i TO GMAC MORTGAGE CORPORATION vs. ERIC R. MENTZER owner(s) of property situate in the TOWNSHIP OF UPPER ALLEN, Cumberland County, Pennsylvania, being

1003 NANROC DRIVE aka 1003 NAN-  
ROC DRIVE UNIT 10 MECHANICS-  
BURG, PA 17055-4480.

Parcel No. 42-24-0792-042A-  
UI00310.

JUDGMENT AMOUNT: \$65,041-  
.21.

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**2012-4248 Civil Term**

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JP MORGAN CHASE BANK, NA

vs.

APRIL M. MOOSE,  
Shawn Michael Moose

Atty.: Joseph Schalk

By virtue of a Writ of Execution  
No. 12-4248-CIVIL, JPMORGAN  
CHASE BANK, NATIONAL ASSOCIA-  
TION v. SHAWN M. MOOSE, APRIL  
M. MOOSE owner(s) of property  
situate in the TOWNSHIP OF NORTH  
MIDDLETON, CUMBERLAND County,  
Pennsylvania, being 1559 SPRING  
ROAD, CARLISLE, PA 17013-1586.

Parcel No. 29-18-1369-019.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$75,874.76.

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**2013-401 Civil Term**

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THE BANK OF NEW YORK  
MELLON

vs.

SCOTT A. MORRIS

Atty.: Kevin P. Diskin

ALL THAT CERTAIN piece or par-  
cel of land situate in East Pennsboro  
Township, Cumberland County,  
Pennsylvania, bounded and de-  
scribed as follows, to wit:

BEGINNING at a point on the  
southern line of Columbia Road  
500.382 feet to a point of curve  
connecting with line of Enola Road  
with the south line of Columbia  
Road; thence through the center of a  
partition wall and beyond South 30  
degrees 14 minutes 30 seconds West  
136.596 feet to a point; thence North

62 degrees 20 minutes 10 seconds  
West 21.92 feet to a point; thence  
North 27 degrees 22 minutes 31 sec-  
onds East 137.034 feet to a point on  
the southern line of Columbia Road,  
thence eastwardly, along Columbia  
Road in an arc having a radius of  
574.95, 28.782 feet to a point, the  
place of BEGINNING.

HAVING Thereon Erected a two  
story frame dwelling known as 42  
Columbia Road, Enola.

BEING the same premises which  
Barbara A. MOITIS, widow, by Deed  
dated May 4, 1994 and recorded May  
19, 1994 in the office of the Recorder  
of Deeds in and for Cumberland  
County in Deed Book 105  
Page 697, granted and conveyed unto  
Scott A. Morris, single man.

PARCEL NO. 09-13-1002-289.

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**2011-4326 Civil Term**

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MERRILL LYNCH CREDIT  
CORPORATION

vs.

JAMES E. MORRISON

Atty.: Christopher DeNardo

ALL that certain tract of land with  
the improvements thereon erected  
situate in North Middleton Township,  
Cumberland County, Pennsylvania,  
bounded and described as follows:

BEGINNING at an iron pin on the  
Southern line of Hill Crest Avenue  
(40 feet wide) which beginning point  
is located 568.39 feet measured in an  
Eastwardly direction from the center-  
line of Longs Gap Road (LR 21072)  
along the Southern line of said Hill  
Crest Avenue; and at the Eastern line  
of property conveyed to John R. Miller  
and Betty H. Miller, his wife by Deed  
dated June 2, 1975; thence from said  
beginning point continuing by the  
Southern line of Hill Crest Avenue  
South 88 degrees 30 minutes East  
184.30 feet to an iron pin; thence  
by other property being retained by  
the Estates of Arthur R. Klinger and

Gladys E. Klinger, deceased, South 39 degrees 33 minutes 56 seconds West 298.92 feet to an iron pin; thence by property now or formerly of John R. and Betty H. Miller North 1 degree 30 minutes East 235.34 feet to the place of beginning.

PARCEL No. 29-15-1247-060.

BEING the same premises which Don E. Backenstow and Anne. R. Backenstow, husband and wife, by Deed dated June 30, 2003 and recorded in the Cumberland County Recorder of Deeds Office on July 1, 2003 in Deed Book 257, page 4521, granted and conveyed unto James E. Morrison, adult man.

#### **2012-1144 Civil Term**

WELLS FARGO BANK, N.A.

vs.

LESLIE J. MULLEN

Atty.: Jaime R. Ackerman

ALL THAT CERTAIN piece or parcel of land situate in Silver Spring Township, Cumberland County, Pennsylvania, being bounded and described according to a survey made by R. Craig Reed, Registered Surveyor, dated July 24, 1979, as follows. to wit:

BEGINNING at a re-bar on the south side of Elm Street (33 feet wide); thence along said side of Elm Street, South eighty-two (82) degrees five (05) minutes zero (00) seconds East, the distance of 89.52 feet to a point: thence South sixty-five (65) degrees twenty-seven (27) minutes zero (00) seconds West, the distance of 107.00 feet to a point at a corner of lands now or formerly of John A. and Lynndetha Duttry, his wife; thence along said lands, North zero (00) degrees thirty-five (35) minutes thirty (30) seconds West, the distance of 144.80 feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED a dwelling house being known and

numbered as 4 Elm Street, Mechanicsburg, PA, 17050-2711.

BEING the same premises which Denise Kohr, by deed dated May 28, 2010 and recorded July 6, 2010 in and for Cumberland County, Pennsylvania, in Deed Book Volume 20 I017872, Page, granted and conveyed unto Leslie K. Mullen.

TAX MAP NO.: 38-9-1610-063.

#### **2012-7155 Civil Term**

JP MORGAN CHASE BANK, NA

vs.

SONYA NEFF

Atty.: Jill Jenkins

The land referred to herein is situated in the State of Pennsylvania, County of Cumberland, City of Carlisle, and described as follows:

ALL THAT CERTAIN piece or parcel of land with the improvements thereon erected, situate on the east side of North West Street between Penn and Lincoln Streets, to wit: No. 331 North West Street in the Fourth Ward of the Borough of Carlisle, Cumberland County, Pennsylvania, more particularly bounded and described as follows:

ON the north by property now or formerly of David C. Sheibley; on the east by other property now or formerly of Orlean S. Elliott; on the south by the property now or formerly of Mary E. Campbell; on the west by North West Street.

SAID lot fronts twenty -six (26) feet more or less, on North West Street and is one hundred (100) feet, more or less, in depth.

IMPROVEMENTS consist of a residential dwelling.

MUNICIPALITY FOURTH WARD OF THE BOROUGH OF CARLISLE.

BEING PREMISES: 331 North West Street, Carlisle, PA, 17013.

SOLD as the property of Sonya Neff, single person.

TAX PARCEL #05-20-1798-056.



**2011-2784 Civil Term**

CITIMORTGAGE, INC.

vs.

JENNIFER LYNN OSBORN

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 11-2784-CIVIL-TERM, CITIMORTGAGE, INC. v. JENNIFER L. OSBORN owner(s) of property situate in the TOWNSHIP OF EAST PENNSBORO, CUMBERLAND County, Pennsylvania, being 1507 SECOND STREET, ENOLA, PA 17025.

Parcel No. 45-16-1049-037.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$94,401.84.

**2012-4443 Civil Term**

US BANK NATIONAL ASSOCIATION

vs.

MARILYN C. PROCTOR a/k/a

MARILYN PROCTOR,

Marylou D. Castillo

Atty.: Scott Dietterick

ALL THAT CERTAIN property located in the First Ward of the Borough of Carlisle, Cumberland County, Pennsylvania, and bounded and described as follows:

ON the north by East Penn Street; on the east by lot now or formerly of John Peters' heirs; on the south by an alley; and on the west by lot of Ethel M. Hockenberry and formerly of the deceased Vnaldra D. Hockenberry.

CONTAINING 20 feet in front on East Penn Street and extending 118 feet, more or less, to the aforesaid alley.

HAVING THEREON ERECTED a two story frame house known and numbered as 162 East Penn Street, Carlisle, PA, 17013.

BEING the same premises which Macari A Castillo, single individual, by deed dated August 21, 2006 and recorded August 24, 2006 in and for Cumberland County, Pennsylvania, in Deed Book Volume 276, Page

1511, granted and conveyed unto Marcaria Castillo, Marilyn C. Proctor and Marylou D. Castillo, adult individuals, all as joint tenants with right of survivorship.

TAX MAP NO.: 02-21-0318-042.

**2010-7269 Civil Term**

PNC BANK NATIONAL ASSOCIATION

vs.

JARED A. PYKE, Trisha A. Pyke

Atty.: Mark Udren

ALL THAT CERTAIN tract of land situate in Monroe Township, Cumberland County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail in the center of the Trindle Road; thence by land now or formerly of Robert Koser and land now or formerly of Ricky Hair, South 27 degrees 4 minutes East 462.57 feet to an iron pin; thence by land now or formerly of Clarence Hair, South 82 degrees 52 minutes 10 seconds West 100 feet to an iron pin; thence by the dividing line between Lots Nos. 1 and 2 on the hereinafter mentioned Plan of Lots, North 27 degrees 4 minutes West 462.57 feet to a nail in the center of the Trindle Road; thence by the center of said road, North 82 degrees 52 minutes 10 seconds East 100 feet to the place of BEGINNING.

BEING Lot No.2 on the subdivision plan of lots of Irvin F. Hurley and Mildred B. Hurley, his wife, as recorded in Plan Book 41, Page 131.

AS described in Mortgage Book 1884 Page 582.

BEING known as: 1349W Trindle Road, Carlisle, PA 17013.

PROPERTY ID NO.: 22-24-0771-014A.

