

# CUMBERLAND LAW JOURNAL

## LXVI

---

---

**No. 30**

**Carlisle, PA, July 28, 2017**

**143-147**

---

---

IN RE THE ESTATE OF ROBERT M. MUMMA, CUMBERLAND CO., COMMON PLEAS, No. 21-86-0398 ORPHANS' COURT.

Orphans' Court—Opinion Pursuant to Pa. R.A.P. 1925—Motion for Sanctions—42 Pa. C.S. §2503—Award of Attorney Fees—Dilatory, Obdurate or Vexatious Conduct—**Miller v. Nelson**, 768 A.2d 858 (Pa. Super. 2001)—Appeal Should Be Dismissed.

---

---

CUMBERLAND LAW JOURNAL  
(USPS 140-000)

Published every Friday by

CUMBERLAND COUNTY BAR ASSOCIATION

Editor

Lisa Marie Coyne, Esq.

Cumberland Law Journal

32 South Bedford St.

Carlisle, PA 17013

Telephone: (717) 249-3166

FAX (717) 249-2663

Toll Free PA 1-800-990-9108

[www.cumberlandbar.com](http://www.cumberlandbar.com)

Copyright © 2017, Cumberland County Bar Association  
Carlisle, Pennsylvania

---

---

Containing reports of cases decided by the various Courts of Cumberland County and selected cases from other counties.

Designated by the Court of Common Pleas as the official legal publication of Cumberland County and the legal newspaper for the publication of legal notices.

Legal advertisements must be received by Friday Noon. All legal advertising must be paid in advance. Subscription \$35.00 per year.

Please note: All legal notices must be submitted in typewritten form. Neither the Law Journal nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Periodical postage paid at Carlisle, PA 17013 and additional offices.

POSTMASTER: Send change of address to: Cumberland Law Journal, c/o Clare Printing, 206 S. Keystone Avenue, Sayre, PA 18840.

## NOTICE

The Cumberland County Bar Association does not authorize or permit anyone, including its members, to publish, in any media, material which infers or implies it is published by, or on behalf of, the Cumberland County Bar Association, its sections, committees or divisions, without prior authorization of the Cumberland County Bar Association Board of Directors.

---

### Cumberland Law Journal

The **Cumberland Law Journal** is the official legal publication of Cumberland County as designated by the Court of Common Pleas of the 9th Judicial District of Pennsylvania. The weekly publication by the Cumberland County Bar Association carries court opinions from the 9th Judicial District and certain public notices required by local and/or state statute, as well as news for the county's legal community.

The annual subscription rate is \$35. Single issues are \$5.00 per issue.

Publication fees for public notices are:

Estate Notices	\$90	Published three consecutive weeks
Incorporation filings	\$90	One-time publication up to 35 lines Plus—\$2.50 per line over 35 lines
Fictitious Name filings	\$90	One-time publication up to 35 lines Plus—\$2.50 per line over 35 lines
Change of Name petitions	\$90	One-time publication up to 35 lines Plus—\$2.50 per line over 35 lines
Register of Wills Notice	\$50	Per account listing—Published two consecutive weeks
Sheriff's Notice	\$350	Flat fee up to 175 lines Plus—\$2.50 per line over 175 lines
Tax Sale Notice	\$2.50 per line	
All Other Legal Notices	\$90	One-time publication up to 35 lines Plus—\$2.50 per line over 35 lines

Prepayment is required for the above public notices. Checks are to be made payable to the **Cumberland Law Journal**. The legal journal is published every Friday. The deadline for all submissions is noon Friday of the week prior to publication.

For more information, call the Cumberland County Bar Association office at (717) 249-3166 or by e-mail at [CLJ@cumberlandbar.com](mailto:CLJ@cumberlandbar.com).

Effective 1/1/2016

**IN RE THE ESTATE OF ROBERT M. MUMMA, CUMBERLAND CO., COMMON PLEAS, No. 21-86-0398 ORPHANS' COURT.**

Orphans' Court—Opinion Pursuant to Pa. R.A.P. 1925—Motion for Sanctions—42 Pa. C.S. §2503—Award of Attorney Fees—Dilatory, Obdurate or Vexatious Conduct—**Miller v. Nelson**, 768 A.2d 858 (Pa. Super. 2001)—Appeal Should Be Dismissed.