TITLE TO SAID PREMISES IS VESTED IN Jared A. Pyke and Trisha A. Pyke, husband and wife by deed from Kenneth L. Hurley and Deborah A. Hurley, husband and wife dated 09/30/2004 recorded 10/12/2004 in Deed Book 265 Page 3481.



**2012-4917 Civil Term**

JP MORGAN CHASE BANK, NA  
vs.

LEONIE RAUM

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 12-4917, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. LEONIE RAUM owner(s) of property situate in the TOWNSHIP OF UPPER ALLEN, CUMBERLAND County, Pennsylvania, being 1801 ENGLISH DRIVE, MECHANICSBURG, PA 17055-5648.

Parcel No. 42-27-1890-039.-U-6-A-1.

Improvements thereon: CONDOMINIUM UNIT.

Judgment Amount: \$92,816.15.

**2013-92 Civil Term**

WELLS FARGO BANK, N.A.  
vs.

BARBARA C. REIDENBACH

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 13-92-CIVIL, WELLS FARGO BANK, N.A. vs. BARBARA C. REIDENBACH owner(s) of property situate in SILVER SPRING TOWNSHIP, Cumberland County, Pennsylvania, being 77 WEST MAIN STREET, NEW KINGSTOWN, PA 17072.

Parcel No. 38-19-1621-059.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$100,727.45.

**2012-4953 Civil Term**

JP MORGAN CHASE BANK, NA  
vs.

RUSSELL R. RHOADS

Atty.: Christopher DeNardo

The land referred to in the Commitment is located in the County of Cumberland, Commonwealth of

Pennsylvania, and is described as follows:

ALL THAT CERTAIN lot of ground situate in Township of Upper Allen, Cumberland County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on a cul de sac at the Eastern end of Lancelot Avenue at the Southwest corner of Lot No. 87 on said Flat; thence South 33 degrees 12 minutes 31 seconds East 217.69 feet to a point; thence North 83 degrees 00 minutes 30 seconds West, 271 feet to a point; thence by the dividing line between Lots Nos. 88 and 89 on said Plan, North 27 degrees 11 minutes 40 seconds East, 180.68 feet to a point on the aforesaid cul de sac; thence by said cur de sac in an Easterly direction by an arc or curve to the right with a radius of 50 feet, an arc distance of 75 feet to a point, the place of BEGINNING.

BEING Lot No. 88 on the Plan of Lots of Center Square Manor, Extension 'A', Plan No. Four, which said Plan is recorded in the Cumberland County Recorder's Office in Plan Book 25, Page 81.

Parcel No. 42-30-2108-199.

BEING the same premises which Russell R. Rhoads, divorced and not re-married, and Helen Wilding divorced and not re-married, by Deed dated September 26, 2008 and recorded in the Cumberland County Recorder of Deeds Office on October 16, 2008 in Instrument Number 200834182, granted and conveyed unto Russell R. Rhoades, a single man.

**2013-1088 Civil Term**

JPMORGAN CHASE BANK, N.A.  
vs.

KELLY L. RINGLER

Atty.: Terrance McCabe

ALL THAT CERTAIN lot or tract of land situate in the Borough of New

Cumberland, County of Cumberland and State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING on Market Street in said Borough; thence northwardly by the line of Lot No. 83 on said Borough Plan, 40 degrees East, one hundred fifty (150) feet to the line of a sixteen (16) foot wide alley; thence by the said alley, North 50 degrees West, fifty (50) feet to the line of Lot No. 85; thence by the line of said lot, South 40 degrees West, one hundred fifty (150) feet to Market Street; thence by the said street, South 50 degrees East, fifty (50) feet to the place of BEGINNING.

BEING Lot No. 84 on the general plan of lots of the Borough of New Cumberland as recorded in Cumberland County Plan Book "2", Page 23.

ALSO being bounded and described according to a survey by Michael C. D'Angelo, Registered Surveyor, by Preliminary Survey dated June 22, 1987, Drawing No. 74-63A, as follows:

BEGINNING at a point on the northeasterly side of Market Street (sixty (60) feet wide) at the northwest corner of property known as 507 Market Street; thence extending from said beginning point along the northeasterly side of Market Street, North 43 degrees 30 minutes West, fifty (50) feet to a corner of property known as 513 Market Street; thence extending along said property, North 46 degrees 30 minutes East, one hundred fifty (150) feet to the southwesterly side of Walnut Alley (sixteen (16) feet wide); thence extending along said alley, South 43 degrees 30 minutes East, fifty (50) feet to a corner of property known as 507 Market Street; thence along said property, South 46 degrees 30 minutes West, one hundred fifty (15) feet to the first mentioned point and place of BEGINNING.

HAVING THEREON ERECTED a dwelling house and out-building known as 511 Market Street, New Cumberland, Pennsylvania.

BEING the same premises which JOSEPH A. LUISI, SINGLE PERSON by deed dated June 31, 2006 and recorded August 10, 2006 in the Office of the Recorder in and for Cumberland County in Deed Book 276, Page 591, granted and conveyed to Kelly L. Ringler.

TAX MAP PARCEL NUMBER: 25-24-0813-026A.

### **2013-1280 Civil Term**

WELLS FARGO BANK, N.A.

vs.

ERIC ROGGENBAUM

Atty.: Terrance McCabe

ALL THAT CERTAIN lot or parcel of land, situate in the Borough of New Cumberland, Cumberland County, Pennsylvania, bounded and described in accordance with a survey and Plan thereof made by D.P. Raffensperger, Registered Surveyor, dated December 6, 1963, as follows:

BEGINNING at the intersection of the southwest side of Maple Street and the southeast side of Linwood Street; thence extending along the southwest line of Maple Street South 32 degrees 45 minutes East 80.0 feet to a corner; thence extending through Lot No. 56 on the hereinafter mentioned Plan of Lots South 57 degrees 15 minutes West 150.0 feet to a corner on the northeast side of a 20 foot wide alley; thence along said alley North 32 degrees 45 minutes West 80.0 feet to a point on the southeast line of Linwood Street; thence along same North 57 degrees 15 minutes East 150.0 feet to the point and place of BEGINNING.

BEING all of Lot No. 55 on the northwestern 30 feet of Lot No. 56 on the Plan of Section No. 1 of Cumberland Manor, which plan is recorded in Plan Book 2, Page 56, Cumberland County Records.

HAVING thereon erected a one and one-half story brick dwelling known and numbered as No. 1616 Maple Street, new Cumberland Pennsylvania.

UNDER AND SUBJECT, nevertheless, to easements, restrictions, reservations, conditions and rights of way of record.

BEING the same premises which STEPHEN L. PEARLMAN, A SINGLE MAN by deed dated September 3, 2002 and recorded September 10, 2002 in the Office of the Recorder in and for Cumberland County in Deed Book 253, Page 2690, granted and conveyed to Eric C. Roggenbaum, a single person.

TAX PARCEL NUMBER: 26-23-0543-467.

### **2013-283 Civil Term**

SABR MORTGAGE LOAN 2008-1  
REO SUBSIDIARY-1 LLC

vs.

ROBERT ROMBERGER, JR. aka  
Robert R. Romberger Jr.

Atty.: Steven Eisenberg

ALL THAT CERTAIN piece or parcel of land, with improvements thereon erected, situate in Silver Spring Township, Cumberland County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the Easterly side of Lilac Drive (50 feet wide) at the dividing line between Lots 75 and 76 on the hereinafter mentioned plan of lots; thence along the said side of Lilac Drive, North 30 degrees 47 minutes 49 seconds East, the distance of 74.00 feet to a point at the dividing line between Lots 74 and 75 on said plan; thence along the dividing line between Lots 74 and 75 on said plan, South 59 degrees 12 minutes 11 seconds East, the distance of 137.00 feet; thence along the dividing line between Lots 63 and 75 on said plan, South 30 degrees 47 minutes 49 seconds West, the distance of 74.00 feet to a point at the dividing line between Lots 75 and 76 on said plan, thence along said dividing line, North 59 degrees 12 minutes 11 seconds West, the distance of 137.00 feet to a point, the place of BEGINNING.

Being Lot No. 75 on the Plan of Mulbeny Crossing, Section One, as recorded in Plat Book 40, Page 142.

BEING KNOWN AS 15 Lilas Drive, Mechanicsburg, PA.

BEING the same premises which Robert R. Romberger, Jr. and Wendy M. Romberger, husband and wife, by Deed dated March 16, 2007 and recorded March 26, 2007 in the Office of the Recorder of Deeds in and for Cumberland County in Deed Book 279 Page 1355, granted and conveyed unto Robert R. Romberger, Jr., a married man.

PARCEL NO. 38-21-0284-105.

### **2012-2606 Civil Term**

CITIMORTGAGE, INC.

vs.

NORMAN D. ROSE,  
aka Norman Rose, Mary D. Rose

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 12-2606-CIVIL, CITIMORTGAGE, INC. v. NORMAN D. ROSE a/k/a NORMAN ROSE, MARY D. ROSE owner(s) of property situate in the TOWNSHIP OF LOWER ALLEN, CUMBERLAND County, Pennsylvania, being 1288 SUMMIT VIEW COURT, NEW CUMBERLAND, PA 17070-2206.

Parcel No. 13-25-0008-314.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$154,060.57.

### **2012-7635 Civil Term**

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

vs.

JEREMY RUNKLE aka  
Jeremy M. Runkle

Atty.: Terrance McCabe

ALL THAT CERTAIN tract of land situate in the Borough of Camp Hill, County of Cumberland and state of

Pennsylvania, bounded and desribed as follows, to wit

BEGINNING at a point on the western line of Deanhurst Avenue and on the northern line of Lot No. 267 of the hereinafter mentioned Plan of Lots; hence along said northern line of Lot No. 267 westward one hundred sixteen and seventy-eight hundredths (116.78) feet to a point on the eastern line of Lot No. 264; thence northward along the eastern line of Lot No. 264 and the eastern line of Lot No. 261 forty (40) feet to pdnt on the southern line of Lot No. 265; thence in an easterly direction one hundred thirty seven and ninety-seven hundredths (137.97) feet to a point in the west side of Deanhurst Avenue; thence southward along the western side of western side of Deanhurst Avenue one hundred (100) feet to a point, the place of BEGINNING.

BEING No. 266 on the Plan of Chartiers Place as recorded in the Cumberland County Recorder of Deeds Office in Plan Book 2, Page 69, and as corrected by subsequent Plan of a portion thereof recorded in Cumberland County in Plan book 6 Page 35. See also Plan recorded on July 10, 1956 in Plan book B, Page.

Being the same property acquired by Jeremy M. Runkle, by Deed recorded 10/02/2002, of record in Deed BOOK 253, Page 4280, in the Office of the Recorder of Cumberland County, Pennsylvania.

RB5678 204 Deanhurst Avenue, Camp Hill, Pennsylvania 17011.

BEING the same premises which HAROLD J. BATSCH AND MARION BATSCH h/w AND BARBARA ANN TAYLOR AND NANCY ELIZABETH LAUBACH JT by deed dated September 25, 2002 and recorded October 2, 2002 in the office of the Recorder in and for Cumberland County in Deed Book 1775, Page 2581, granted and conveyed to Jeremy Runkle a/k/a Jeremy M. Runkle in fee.

TAX MAP PARCEL NUMBER: 01220533050.

### **2012-7249 Civil Term**

WILMINGTON TRUST NATIONAL ASSOCIATION

vs.

DARRYL RYAN, Victoria S. Ryan

Atty.: Terrance McCabe

ALL THAT CERTAIN tract of land with the improvements erected thereon situate in West Pennsboro Township, Cumberland County, Pennsylvania, bounded and described as follows:

BEGINNING at a point, said point being on the eastern side of Fairway Drive at the dividing line between Lot No. 7 and Lot No. 11 on the hereinafter mentioned plan of lots; thence North 34 degrees 25 minutes 00 seconds West, 52.87 feet along the eastern side of Fairway Drive to a point; thence North 74 degrees 32 minutes 50 seconds East, 779.07 feet (erroneously referred to as 719.09 feet in deed of prior record) along lands nor or formerly of J. Dale Jardine, et ux to a point marked by an iron pin; thence South 19 degrees 03 minutes 32 seconds East, 659.51 feet, along lands nor or formerly of Katherine A. Haas to another iron pin; South 68 degrees 57 minutes 20 seconds West, 275.26 feet along 3 tracts of land now or formerly of belonging to: (1) Robert L. and Mildred L. Welsh; (2) Irvin F. and Edna M. Rupp; and (3) Jack R. and Mary Crull, to a point marked by a fence post; thence South 69 degrees 25 minutes 00 seconds West, 59 feet along lands now or formerly of Albert Lindsay and Lillian K. Rowland; thence North 19 degrees 47 minutes 39 seconds West, 355.14 feet along Lots Nos. 10, 9 and part of Lot No. 8, to a point thence North 03 degrees 59 minutes 22 seconds West, 150.45 feet along Lot No. 7 to a point; thence South 74 degrees 32 minutes 50 seconds West, 459.72 feet along

Lot no. 7 to a point on the eastern side of Fairway Drive, the place of BEGINNING.

BEING LOT No. 11 in a plan of lots known as Fairway Acres, which will fully appear in Plan Book 55, Page 90, in the Recorder of Deeds Office in the Cumberland County Courthouse.

CONTAINING 5.5559 acres, HAVING erected thereon a dwelling house known and numbered 110 Fairway Drive, Carlisle, Pennsylvania 17013.

SUBJECT, nevertheless, to existing restrictions, rights of way and easement as appear in the plot plan and otherwise of record in the Recorder of Deeds Office in and for Cumberland County, Pennsylvania.

BEING the same property acquired by Darryl J. Ryan and Victoria Ryan, by Deed Recorded 10/03/2006, of record in Deed Book 276, Page 4803, in the Office of the Recorder of Cumberland County, Pennsylvania.

#### 2013-1119 Civil Term

FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

vs.

KATHERINE ELIZABETH RYNARD

Atty.: Martha E. Von Rosenstiel

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Borough of Mechanicsburg in the County of Cumberland and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at an iron pin on the building line of said East Portland Street, corner of Lot now or formerly of J. S. Rupp; thence westward along said building line, 18 feet 11 inches to a nail in the center line of double house; thence northward through the center line of said house and beyond, along the remaining portion of a larger tract of which this Lot now being conveyed was formerly apart, said portion being now or formerly the property of William C. Baum, et al, 146 feet, more or less, to a point on the line of 12 foot alley; thence

eastward along the line of said alley, 18 feet 11 inches to a point, corner of the aforesaid Lot now or formerly of J. S. Rupp; thence southward along the same 146 feet, more or less, to an iron pin in the building line of East Portland Street, aforesaid, at the point and place of BEGINNING.

HAVING THEREON ERECTED the eastern 1/2 of a double frame dwelling known and numbered as III East Portland Street, Mechanicsburg, Pennsylvania.

IMPROVEMENTS: Residential dwelling.

Tax Parcel # 18-22-0519.031.

TITLE TO SAID PREMISES IS VESTED IN Katherine E. Raynard, adult individual, by Deed from Charles E. Smith, Jr. and Lisa M. Smith, his wife, dated 04/12/2006, recorded 04/17/2006 in Book 274, Page 65.

#### 2012-2049 Civil Term

NATIONSTAR MORTGAGE LLC

vs.

GREGG SANDERS

Atty.: Terrance McCabe

ALL THAT CERTAIN lot situate in Lower Allen Township, Cumberland County, Pennsylvania, as shown on the survey dated June 12, 1974 by Michael C. D'Angelo, Registered Surveyor, more fully described as follows:

BEGINNING at a point on the southerly side of Wesley Drive, a distance of 469.045 feet West of the southwest intersection of Wesley Drive and Royal Drive; thence South 45 degrees 22 minutes West along the division line between Lots nos. 37 and 36, a distance of 116.53 feet to a point; thence North 44 degrees 38 minutes West along the division line between Lots Nos. 7 and 36, a distance of 75 feet to a point; thence North 45 degrees 22 minutes East along the division line between Lots Nos. 35 and 36, a distance of 115.68 feet to a point in the southerly side of Wesley Drive; thence South 45

degrees 17 minutes East along the southerly side of Wesley Drive, a distance of 75.005 feet to a point, the place of BEGINNING.

BEING Lot No. 36, Block C, Plan 2, Windsor Park, which Plan is recorded in Plan Book 10, at page 19. 128 Wesley Drive, Mechanicsburg, Pennsylvania 17055.

BEING the same premises which Richard E. McGEE and HELEN L. McGEE, HUSBAND AND WIFE by deed dated June 22, 2005 and recorded June 24, 2005 in the Office of the Recorder in and for Cumberland County in Deed Book 269, Page 2636, granted and conveyed to Gregg Sanders, a single person.

TAX MAP PARCEL NUMBER 13-23-0559-062.

#### **2012-4937 Civil Term**

RBS CITIZENS, N.A.

vs.

CAROLYN M. SCHELL

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 12-4937 CIVIL, RBS CITIZENS, N.A. f/k/a CITIZENS BANK, N.A. s/b/m TO CITIZENS MORTGAGE CORPORATION v. CAROLYN M. SCHELL owner(s) of property situate in HAMPDEN TOWNSHIP, CUMBERLAND County, Commonwealth of Pennsylvania, being 4180 KIT-TATINNY DRIVE, MECHANICSBURG, PA 17050-9138.

Parcel No. 10-15-1285-122.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$46,655.23.

#### **2009-3291 Civil Term**

U.S. BANK, NA

vs.

ANTHONY G. SFERLAZZA

Atty.: Michael McKeever

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 120 East Dauphin Street Enola, PA 17025.

SOLD as the property of ANTHONY G. SFERLAZZA.

TAX PARCEL #09-14-0832-152.

#### **2013-652 Civil Term**

U.S. BANK NATIONAL  
ASSOCIATION AS TRUSTEE  
FOR STRUCTURED ASSET

Securities Corporation,  
Structured Asset Investment Loan  
Trust, Mortgage Pass-Through  
Certificates, Series 2003-BC1

vs.

SCOTT BRADFORD SHAFFER

ATTY.: Mark Udren

ALL THAT CERTAIN piece or parcel of land situate in Upper Allen Township, Cumberland County, Pennsylvania, more particularly bounded and described in accordance with a plan of Rogers and Frederick dated July 4, 1981 with revisions through and including September 8, 1982, as follows, to wit:

ALL THAT LAND in Stage III, Section B, Townshouse Plots No. 2-G recorded in Plan Book 42, Page 69 and being designated as Lot No. 2-G, being more fully bounded and described as follows:

BEGINNING at the dividing line between Lots 2-G and 2-H on the hereinbefore mentioned Plan of Lots; thence along said dividing line South 12 degrees 11 minutes West, a distance of 53.10 feet to a point; thence North 77 degrees 49 minutes West, a distance of 20.29 feet to a point; thence along the dividing line between Lots 2-F and 2-G, North 12 degrees 11 minutes East, a distance of 53.10 feet to a point; thence South 77 degrees 49 minutes East, a distance of 20.29 feet to a point, the place of BEGINNING.

BEING KNOW AS: 726 Allenview Drive, Mechanicsburg, PA 17055.

PROPERTY ID NO: 42-28-2423-282.



TITLE TO SAID PREMISES IS VESTED IN Scott B. Shaffer, single man by deed from Lauren S. Kalemnous, single woman dated 08/16/2002 recorded 08/26/2002 in Deed Book 253 Page 1525.