1. The relentless pursuit of a claim which plainly lacks legal merit warrants an award of counsel fees.

2. Where Appellant makes repeated claims that the court “abused its discretion” by not revisiting all the mistakes the courts have made over the past three decades and where all of his complaints have been previously litigated and where Appellant’s actions suggest an overreaching motive for delaying the inevitable, his actions and conduct are clearly dilatory, obdurate and vexatious and attorney’s fees were properly awarded.

GEORGE B. FALLER, JR., ESQUIRE and BRADY L. GREEN, ESQUIRE, for Co-Executor Lisa M. Morgan.

ROBERT M. MUMMA, II, Pro Se.

OPINION PURSUANT TO PENNSYLVANIA RULE  
OF CIVIL PROCEDURE 1925

Before MASLAND, J.

MASLAND, J., May 22, 2017:—

I. PREFACE

In 2016, the learned Senior Judge J. WESLEY OLER, noted with respect to a separate but related matter the following:

In this decedent’s estate case that remains in litigation after 30 years, a **pro se** beneficiary, who has filed at least 16 previous appeals and whose past conduct was estimated by an auditor several years ago to have cost the estate in excess of \$5,000,000 in attorneys’ fees, has filed another appeal.<sup>[1]</sup>

This is our second 1925 opinion since Judge OLER’s observation, and it is unlikely to be the last. It is not hyperbole to say that Appellant, Robert M. Mumma, II, has been unwilling to accept virtually any decision by any jurist of any court.<sup>2</sup> We state that not out of self-pity because

<sup>1</sup> In re: Opinion pursuant to Pa. R.A.P. 1925, OLER, S.J., filed June 14, 2016, appeal docketed at 723 MD 2016. (Footnotes omitted.)

<sup>2</sup> To be fair, Appellant is enamored with then Judge WECHT’s suggestion in 2014 of “another day ... and another tribunal,” **Mumma v. Mumma**, 108 A.3d 122, slip op. at 35 (Pa. Super. 2014). Appellant has adopted this as his creed and uses it as the centerpiece of his Concise Statement. In short, Appellant would have us miss the forest for the trees. Let us suggest that the opinion is more **informative** than Appellant may like and his use of a singular quote proves that “a text without a context is a pretext for a proof text,” especially in the context of this case.

another 1925 is required. Indeed, when we found Appellant's conduct to be dilatory, obdurate and vexatious and ordered him to pay \$25,000 in legal fees, this appeal was a foregone conclusion. Rather, we note his chronic discontent to clarify that the audience for this opinion is decidedly not the Appellant. There are times when a court, with good cause, endeavors to enlighten the parties as well as the appellate courts. This is not the case here.

## II. PROCEDURAL BACKGROUND

On January 28, 2016 Appellant filed a petition to remove Lisa M. Morgan (Morgan) as co-executrix.<sup>3</sup> Judge OLER issued an order on February 23, 2016 directing that answers be filed within 21 days with depositions to be held within 49 days. Morgan filed her answer to the petition on March 14, 2016. On March 29, 2016 Morgan requested a protective order to prohibit Appellant from dredging up matters that had been litigated prior to 2014. Judge OLER responded with an order on April 7, 2016, which permitted Morgan to object to such questions and directed Appellant not to ask any questions attempting to relitigate previously decided matters.

On April 18, 2016, Appellant filed a motion for extension of time to take Morgan's deposition, in which he claimed that Morgan agreed to an extension. As a result, Judge OLER granted the motion; however, shortly thereafter, Morgan filed a request for reconsideration stating she had not agreed to an extension. Consequently, on April 28, 2016, Judge OLER vacated the extension order and set hearing and argument for May 25, 2016.<sup>4</sup> On May 6, 2016 the matter was rescheduled for July 27, 2016. On that date, Appellant attempted to withdraw the petition seeking removal of Morgan, and, notably, did not appear for argument. Judge OLER denied the motion to withdraw on July 27, 2016 and denied the petition to remove on July 28, 2016.