**2011-3379 Civil Term**

M & T BANK

vs.

ZACHARIAH WILLIAM SHARAR

ATTY.: Terrance McCabe

ALL THAT CERTAIN house and lot of ground with improvements thereon erected situate in the First Ward of the Borough of Carlisle, Cumberland County, Pennsylvania, bounded and described follows, to wit:

ON the Northwest by North Hanover Street; On the Northeast by Lot now or formerly of John Vance; on the Southeast by a 16 foot alley; and on the Southwest by Lot now or formerly of Lester Milligan.

CONTAINING in front on North Hanover Street, 26 feet, more or less, and in depth to said alley, 170 feet, more or less.

BEING known as No. 335 North Hanover Street, Carlisle 17013.

BEING Parcel No. 02-20-1800-273.

BEING the same premises which CALVIN W. WILLIAMS, III, A SINGLE MAN AND TIMOTHY F. STRAUB, A MARRIED MAN by deed dated July 16, 2009 and recorded August 5, 2009 in the Office of the Recorder in and for Cumberland County in Deed Instrument #200927275 granted and conveyed to Zachariah W. Sharar, a single man.

**2010-4812 Civil Term**

US BANK TRUST NATIONAL ASSOCIATION

vs.

JEFFREY ALAN SHENCK

ATTY.: Joseph Schalk

By virtue of a Writ of Execution NO. 10-4812-CIVIL, U.S. RANK NA-

TIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2004-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-7 vs. JEFFREY A. SHENCK owner(s) of property situate in the BOROUGH OF NEW CUMBERLAND, Cumberland County, Pennsylvania, being 1721 WARREN STREET. NEW CUMBERLAND, PA 17070-1145.

Parcel No. 26-23-0541-007, 26-23-0541-007A.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$167,587-.56.

**2010-7272 Civil Term**

U.S. BANK NATIONAL ASSOCIATION

vs.

GARY L. SHIMMEL a/k/a GARY L. SHIMMEL, Peggy Shimmel

a/k/a Peggy K. Shimmel a/k/a Margaret K. Shimmel

Atty.: Terrance McCabe

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 6611 Carlisle Pike, Mechanicsburg, PA 17050.

SOLD as the property of GARY SHIMMEL, aik/a GARY L. SHIMMEL and PEGGY SHIMMEL, ajk/a PEGGY K. SHIMMEL, a/k/a MARGARET K. SHIMMEL.

TAX PARCEL #38-18-1322-042.

**2013-721 Civil Term**

BELCO COMMUNITY CREDIT UNION

vs.

SIGNATURE FINANCE & CONSULTING LLC

Atty.: Eugene E. Pepinsky, Jr.

PLAINTIFF: BELCO COMMUNITY CREDIT UNION.

DEFENDANT: SIGNATURE FINANCE & CONSULTING, LLC.

ATTORNEY FOR PLAINTIFF: EUGENE E. PEPINSKY, JR., ESQ. (717) 255.8051.

JUDGMENT AMOUNT: \$147,998-.59.

STREET ADDRESS: 145 D STREET, CARLISLE, PENNSYLVANIA.

MUNICIPALITY/COUNTY/STATE: BOROUGH OF CARLISLE, CUMBERLAND COUNTY, PENNSYLVANIA—TAX PARCEL NUMBER: 06-19-1643-396.

SEIZED AND SOLD AS THE PROPERTY OF SIGNATURE FINANCE & CONSULTING, LLC UNDER JUDGMENT NO. 13-721 CIVIL.

ALL that certain lot with the improvements thereon erected situate in the Fifth Ward of the Borough of Carlisle, Cumberland County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin along the land now or formerly of Benson L. Barrick; thence along the land now or formerly of J. Bradley Lautsbaugh and Laurel L. Lautsbaugh, South 12 degrees West a distance of 75 feet to an iron pin; thence along a 60 foot right of way (0 Street), North 78 degrees West a distance of 82 feet to an iron pin; thence along a 16 foot alley way, North 12 degrees East a distance of 75 feet to an iron pin; thence along the land now or formerly of Benson L. Barrick, south 78 degrees East a distance of 82 feet to the point of BEGINNING.

BEING Lot Number 2, of the final subdivision plan of John S. Detrick, Denise A. Barkus and Joseph M. DeMarino, as recorded in the Office of the Recorder of Deeds for Cumberland County, Pennsylvania in Plan Book 61, page 45.

### 2012-7480 Civil Term

SUSQUEHANNA BANK

vs.

SLAGLE ENTERPRISES LLC

Atty.: Dana C. Panagopoulos

ALL THAT CERTAIN tract of land situate in Middlesex Township, Cum-

berland County, Pennsylvania, more particularly hounded and described in accordance with a survey prepared by Larry V. Neidlinger, R.S. dated February 4, 1984, as follows, to wit:

BEGINNING at a point located in the southern right-of-way line of Interstate Route 81, a corner of lands now or formerly of the Cumberland County Redevelopment Authority; thence by lands now or formerly of the Cumberland County Redevelopment Authority, South 27 degrees 24 minutes 30 seconds East, a distance of 298.45 feet to a point in the western right-of-way line of Stover Drive; thence along said right-of-way line on a curve to the left having a radius of 225.00 feet, an arc distance of 195.86 feet to a point; thence by same, South 27 degrees 24 minutes 30 seconds East, a distance of 13.00 feet to a point; thence along the northern right-of-way line of a private service road, South 65 degrees 09 minutes 31 seconds West, a distance of 28.35 feet to a point; thence by same, South 67 degrees 36 minutes 28 seconds West, a distance of 183.69 feet to a point; thence by lands now or formerly of Frank L. Black, Jr. and Ruth E. Black, his wife, North 27 degrees 24 minutes 30 seconds West, a distance of 416.14 feet to a point in the southern right-of-way line of Interstate Route 81; thence by said right-of-way line, North 54 degrees 11 minutes 44 seconds East, a distance of 153.73 feet to a point; thence by same, North 51 degrees 11 minutes 17 (erroneously set forth in prior deeds as 44) seconds East, a distance of 103.34 feet (erroneously set forth in prior deeds as 153.73 feet) to a point; thence by same, North 51 degrees 55 minutes 23 seconds East, a distance of 38.59 feet to a point, the place of Beginning.

BEING Lot No. 2 on the Final Subdivision Plan for Frank L. Black, Jr., dated February 2, 1984, and recorded in Cumberland County Plan

Book 45, Page 57 and having thereon erected a warehouse and manufacturing facility.

CONTAINING 2.772 acres.

BEING TAX PARCEL NO. 21-19-1633-035A.

BEING KNOWN AS 90 Stover Drive, Middlesex Township, Cumberland County, Pennsylvania.

BEING THE SAME PREMISES which Dennis A. Knaub, single person, by Deed dated and recorded March 20, 2006, in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, in Record Book 273, Page 3028, et seq., granted and conveyed unto Slagle Enterprises, L.L.C., a Pennsylvania limited liability company, its successors and assigns.

SEIZED AND TAKEN in execution of the property of Slagle Enterprises, L.L.C., Defendant and Mortgagor herein, under Judgment No. 12-7480.

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**2012-5014 Civil Term**

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SUSQUEHANNA BANK

vs.

ROBERT L. SLAGLE

Atty.: Dana C. Panagopoulos

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in the Borough of Carlisle, County of Cumberland and Commonwealth of Pennsylvania, more particularly bounded and described according to a survey by Gerrit J. Betz Associates, Inc., Engineers and Surveyors, Drawing No. 78739, dated July 20, 1970, as follows:

BEGINNING at an iron pin (found) on the northerly right-of-way line of East High Street (80 feet wide) at the southeasterly corner of land now or formerly of Pennsylvania Power & Light Co., said pin being measured in a southeastwardly direction a distance of 130 feet, more or less, from the northeast corner of said

East High Street and Spring Garden Street; thence extending from said beginning point along land now or formerly of Pennsylvania Power & Light Co., the following eight courses and distances: (1) North 13 degrees 6 minutes East, a distance of 195.36 feet to a spike; (2) North 73 degrees 4 minutes East, a distance of 28.32 feet to an iron pin; (3) North 49 degrees 1 minute 10 seconds East, a distance of 76.76 feet to an iron pin; (4) North 70 degrees 24 minutes East, a distance of 98.60 feet to an iron pin; (5) North 67 degrees 49 minutes East, a distance of 99 feet to a concrete monument; (6) North 66 degrees 49 minutes East, a distance of 99.50 feet to an iron pin; (7) North 66 degrees 37 minutes East, a distance of 93.45 feet to an iron pin; and (8) North 66 degrees 37 minutes East, a distance of 96.87 feet to a spike in the bed of East Louther Street; thence extending through the bed of East Louther Street and along land now or formerly of Penn Central Company, South 33 degrees 40 minutes East, a distance of 61.17 feet to a spike in line of land formerly of Edwin L. Heim Co., now or formerly of Paul M. Estep; thence extending along said last mentioned land the following three courses and distances: (1) South 66 degrees 37 minutes West, a distance of 24.98 feet to a pipe; (2) South 46 degrees 42 minutes 20 seconds East, a distance of 44 feet to a spike; and (3) by a curve to the left having a radius of 468.34 feet, an arc length of 150.17 feet (with a chord bearing of North 59 degrees 30 minutes 23 seconds East, 149.53 feet) to an iron pin; thence extending along land now or formerly of Reading Company, South 47 degrees 15 minutes 40 seconds West, a distance of 145 feet to a spike; thence continuing along said last mentioned land, South 43 degrees 17 minutes 40 seconds West, a distance of 295 feet to an iron pin; thence extending North 43 degrees 42 minutes 20 sec-

onds West, a distance of 6 feet to an iron pin; thence extending along land now or formerly of The United Gas Improvement Co., the following three courses and distances: (1) North 30 degrees 2 minutes 40 seconds East, a distance of 51.11 feet to an iron pin; (2) South 69 degrees 11 minutes 22 seconds West, a distance of 372.85 feet to a spike; and (3) South 22 degrees 14 minutes 13 seconds East, a distance of 60.38 feet to a post on the northerly right-of-way line of East High Street; thence extending along said East High Street, North 76 degrees 42 minutes West, a distance of 144.15 feet to an iron pin, the first mentioned point and place of Beginning.