Because of Appellant's actions with respect to the motion for removal, Morgan filed a motion for sanctions on August 31, 2016. On September 9, 2016 Judge OLER issued a rule on Appellant to respond within 20 days and scheduled a hearing on the motion for sanctions for October 3, 2016. On September 29, 2016 Appellant filed his response.

---

<sup>3</sup> This was Appellant's second attempt at removal. The first was filed on May 30, 2008. It was referred to the auditor, encompassed by the auditor's report, addressed by Appellant in his objections to the auditor's report, and finally dismissed by Judge OLER on April 30, 2014. Not surprisingly, Appellant filed an appeal. **See** Docket 921 MDA 2014.

<sup>4</sup> On May 5, 2016, Appellant appealed the order regarding depositions. **See** Docket 729 MDA 2016.

Judge OLER was unavailable on October 3, 2016 so the matter was transferred to the undersigned.<sup>5</sup> On that date, over the strenuous objection of Morgan, we continued hearing and argument to December 9, 2016 to afford Appellant an opportunity to retain counsel.

On December 9, Appellant appeared without counsel and was given great latitude to present his case. Following the hearing, we took the matter under advisement. On January 31, 2017, we ordered Appellant to pay the sum of \$25,000 to the trusts regarding legal fees incurred in connection with the petition to remove Morgan.

### III. MATTERS COMPLAINED OF

A fair distillation of Appellant's three-page statement of matters complained of, consisting of 15 unnumbered paragraphs is as follows: the court ignored or failed to consider all of the evidence regarding past wrongs suffered by Appellant at the hands of the courts and his family. Rather than focus his ire and the appellate courts' attention on whether we erred in finding his actions to be dilatory, obdurate or vexatious, he has leveled an attack on almost everything that has occurred since his father's death in 1986. For example, in the first paragraph of his concise statement he claims that "the dispute ... is over the ownership of the assets that constituted the true inventory of that estate." Thereafter, Appellant makes repeated claims that "the court abused it's [sic] discretion" by not revisiting all the mistakes our courts have made over the past three decades.

In short, the litany of "errors" has all been previously litigated. Therefore, instead of re-justifying the alleged wrongs of our predecessors, our brief discussion will focus on our finding that the Appellant's behavior justified the award of counsel fees.

### IV. DISCUSSION

The Motion for Sanctions was filed pursuant to 42 Pa. C.S. §2503 which in pertinent part reads as follows:

The following participants shall be entitled to a reasonable counsel fee as part of the taxable costs of the matter:

\*\*\*

(7) Any participant who is awarded counsel fees as a sanction against another participant for dilatory, obdurate or vexatious conduct during the pendency of a matter.

---

<sup>5</sup> Although Appellant might think otherwise, Judge OLER was not trying to dodge him. His absence was justified. Indeed, Judge OLER graciously offered to hear the matter when it was rescheduled to December 9, but, in a serious lapse of judgment, we declined.

\*\*\*

(9) Any participant who is awarded counsel fees because the conduct of another party in commencing the matter or otherwise was arbitrary, vexatious or in bad faith.

42 Pa. C.S. §2503.

Our Superior Court has aptly noted that the “relentless pursuit of a claim which plainly lacks legal merit warrants an award of counsel fees.” **Miller v. Nelson**, 768 A.2d 858, 862 (Pa. Super. 2001 ), **appeal denied**, 566 Pa. 665, 782 A.2d 547 (2001). As we noted in the Order from which this appeal was taken, Appellant attempts to present himself as an innocent Don Quixote, who may be relentless and misguided but is nonetheless on a merit-based quest for justice. The lengthy record in this case belies that. Indeed, our use of Don Quixote as a classical metaphor likewise missed the mark. Rather than the endearing, noble Don Quixote, we suggest that Appellant’s actions are more akin to Captain Ahab’s myopic pursuit of the elusive Moby Dick. Despite Appellant’s allusions to (and, regrettably, illusions of) all that has transpired over the past few decades, we found that the alleged bases for removal of Morgan were previously litigated and were **still** lacking in legal merit. Perhaps, we granted the self-represented Appellant an unwarranted amount of time to replot the fields? Despite this allowance, his rambling testimony and random exhibits were unpersuasive and we afford them no weight. Moreover, Appellant’s attempts to delay depositions and argument, when coupled with his cynical eleventh-hour attempt to withdraw his claim, demonstrate that even he knew his claim lacked merit.