CONTAINING 132,437 square feet, more or less, or 3.0403 acres.

BEING TAX PARCEL NO. 02-21-0318-354.

BEING KNOWN AS 419 East High Street, Carlisle Borough, Cumberland County, Pennsylvania.

BEING THE SAME PREMISES which Middle Atlantic Millwork Company, a Delaware business corporation, by Deed dated December 21, 1993, and recorded December 30, 1993, in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, in Deed Book S36, Page 810, et seq. granted and conveyed unto Robert L. Slagle, an individual, his heirs and assigns.

SEIZED AND TAKEN in execution of the property of Robert L. Slagle, Defendant and Mortgagor herein, under Judgment No. 2012-5014.

#### **2012-5443 Civil Term**

ORRSTOWN BANK

vs.

ROBERT L. SLAGLE,  
Susan Deremer Slagle

Atty.: Elizabeth Goldstein

Legal Description for 1261 Claremont Road.

ALL THAT CERTAIN tract of land situate in Middlesex Township, Cum-

berland County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the center line of Claremont Road, L.R. 21066, at Comer of lands of Hartco Printing Company; thence along Said center line, South 62 degrees 35 minutes 30- seconds West 209.78 feet to a P.K. nail set; thence through an iron pin set on the dedicated right-of-way line of L.R. 21066 and along lands now or formerly of John E. and Maureen Mumma and Donald A. Comp, North 27 degrees 24 minutes 30 seconds Watt 371.72 feet to an existing iron pin; thence along lands now or formerly of Cumberland Recycling, Inc., also known as Lot No. 8 on said Plan, North 53 degrees 30 minutes East 264.99 feet to an iron pin set; thence by lands now or formerly of York County Industrial Development Authority, South 36 degrees 30 minutes 00 seconds East 213.62 feet to an iron pin; thence by lands now or formerly of Hartco Printing Co., Inc., and through an iron pin set on the dedicated right-of-way line of L.R. 21066, South 04 degrees 30 minutes 00 seconds East 220 feet to a P.K. nail set in the center line of L.R. 21066, the place of BEGINNING.

CONTAINING 2.3982 acres, more or less, and being designated at Lot No. 7 on Plan for Travitz and Trimmer, also known as Steel Building Erectors Plan, as set forth in Cumberland County Plan Book 56, Page 96.

HAVING ERECTED thereon an industrial building known and numbered as 1261 Claremont Road, Carlisle, PA 17013.

BEING the Same premises which Charles W. Travitz, Jr. (joined by his wife, Isabelle L. Travitz), by his deed dated January 15, 1997 and recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania on the same date, in Deed Book 152, Page 48; granted and conveyed unto Susan DeRemer Slagle, the Borrower arid Mortgagor herein.

**2012-5444 Civil Term**

ORRSTOWN BANK

vs.

ROBERT L. SLAGLE

Atty.: Elizabeth Goldstein

Legal Description for 419 East High Street.

ALL that certain tract of land with the improvements thereon erected, situate in the Borough of Carlisle, County of Cumberland and Commonwealth of Pennsylvania, more particularly bounded and described according to a survey by Gerrit J. Betz Associates, Inc., Engineers and Surveyors, drawing no. 70739 dated July 20, 1978, as follows:

BEGINNING at an iron pin (found) on the Northerly right-of-way line of East High Street (00 feet wide) at the Southeasterly corner of land now or formerly of Pennsylvania Power & Light Co., said pin being measured in a southeastwardly direction a distance of 130 feet, More or less, from the Northeast corner of said East High Street and Spring Garden Street, thence extending from said beginning point along land now or formerly of Pennsylvania Power & Light Co., the following eight courses and distances: (1) North 13 degrees 6 minutes East a distance of 195.36 feet to a spike; (2) North 73 degrees 4 minutes East a distance of 26.32 feet to an iron pin; (3) North 49 degrees 1 minute 10 seconds east, a distance of 711.76 foot to an iron pin; (4) North 70 degrees 24 minute East, a distance of 98.60 feet to an iron pin; (5) North 67 degrees 49 minutes East, a distance of 99 feet to a concrete monument; (6) North 66 degree 49 minutes Past, a distance of 99.50 feet to an iron pin; (7) North 66 degrees 37 minutes East, a distance of 93.45 feet to an iron pin; and (8) North 64 degrees 37 minutes East, a distance of 96.67 feet to a spike in the bed of East Louther Street; thence extend-

ing through the bed of East Louther Street and along land now or formerly of Penn Central Company, South 33 degrees 40 minutes East, a distance of 61.17 feet to a spike in line of lend formerly of Edwin L. Heim Co., now or formerly of Paul M. Estop thence extending along said last mentioned land the following three courses and distances: (1) South 66 degrees 37 minutes West, a distance of 24.96 feet to a pipe; (2) South 46 degrees 42 minutes 20 seconds East, a distance of 44 feet to a spike; and (3) by a curve to the left having a radius of 468.34 East, an arc length of 150.17 feet (with a chord bearing of North 59 degrees 30 minutes 23 seconds East, 149.53 feet) to an iron pin; thence extending along land now or formerly of Reading Company, South 47 degrees 15 minutes 40 seconds West, a distance of 145 feet to a spike; thence continuing along said last mentioned land, Seal: 43 degrees 17 minutes 4.0 seconds west, a distance of 295 feet to an iron pin; thence extending North 43 degrees 42 minutes 20 seconds Nest, a distance of 6 feet to an Iron pin; thence extending along land now or formerly of The United Gas Improvement Co., the following three courses and distances: (1) North 30 degrees 2 minutes 44 seconds East, a distance of 51.11 feet to an iron pin; (2) South 69 degrees 11 minutes 22 seconds West, a distance of 372.85 feet to a spike; and (2) South 22. degrees 14 minutes 13 seconds East, a distance of 60.30 feet to a poet on the Northerly right-of-way line of East High Street) thence extending along said East High Street, North 76 degrees 42 minutes West, a distance of 144.15 feet to an iron pin, the first mentioned point and Place of BEGINNING.

CONTAINING 132,437 square feet, more or less, or 3.0403 acres.

OCDIC improved with two warehouse-type buildings with commercial facilities.

BEING: the same premises which R. Thomas Kline, Sheriff of Cumberland County, Pennsylvania, by his deed dated January 17, 1990, and recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Deed Book "J", Volume 34, Page- 495, granted and conveyed unto Middle Atlantic Millwork Company , the Grantor herein.

**2012-5445 Civil Term**

ORRSTOWN BANK

vs.

ROBERT L. SLAGLE,  
Susan Deremer Slagle

Atty.: Elizabeth Goldstein

LEGAL DESCRIPTION FOR 8  
FOXFIELD COURT.

ALL THAT CERTAIN tract or parcel of land situate in Silver Spring Township, Cumberland County, Pennsylvania, snore particularly bounded and described in accordance with the Major Final Subdivision Plan for The Peninsula (Phase 1), prepared by H. Edward Black & Associates, P.C., more particularly bounded and described as follows, to wit:

BEGINNING at a concrete monument on the western right-of-way line of Foxfield Court at the dividing line between Lot-110 and Lot-109 on the hereinabove mentioned subdivision plan; thence along said dividing line between Lot-110 and Lot-109, South 73 degrees 46 minutes 42 seconds West, a distance of 629.47 feet to an iron pin along the eastern right-of-way line of Conodoguinet Creek; thence along the eastern right-of-way line of Conodoguinet Creek North 10 degrees 50 minutes 57 seconds West, a distance of 511 feet to an iron pin along potherb lands now or formerly of Sample Bridge Associates; thence along the lands now or formerly of Sample Bridge Associates North 81 degrees 30 minutes 00 seconds East, a distance of 428.30 feet to an iron

pin at the dividing line between Lot 108 and Lot 109; thence along said dividing line between Lot-108 and Lot-109 South 40 degrees 19 minutes 46 seconds East, a distance of 436.89 feet to a concrete monument along the Western right-of-way line of Foxfield Court; thence along the western right-of-way line of Foxfield Court on a curve to the left having a radius of 50 feet an arc length of 65 feet to a concrete monument at the dividing line between Lot-109 and Lot-110; the point and place of BEGINNING.

CONTAINING 5.9597 acres more or less.

BEING LOT-109 on the hereinabove mentioned Subdivision Plan for The Peninsula (Phase 1) as recorded in the Office of the Recorder of Deeds in and for Cumberland County in Plan Book 65 at Page 28.

BEING the same premises which Sample Bridge Associates by its deed dated January 13, 1994 and recorded on January 24, 1994, in Deed Book "T", Volume 36, Page 772, in the Office of the Recorder of Deeds Cumberland County, Pennsylvania, granted and conveyed unto Robert L. Slagle and Susan D. Slagle, husband and wife, the Borrowers and Mortgagors herein.

**2012-1053 Civil Term**

JP MORGAN CHASE BANK, NA

vs.

JARED C. SMITH, Alisha J. Smith  
Atty.: Joseph Schalk

By virtue of a Writ of Execution NO. 2012-1053-CIVIL, JP MORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JARED C. SMITH, ALISHA J. SMITH owner(s) of property situate in LOWER ALLEN TOWNSHIP, Cumberland County, Pennsylvania, being 1178 SHOREHAM ROAD. CAMP HILL. PA 17011-6135.