Perhaps, the six-month span from the filing of his motion to its denial is not **per force** “dilatatory?” Regardless of the time frame of that motion, the fact is it was the second motion to remove Morgan for essentially the same issues that failed miserably in the first motion. Indeed, the context of this case suggests an overarching motive of delaying the inevitable whether it be for 6 months or 6 years. Even if his actions are not deemed dilatory, Appellant’s persistent, hardened and intractable bent are the quintessence of “obdurate” behavior. Similarly, the ability and intent of Appellant to irritate and annoy the other litigants with meritless filings has been demonstrated throughout the case in general and in this matter in particular.

With respect to the reasonableness of the fees, the testimony of counsel was persuasive if not impassioned. There was no effort to inflate their fees or exaggerate the necessity of their efforts to respond to Ap-

---

pellant's baseless action (**see** Movant's Exhibits 1-3). Indeed, if we erred in any fashion it was in rounding the fees down to an even \$25,000.00.

One final matter raised in the concise statement must also be addressed. Appellant's claim on the bottom of page two that this court failed to recuse itself from the case "due to Judge MASLAND's prior service at the Pennsylvania Department of State," is nothing short of a red herring. Moreover, Appellant never raised the claim of a conflict or requested a recusal from the time we assumed this case until the filing of his concise statement. As such, it along with all the other matters raised should be summarily dismissed.

#### V. CONCLUSION

We endeavor to understand the human problems which beset litigants. We often err on the side of gentleness when they are blinded by their passions. Appellant has long since lost any benefit of the doubt. He has only himself to blame for his circumstances and must be sanctioned for his behavior or he will return for "another day ... and another tribunal."

**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.

**FIRST PUBLICATION****Beam, Marguerite D.,** dec'd.

Late of Shippensburg Township.  
Co-Executors: Stephen E. Beam and Connie L. Barr c/o Marcus A. McKnight, III, Esquire, Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013.  
Attorneys: Irwin & McKnight, P.C.

**Bollinger, Barbara A. a/k/a Barbara Ann Bollinger,** dec'd.

Late of Lower Allen Township.  
Executrix: Sondra K. Bollinger c/o Charles E. Shields, III, Esquire, 6 Clouser Rd., Mechanicsburg, PA 17055.  
Attorney: Charles E. Shields, III, Esquire, 6 Clouser Rd., Mechanicsburg, PA 17055.

**Corman, William J. a/k/a William J. Corman, Sr.,** dec'd.

Late of Shippensburg Township.  
Executors: Constance C. Markley, William J. Corman and John T. Corman c/o R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201.

Attorneys: Jared S. Childers, Esquire, R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201.

**Finkenbinder, Jean I. a/k/a Jean Isabel Finkenbinder,** dec'd.

Late of Cumberland County.  
Executors: Cindy L. Grove, Dennis W. Finkenbinder and Brenda K. Durnin.

Attorneys: David A. Baric, Esquire, Baric Scherer LLC, 19 West South Street, Carlisle, PA 17013, (717) 249-6873.

**Gillespie, Mary Lou a/k/a Mary Loretta Gillespie,** dec'd.

Late of Upper Allen Twp.  
Executor: Michael J. Gillespie, 404 Lake Dr., Mechanicsburg, PA 17055.

Attorneys: Kristen Snyder, Esquire, Jackson Law Firm, PLLC, 1215 Manor Dr., Ste. 202, Mechanicsburg, PA 17055.