Parcel No. 13-23-0545-101.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$132,748-.85.



**2010-3376 Civil Term**

ABFS 1998-2 TRUST

vs.

ROBERT F. SPANGLER, JR.,

Aleta A. Spangler

Atty.: Michael McKeever

IMPROVEMENTS consist of a residential dwelling.

BEINOPREMISES: 26 E Simpson Street, Mechanicsburg, PA 17055.

SOLD as the property of ALETA A SPANGLER and ROBERT F SPANGLER JR.

TAX PARCEL #17-23-0565-063.

**2012-998 Civil Term**

US BANK NATIONAL ASSOCIATION

vs.

JAMIE L. SUMMY,

Edward J. Zimmer, Jr.

Atty.: Mark Udren

ALL THAT CERTAIN piece or parcel of land situate in Hampden Township, Cumberland County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at the point on the easterly line of 39 Street (60 feet wide), at the dividing line between Lots Nos. 6 and 7, said point also being one hundred thirty (130) feet measured southwardly from Vine Street; thence North sixty-two (62) degrees fifty-one (51) minutes East along said dividing line one hundred twenty (120) feet to Lot No.9 on the hereinafter mentioned plan; thence along lot No. 9 and the westerly line of Maplewood Park, South twenty-seven (27) degrees nine (9) minutes East sixty (60) feet to Lot No. 5 on the hereinafter mentioned plan; thence along said Lot No. 5 South sixty-two (62) degrees fifty-one (51) minutes West one hundred twenty (120) feet to the easterly line of 39 Street; thence along 39 Street, North twenty-seven (27) degrees nine (9) minutes West

sixty (60) feet to a point, the place of BEGINNING.

BEING Lot No.6, Block Q, Plan No.2 of Hampden Gardens as recorded in the Cumberland County Recorder's Office in Plan Book 4, Page 71.

HAVING THEREON ERECTED a split-level brick and frame dwelling house known and numbered as 37 Thirty-Nine Street, Camp Hill, Pennsylvania.

UNDER AND SUBJECT to restrictions and conditions of record.

BEING the same premises which Michael E. Ross and Jo Ann Ross, husband and wife by their deed dated November 27, 2006 and recorded in the Office of the Recorder of Deeds in and for Cumberland County granted and cgrveyed unto Edward J. Zimmer, single man and Jamie L. Summy, single woman.

BEING KNOWN AS: 37 South 39th Street, Camp Hill, PA 17011 Property ID No.: 10-21-0275-231.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Zimmer, single man and Jamie L. Summy, a single woman, as joint tenants with right of survivorship by Deed from Michael E. Ross and Jo Ann Ross, husband and wife dated 11/27/2006 recorded 12/05/2006 in Deed Book 277 Page 4230.

**2012-7227 Civil Term**

MIDFIRST BANK

vs.

JARRETT SUMNER

Atty.: Leon P. Haller

ALL THAT CERTAIN house and lot of ground situate on the south side of East Main Street in the Second Ward of the Borough of Mechanicsburg, Cumberland County, Pennsylvania, more particularly bounded and described in accordance with a survey made by Richard L. Ernest, R.S., dated May 27, 1981 and having

thereon erected a dwelling known as: 114 EAST MAIN STREET, MECHANICSBURG, PA 17055.

ASSESSMENT NO. 17-23-0565-112.

Reference Cumberland County Record Book 268 Page 139.

TO BE SOLD AS THE PROPERTY OF JARRETT SUMNER ON JUDGMENT NO. 12-7227.

### 2010-2080 Civil Term

DEUTSCHE BANK NATIONAL TRUST COMPANY

vs.

JEANNE M. THOMAS,  
D. Mark Thomas

Atty.: Christopher DeNardo

ALL THOSE CERTAIN THREE (3) LOTS or pieces of land situate in the Borough of Lemoyne, County of Cumberland and Commonwealth of Pennsylvania, bounded and described as follows:

TRACT NO. 1

BEGINNING at a stake on the dividing line of the lands now or formerly of R.H. Hummel Estate and lands now or formerly of Irvin H. Heighes, said stake being 46.2 feet distance from a stone monument now or formerly of the Northern Central Railroad Company, on said line; THENCE South 57 degrees 30 minutes West, 127.5 feet to a stake; THENCE North 71 degrees 30 minutes West, 95.9 feet to a stake on the South side of Cumberland Road; THENCE North 11 degrees East by a curve to the left of 196 feet radius, 50 feet to a stake; THENCE South 86 degrees 30 minutes East 190 feet to a stake, the place of BEGINNING.

BEING all of Lot No. 155 in Plan of Lots known as Revised Plan No. 2, Fort Washington, R.H. Hummel Estate, said Plan being duly recorded in the Recorder's Office at Carlisle, Pennsylvania, in Plan Book 1, Page 77, as be reference to said Plan it will more fully and at large appear.

TRACT NO. 2

BEGINNING at a point on the southeastern side of Walnut Street on the line of other lands formerly of the Marietta M. Coover Estate, the said other lands being known as Lot No. 155 in a Plan of Lots known as Revised Plan No. 2, Fort Washington; THENCE in a southeasterly direction along the line of Lot No. 155 aforesaid; 95 feet, more or less to the line of lands now or formerly of Irvin H. Heighes; THENCE in a westerly direction along said lands now or formerly of Irvin H. Heighes a distance of 10 feet, more or less, to lands now or formerly of Walter Holtz; THENCE in a northwesterly direction along lands now or formerly of said Walter Holtz, to the southern side of Walnut Street;

THENCE in a northeasterly direction by a curve to the left 196 feet radius, 10 feet, more or less, to appoint, the place of BEGINNING.

THE SAID 10 foot plot is conveyed subject to the restriction that privilege to use the plot as a private drive be granted to the owners or occupiers of the premises immediately adjoining the said plot on the West, their heirs and assigns.

TRACT NO. 3

Lot No. 154 on Revised Plan No. 2, Fort Washington, above mentioned; said lot having a frontage of 50 feet on the eastern side of Cumberland Road, and extending back with increasing width, to the width, to the line of lands now or formerly of the Northern Central Railroad Company, being bounded on the North by Lot No. 153 on said Plan; on the East by lands now or formerly of the Northern Central Railroad Company; on the South by Lot No. 155 on said Revised Plan No. 2 of Fort Washington, and lands now or formerly of the Northern Central Railroad Company, and on the West by Cumberland Road.

BEING all of Lot No. 154 in a Plan of Lots known as Revised Plan No. 2, Fort Washington, R.H. Hummel Estate, said Plan being duly recorded

in the Recorder's Office at Carlisle, Pennsylvania, in Plan Book 1, Page 77, as by reference to said Plan will more fully and at large appear.

HAVING ERECTED THEREON a two and one-half story brick and frame dwelling house known and numbered 100 Walnut Street, Lemoyne, Pennsylvania, together with a detached garage.

Parcel No. 12-21-0265-098.

BEING THE SAME PREMISES which Ethan J. Volpe and Aileen M. Volpe, his wife, by Deed dated October 27, 1989 and recorded December 6, 1989, in the Office for the Recorder of Deeds in and for the County of Cumberland, in Deed Book H34 Page 739, granted and conveyed unto the D. Mark Thomas and Jeanne M. Thomas, his wife, in fee.

#### **2012-6040 Civil Term**

US BANK NATIONAL ASSOCIATION  
vs.

WALI T. THOMAS

Atty.: Leon P. Haller

ALL THAT CERTAIN UNIT, being Unit No. 18 (the "Unit") of Quigley Cove, A Planned Community (the "Community") , such Community being located in Hampden Township, Cumberland County, Pennsylvania, which Unit is designated in the Declaration of Covenants and Restrictions for Quigley Cove, A Planned Community (the "Declaration") and Declaration Plats and Plans recorded in Cumberland County Instrument No. 200744632, together with any and all amendments thereto.

TOGETHER with the undivided Allocated Interest appurtenant to the Unit as more particularly set forth in the aforesaid Declaration, as last amended.

TOGETHER with the right to use any Limited Common Elements ap-

purtenant to the Unit being conveyed, pursuant to the Declaration and Declaration Plats and Plans, as last amended.

UNDER AND SUBJECT to the Declaration; to any and all covenants, conditions, restrictions, rights of way, easements and agreements of record in the aforesaid Office; and to matters which a physical inspection or survey of the Unit and any Common Elements would disclose.

THE CONDOMINIUM UNIT erected thereon is common known as 2284 Gleim Drive, Enola, PA 17025.

PARCEL NO. 10-13-0997-040.

BEING THE SAME premises which Creek Valley Associates, L.P. by deed dated 07/06/10 and recorded 07/22/10 in Cumberland County Instrument No. 201019710, granted and conveyed unto Wali T. Thomas.

TO BE SOLD AS THE PROPERTY OF WALI T. THOMAS ON JUDGMENT NO. 12-6040.

#### **2010-4447 Civil Term**

CITIMORTGAGE INC. s/b/m ABN  
AMRO MORTGAGE GROUP INC.

vs.

GEORGE W. VANASDALAN

Atty.: Francis Hallinan

By virtue of a Writ of Execution No. 10-4447-CIVIL, CITIMORTGAGE, INC. s/b/m TO PRINCIPAL WHOLESALE MORTGAGE, INC. s/b/m TO RELIASTAR MORTGAGE CORPORATION v. GEORGE W. VANASDALAN a/k/a GEORGE VANASDALAN owner(s) of property situate in the TOWNSHIP OF SILVER SPRING, CUMBERLAND County, Pennsylvania, being 6594 CARLISLE PIKE f/k/a 720 CARLISLE PIKE, MECHANICSBURG, PA 17050-1767.

Parcel No. 38-18-1332-014.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$90,997.32.

**2012-5452 Civil Term**

NATIONWIDE ADVANTAGE  
MORTGAGE COMPANY

vs.

WILLIAM CHARLES WASHINGTON,  
SR., Becky S. Washington

Atty.: Martha E. Von Rosenstiel

ALL THAT CERTAIN unimproved tract of land situate in North Middleton Township, Cumberland County, Pennsylvania, being more fully bounded and described according to a Final Subdivision Plan for Phase I of Hillcrest Farms West, prepared by R.J. Fisher & Associates, Inc., being recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Plan Book 86, Page 57, as follows:

BEGINNING at a point along the northern side of a 50.00 foot right-of-way known as Prickly Pear Drive at the dividing line between Lots Nos. 8 and 9 of the hereinafter mentioned subdivision plan, thence continuing along said dividing line, North 46 degrees 45 minutes 43 seconds West, a distance of 133.71 feet to a point along the dividing line between Lots Nos. 9 and R2 of the hereinafter mentioned subdivision plan; thence continuing along said dividing line, North 04 degrees 31 minutes 27 seconds East, a distance of 52.73 feet to a point along the dividing line between Lots Nos. 9 and 11 of the hereinafter mentioned subdivision plan; thence continuing along said dividing line, North 61 degrees 08 minutes 11 seconds East, a distance of 110.42 feet to a point along the dividing line between Lots Nos. 9 and 10 of the hereinafter mentioned subdivision plan; thence continuing along said dividing line, South 28 degrees 51 minutes 49 seconds East, a distance of 174.00 feet to a point along the northern side of said Prickly Pear Drive; thence continuing along the northern side of said Prickly Pear Drive, South 61 degrees 08 minutes 11 seconds West, a distance of 56.81 feet to a point; thence

continuing along same by a curve to the left, having a radius of 200.00 feet, an arc length of 47.78 feet, with a chord bearing of South 54 degrees 20 minutes 06 seconds West and a chord distance of 47.37 feet to a point along the northern side of said Prickly Pear Drive, the point and place of beginning.

CONTAINING 0.51 acres and being Lot No. 9 of the Final Subdivision Plan for Phase I of Hillcrest Farms West Subdivision of the Final Subdivision Plan for Phase I of Hillcrest Farms West, prepared by R.J. Fisher & Associates, Inc., being recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Plan Book 86, Page 57.

UNDER AND SUBJECT to the Declaration of Covenants, Reservations and Restrictions as recorded in Misc. Book 693, Page 333.

ALSO UNDER AND SUBJECT to any restrictions, easements and right-of-ways as recorded in Plan Book 86, Page 57.

IMPROVEMENTS: Residential dwelling.

Tax Parcel # 29-06-0021-187.

TITLE TO SAID PREMISES IS VESTED IN William C. Washington, Sr. and Becky S. Washington h/w, by Deed from Don E. Backenstow, married man, by Michael A. Scherer, his agent, dated 10/28/2004, recorded 11/01/2004 in Book 266, Page 15.

**2012-4873 Civil Term**

GMAC MORTGAGE, LLC

vs.

EARL W. WITSIL, DECEASED,  
UNKNOWN HEIRS SUCCESSORS  
ASSIGNS AND ALL PERSONS  
Firms or Associations Claiming  
Right Title or Interest From or  
Under Earl Witsil Deceased

Atty.: Joseph Schalk

By Virtue of a Writ of Execution  
NO. 12-4873 CIVIL, GMAC MORT-

GAGE LLC vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EARL W. WITSIL, DECEASED OWNER(s) of property situate in the TOWNSHIP OF HAMPDEN, Cumberland County, Pennsylvania.

4702 NORTH CLEARVIEW DRIVE, CAMP HILL, PA 17011-4013.

Parcel No. 10-21-0279-113.

Improvements thereon: RESIDENTIAL DWELLING.

JUDGMENT AMOUNT \$111,955-.40.

### 2012-7115 Civil Term

U S BANK, N.A.

vs.

JACQUELINE WOLF, Stanley Wolf

Atty.: Leon P. Haller

BEGINNING at a point in the center of the public road leading from U. S. Route 15 to Lisburn being 268 feet in a southerly direction by same from Bowmansdale Road and at corner of lands of George Markel; thence by the center line of said road South 8 degrees 15 minutes East 100 feet to a point; thence by the dividing line between Lots Nos. 124 and 125 on the hereinafter mentioned Plan of Lots, South 84 degrees 53 minutes West 168 feet to a pin; thence by other lands now or formerly of Arthur L. Repogle, North 8 degrees 15 minutes West 100 feet to a point at a pin at lands now or formerly of Markle; thence by lands of said George Markle, North 84 degrees 53 minutes East 168 feet to the place of BEGINNING.

Being Lot No. 124 in the Plan of Lots of Mt. Allen Heights, Plan "G" as recorded in Plan Book 10, page 10.

HAVING THEREON ERECTED a one and one-half story frame and partly brick front dwelling known

as 506 MOUNT ALLEN DRIVE, MECHANICSBURG, PA 17055.

Under and subject to all easements, reservations, restrictions and rights of way of record.

BEING THE SAME PREMISES WHICH Eugene E. Kapp and Karen J. Kapp by deed dated 01/23/06 and recorded 02/01/06 in Cumberland County Record Book 272 Page 5006, granted and conveyed unto Stanley Wolf and Jacqueline Wolf, husband and wife.

TO BE SOLD AS THE PROPERTY OF JACQUELINE WOLF AND STANLEY WOLF ON JUDGMENT NO. 12-07115.

ASSESSMENT NO. 42-28-2423-144.

### 2012-1642 Civil Term

METRO BANK

vs.

YANEK CUSTOM HOMES, INC.

Atty.: Scott Dietterick

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 eastern right of way line of the cul-de-sac of Vicksburg Court at the northernmost corner of Lot No. 30 in the hereinafter described Final Subdivision Plan; thence along the northern line of said Lot No. 30, South 42 degrees 46 minutes 22 seconds East, a distance of 184.43 feet to a point at the northwest corner of Lot No. 35 on the hereinafter described Final Subdivision Plan; thence along the northern line of said Lot No. 35, South 77 degrees 06 minutes 55 seconds East a distance of 15.00 feet to a point at the southwest corner of Lot No. 34 on the hereinafter described Final Subdivision Plan; thence along the western line of said Lot No. 34, North 12 degrees 53 minutes 05 seconds East, a distance of 221.87 feet to a point at the southwest corner of Lot

No. 33 on the hereinafter described Final Subdivision Plan; thence along the western line of said Lot No. 33, North 08 degrees 23 minutes 05 seconds East a distance of 35.02 feet to a point at the southeast corner of Lot No. 32 on the hereinafter described Final Subdivision Plan; thence along the southern line of said Lot No. 32, South 80 degrees 41 minutes 09 seconds West a distance of 167.42 feet to a point on the eastern right of way line of Vicksburg Court; thence along the eastern right of way line of Vicksburg Court by a curve to the right having a radius of 95.00 feet, an arc length of 93.75 feet to a point at the northernmost corner of Lot No. 30 on the hereinafter described Final Subdivision Plan, the point and place of BEGINNING.

BEING Lot No. 31 Final Subdivision Plan for Hillside Farms — Phase I dated 9/17/98 last revised June 23, 2000, recorded in the Office of the Recorder of Deeds of Cumberland County in Plan Book 81, Page 67.

HAVING thereon erected a dwelling house being known and numbered as 5 Vicksburg Court, Mechanicsburg, PA 17050.

BEING the same premises which Nicholas Halkias, Trustee and Carolyn H. Halkias, Trustee of the Nicholas Halkias Living Trust dated 3/5/2001, by their Deed dated November 1, 2010 and recorded on November 4, 2010 in and for Cumberland County, as Instrument Number 201032139, granted and conveyed unto Yanek Custom Homes, Inc.

PARCEL NO. 38-18-1342-219.

### **2012-1641 Civil Term**

METRO BANK

vs.

YANEK CUSTOM HOMES, INC.

Atty.: Scott Dietterick

ALL THAT CERTAIN unit, being Unit No. 9 ("the Unit") of Spring Court Condominium, located in South

Middleton Township, Cumberland County, Pennsylvania, which Unit is authorized in the Declaration creating and establishing Spring Court Condominium, dated October 1, 1986 and recorded October 17, 1986 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Miscellaneous Book 324, page 775 and the Amendment of Declaration of Spring Court Condominium dated July 29, 1992 and recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Miscellaneous Book 424, Page 1140 and 2 Amendment to the Declaration creating and establishing Spring Court Condominium dated February 28, 2005 and recorded March 1, 2005 in Miscellaneous Book 715 Page 2721 and the Assignment of Special Declarant Rights, Unit 7-17, inclusive, Spring Court Condominium, dated February 28, 2005 and recorded March 1, 2005 in Miscellaneous Book 715 Page 2737 and designated in the Third Amendment to the Declaration of Spring Court Condominium dated December 21, 2006 recorded in the Office of the Recorder of Deeds in and for Cumberland County in Miscellaneous Book 733, Page 1470 and the corresponding plots and Plans in Plan Book 92, Page 89 ("collectively, the Declaration Condominium").

TOGETHER with an undivided interest in common elements as more particularly set forth in the aforesaid Third Amendment to Declaration of Spring Court Condominium.

TOGETHER with the right to use limited common elements applicable to the Unit being conveyed herein, pursuant to the Declaration of Condominium and the Grantors submitted the property to the provisions to the Pennsylvania Uniform Condominium Act, as amended, and created Spring Court Condominium of which the above described Unit is a part. Under and Subject to the Declaration of Condominium, rights



of way, easements and agreements recorded in the Recorder of Deeds Office in and for Cumberland County, Pennsylvania and matters which a physical inspection and survey of the Unit and common elements would disclose.