**Hicks, Roberta J.,** dec'd.

Late of Dickinson Township.  
Executor: Daniel K. Hicks c/o Marcus A. McKnight, III, Esquire, Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013.  
Attorneys: Irwin & McKnight, P.C.

**Horst, Irvin A., Jr.,** dec'd.

Late of Hampden Township.  
Executrix: Joan Y. Thumma c/o Mark W. Allshouse, Esquire, Christian Lawyer Solutions, LLC, 4833 Spring Road, Shermans Dale, PA 17090.

Attorneys: Mark W. Allshouse, Esquire, Christian Lawyer Solutions, LLC, 4833 Spring Road, Shermans Dale, PA 17090, (717) 582-4006.

**Kennedy, Charles A.,** dec'd.

Late of North Middleton Township.  
Co-Executors: Michael E. Kennedy and James C. Kennedy c/o



Robert G. Frey, Esquire, 5 South Hanover Street, Carlisle, PA 17013.

Attorneys: Frey and Tiley.

**Kirk, Bernadette V.**, dec'd.

Late of Carlisle Borough.

Executrix: Ann M. Snyder, P.O. Box 13, Boiling Springs, PA 17007.

Attorney: None.

**Mentzer, Betty J.**, dec'd.

Late of Lower Mifflin Township.

Executor: Richard L. Webber, Jr., Esquire, Weigle & Associates, P.C., 126 East King Street, Shipensburg, PA 17257.

Attorneys: Richard L. Webber, Jr., Esquire, Weigle & Associates, P.C., 126 East King Street, Shipensburg, PA 17257.

**O'Neal, Gerald Scott a/k/a Gerald S. O'Neal**, dec'd.

Late of Upper Allen Township.

Executrix: Shelly Ann O'Neal-Shugars c/o Jerry R. Duffie, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

Attorneys: Jerry R. Duffie, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

**Reda, Victor**, dec'd.

Late of Mechanicsburg Borough, Mechanicsburg.

Executrix: Murette Yentzer.

Attorneys: Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601, (717) 581-3701.

**Richwine, Marilyn H.**, dec'd.

Late of Silver Spring Township.

Executrix: Betsy Ann Dressler, 64 Manny Drive, Middletown, PA 17057.

Attorneys: Law Office of Keith O. Brenneman, P.C., 44 West Main Street, Mechanicsburg, PA 17055.

**Sultatos, Shirley E.**, dec'd.

Late of Mechanicsburg Borough.

Executrix: Pamela J. Hague.

Attorneys: Jacqueline A. Kelly, Esquire, Jan L. Brown & Associates, 845 Sir Thomas Court, Suite 12, Harrisburg, PA 17109, (717) 541-5550.

**SECOND PUBLICATION**

**Boehm, Charles J.**, dec'd.

Late of Hampden Township.

Executor: William P. Boehm, 140 James Madison Drive, Mechanicsburg, PA 17050.

Attorney: P. Daniel Altland, Esquire, 350 S. Sporting Hill Road, Mechanicsburg, PA 17050, (717) 730-6260.

**Cekovich, Richard H. a/k/a Richard Harold Cekovich**, dec'd.

Late of the Township of Hampden.

Executor: Ronald L. Cekovich, 13255 Herman Myers Road, Hagerstown, MD 21742.

Attorneys: Law Office of Keith O. Brenneman, P.C., 44 West Main Street, Mechanicsburg, PA 17055.

**Gleichman, J. Donald, Jr. a/k/a John Donald Gleichman, Jr.**, dec'd.

Late of Upper Allen Township.

Executrix: Lucia P. Gleichman c/o E. Ralph Godfrey, Esquire, Cipriani & Werner, P.C., 1011 Mumma Road, Suite 201, Lemoyne, PA 17043.

Attorneys: E. Ralph Godfrey, Esquire, Cipriani & Werner, P.C., 1011 Mumma Road, Suite 201, Lemoyne, PA 17043.

**Good, Samuel J., Jr.**, dec'd.

Late of the Borough of Camp Hill.