BEING part of the same premises which were the subject of an action of quiet title filed by Spring Court Condominium Association, Inc., against Keith E. Peifer and Sandra M. Peifer docket number 99-5201 in the Court of Common Pleas Cumberland County, Pennsylvania upon which default judgment was entered in favor of Spring Court Condominium, Inc. on November 17, 1999.

ALSO BEING part of the same premises which were the subject of an Assignment of Special Declarant Rights Unit 7-17, inclusive Spring Court Condominium dated February 28, 2005 recorded March 1, 2005 in Misc. Book 705 Page 2737, granted and conveyed unto Yanek Custom Homes, Inc., a Pennsylvania Corporation.

BEING the same premises which Spring Court Condominium Owners Association, by its Deed dated February 28, 2005 and recorded on March 1, 2005 in and for Cumberland County, in Mortgage Book 715 Page 2737, granted and conveyed unto Yanek Custom Homes, Inc.

PARCEL NO. 40-29-2482-079-U9.

### **2013-2201 Civil Term**

AMERICHoice FEDERAL  
CREDIT UNION

vs.

STEVE J. YANEK, JR.,  
Edie J. Yanek

Atty.: Darrel C. Dethlefs

Premises Being 602 Hummel Avenue, Lemoyne, Cumberland County, Pennsylvania 17043.

Seized and Sold as the property of Steve J. Yanek, Jr. and Edie J.

Yanek to satisfy a judgment obtained by Americhoice Federal Credit Union at Cumberland County, Pennsylvania, Court of Common Pleas Docket Number 13-2201—Civil Term.

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD 602 Hummel Avenue, Lemoyne, Cumberland County, Pennsylvania 17043.

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Borough of Lemoyne in the County of Cumberland and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the southwest corner of the intersection of Hummel Avenue with Sixth Street; thence westwardly along the southern line of Hummel Avenue 19 feet 8 inches, more or less, to a point at or opposite the center of the partition wall dividing properties known as Nos. 602 and 604 Hummel Avenue; thence southwardly, through the center of the partition wall dividing said properties and beyond 150 feet o Peach Alley; thence eastwardly along the northern line of Peach Alley 19 feet 8 inches, more or less, to Sixth Street; thence northwardly along the western line of Sixth Street, 150 feet to a point, the place of BEGINNING.

BEING the eastern portion of Lot No. 12, Section 'D', in the Plan of Lots known as Plan No. 1, Riverton, PA, said plan being recorded in the Office for the Recording of Deed in and for Cumberland County in Deed Book "J" Volume 4, Page 40.

HAVING THEREON ERECTED a two and one-half (2 %) story semi-detached brick and frame dwelling known as No. 602 Hummel Avenue.

BEING the same property as the Secretary of Veterans Affairs by their deed dated December 4, 2008 and recorded December 12, 2008 in the office of the Recorder of Deeds in and for Cumberland County, Pennsylvania at Instrument Number 200839483 did grant and convey unto Steve J. Yanek, Jr. and Edie J. Yanek, husband and wife.

**2013-2202 Civil Term**

AMERICHoice FEDERAL CREDIT  
UNION

vs.

STEVE J. YANEK, JR.  
Edie J. Yanek

Atty.: Darrel C. Dethlefs

Premises Being : 29 East First  
Street, Boiling Springs, Cumberland  
County, Pennsylvania 17007.

Seized and Sold as the property  
of Steve J. Yanek, Jr. and Edie J.  
Yanek to satisfy a judgment obtained  
by Americhoice Federal Credit Union  
at Cumberland County, Pennsylvania,  
Court of Common Pleas Docket  
Number 13-2202—Civil Term.

Legal Description 29 East First  
Street, Boiling Springs, Cumberland  
County, Pennsylvania 17007.

ALL THAT CERTAIN unit, being  
Unit No. 11 ( "the Unit ") of Spring  
Court Condominium, located in South  
Middleton Township, Cumberland  
County, Pennsylvania, which Unit is  
authorized in the Declaration creat-  
ing and establishing Spring Court  
Condominium, dated October 1, 1986  
and recorded October 17, 1986 in the  
Office in the Recorder of Deeds in and  
for Cumberland County, Pennsylvania  
in Miscellaneous Book 324, Page 775  
and the Amendment of Declaration  
of Spring Court Condominium dated  
July 29, 1992 and recorded in the Of-  
fice of the Recorder of Deeds in and for  
Cumberland County, Pennsylvania in  
Miscellaneous Book 424, Page 1140,  
and 2nd Amendment to the Declara-  
tion creating and establishing Spring  
Court Condominium dated February  
28, 2005 and recorded March 1, 2005  
in Miscellaneous Book 715, Page  
2721 and the Assignment of Special  
Declarant Rights, Unit 7 17, inclu-  
sive, Spring Court Condominium,  
dated February 28, 2005 and record-  
ed March 1, 2005 in Miscellaneous  
Book 715, Page 2737 and designated  
in the Third Amendment to the Decla-  
ration of Spring Court Condominium  
dated December 21, 2006 recorded in  
the Office of the Recorder of Deeds in

and for Cumberland County in Mis-  
cellaneous Book 733, Page 1470 and  
the corresponding plots and Plans in  
Plan Book 92, Page 89 ( "collectively,  
the Declaration of Condominium ").

TOGETHER with an undivided  
interest in common elements as more  
particularly set forth in the aforesaid  
Third Amendment to Declaration of  
Spring Court Condominium.

TOGETHER with the right to  
use limited common elements ap-  
plicable to the Unit being conveyed  
herein, pursuant to the Declaration  
of Condominium and the Grantors  
submitted the property to the provi-  
sions to the Pennsylvania Uniform  
Condominium Act, as amended and  
created Spring Court Condominium  
of which the above described Unit  
is a part. Under and Subject to the  
Declaration of Condominium, rights  
of way, easements and agreements  
recorded in the Recorder of Deeds  
Office in and for Cumberland County,  
Pennsylvania and matters which a  
physical inspection and survey of the  
Unit and common elements would  
disclose.

BEING the same property as Steve  
J. Yanek, Jr. by his deed dated May  
6, 2010 and recorded May 19, 2010  
in the office of the Recorder of Deeds  
in and for Cumberland County,  
Pennsylvania at Instrument Number  
2010012830 did grant and convey  
unto Steve J. Yanek, Jr. and Edie J.  
Yanek, husband and wife.

**2013-2203 Civil Term**

AMERICHoice FEDERAL  
CREDIT UNION

vs.

STEVE J. YANEK, JR.,  
Edie J. Yanek

Atty.: Darrel C. Dethlefs

Premises Being 37 East First Street,  
Boiling Springs, Cumberland County,  
Pennsylvania 17007.

Seized and Sold as the property  
of Steve J. Yanek, Jr. and Edie J.  
Yanek to satisfy a judgment obtained  
by Americhoice Federal Credit Union

at Cumberland County, Pennsylvania, Court of Common Pleas Docket Number 13-2203—Civil Term.

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD** 37 East First Street, Boiling Springs, Cumberland County, Pennsylvania 17007.

ALL THAT CERTAIN unit, being Unit No. 15 ("the Unit ") of Spring Court Condominium, located in South Middleton Township, Cumberland County, Pennsylvania, which Unit is authorized in the Declaration treating and establishing Spring Court Condominium, dated October 1, 1986 and recorded October 17, 1986 in the Office in the Recorder of Deeds in and for Cumberland County, Pennsylvania in Miscellaneous Book 324, Page 775 and the Amendment of Declaration of Spring Court Condominium dated July 29, 1992 and recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Miscellaneous Book 424, Page 1140, and 2nd Amendment to the Declaration creating and establishing Spring Court Condominium dated February 28, 2005 and recorded March 1, 2005 in Miscellaneous Book 715, Page 2721 and the Assignment of Special Declarant Rights, Unit 7-17, inclusive, Spring Court Condominium, dated February 28, 2005 and recorded March 1, 2005 in Miscellaneous Book 715, Page 2737 and designated in the Third Amendment to the Declaration of Spring Court Condominium dated December 21, 2006 recorded in the Office of the Recorder of Deeds in and for Cumberland County in Miscellaneous Book 733, Page 1470 and the corresponding plots and Plans in Plan Book 92, Page 89 ("collectively, the Declaration of Condominium"). TOGETHER with an undivided interest in common elements as more particularly set forth in the aforesaid Third Amendment to Declaration of Spring Court Condominium.

TOGETHER with the right to use limited common elements applicable to the Unit being conveyed herein, pursuant to the Declaration

of Condominium and the Grantors submitted the property to the provisions to the Pennsylvania Uniform Condominium Act, as amended, and created Spring Court Condominium of which the above described Unit is a part. Under and Subject to the Declaration of Condominium, rights of way, - easements and agreements recorded in the Recorder of Deeds Office in and for Cumberland County, Pennsylvania and matters which a physical inspection and survey of the Unit and common elements would disclose.

BEING the same property as Steve J. Yanek, Jr. by his deed dated October 16, 2008 and recorded October 21, 2008 in the office of the Recorder of Deeds in and for Cumberland County, Pennsylvania at Instrument Number 200834550 did grant and convey unto Steve J. Yanek, Jr. and Edie J. Yanek, husband and wife.

### 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 20, 2013 at 12:00 noon, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday, September 25, 2013 at 10:00 A.M., prevailing time in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

### REAL ESTATE SALE DATES FOR 2013/2014

Sale Dates	Cut-Off Dates
Dec. 4, 2013	Sept. 4, 2013
Mar. 5, 2014	Dec. 5, 2013
Ronny R. Anderson, Sheriff Cumberland County Carlisle, PA	

July 26; Aug. 2, 9