Executor: Michael D. Good c/o

Bradley L. Griffie, Esquire, Griffie & Associates, P.C., 396 Alexander Spring Road, Suite 1, Carlisle, PA 17015.

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

**Lloyd, James M.**, dec'd.

Late of Mechanicsburg, Lower Allen Township.

Executrix: Carol A. Burke c/o John D. Killian, Esquire, Killian & Gephart, LLP, 218 Pine Street, Harrisburg, PA 17101.

Attorneys: John D. Killian, Esquire, Killian & Gephart, LLP, 218 Pine Street, Harrisburg, PA 17101.

**Meck, Miles M.**, dec'd.

Late of the Township of Hampden. Executor: Barry A. Meck, 16 Clouser Road Spur, Mechanicsburg, PA 17055.

Attorneys: Law Office of Keith O. Brenneman, P.C., 44 West Main Street, Mechanicsburg, PA 17055.

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

Late of the Borough of Carlisle.

Executor: Ronald L. Moyer c/o Martson Law Offices, 10 East High Street, Carlisle, PA 17013.

Attorneys: Susan J. Hartman, Esquire, Martson Law Offices.

**Penny, James F., Jr.**, dec'd.

Late of the Borough of Camp Hill.

Executrix: Linda B. Penny c/o Stephen C. Nudel, Esquire, Law Offices Stephen C. Nudel, PC, 219 Pine Street, Harrisburg, PA 17101.

Attorneys: Stephen C. Nudel, Esquire, Law Offices Stephen C. Nudel, PC, 219 Pine Street, Harrisburg, PA 17101.

**Ramos, Pedro Juan Matos**, dec'd.

Late of Mechanicsburg Borough. Administratrix: Wanda Ivette Matos, 100 Antioch Pike, Apt. 1202, Nashville, TN 37211.

Attorneys: Elizabeth H. Feather, Esquire, Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110, (717) 232-7661.

**Ramp, Carol A.**, dec'd.

Late of Silver Spring Township.

Executor: Joel D. Ramp 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.

**Reagan, James P.**, dec'd.

Late of Hampden Township.

Co-Executors: Mary M. Stainken, Patricia A. Griffith and James E. Reagan c/o Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

Attorneys: Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

**Thompson, Cory A. a/k/a Cory Austin Thompson**, dec'd.

Late of Upper Mifflin Township.

Administratrix: Melissa A. Hall, 332 East Fort Street, Apartment D, Shippensburg, PA 17257.

Attorneys: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 N. Duke St., P.O. Box 149, York, PA 17405-0149.

**Trombley, Robert L. a/k/a Robert Louis Trombley**, dec'd.

Late of East Pennsboro Township.

Executrix: Deborah E. Trombley c/o Charles E. Shields, III, Esquire, 6 Clouser Rd., Mechanicsburg, PA 17055.

Attorney: Charles E. Shields, III, Esquire, 6 Clouser Rd., Mechanicsburg, PA 17055.

**Ziegler, Zachary J.,** dec'd.

Late of Cumberland County.  
 Administrators: Jack W. Ziegler and Darlene K. Ziegler, 1132 Centerville Road, Newville, PA 17241.  
 Attorneys: Elyse E. Rogers, Esquire, Saidis, Sullivan & Rogers, 100 Sterling Parkway, Suite 100, Mechanicsburg, PA 17050.

**THIRD PUBLICATION****Burkett, Clarence V.,** dec'd.

Late of Cumberland County.  
 Executrix: Deborah A. Troutman c/o Adam R. Deluca, Esquire, Allied Attorneys of Central PA, LLC, 61 West Louther St., Carlisle, PA 17013.  
 Attorneys: Adam R. Deluca, Esquire, Allied Attorneys of Central PA, LLC, 61 West Louther St., Carlisle, PA 17013.

**Chateauvert, James J.,** dec'd.

Late of North Middleton Township.  
 Executor: Brian S. Chateauvert c/o George F. Douglas, III, Esquire, Salzman Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015.  
 Attorneys: Salzman Hughes, P.C.

**Davis, Dorothy H.,** dec'd.

Late of Lower Allen Township.  
 Executor: James W. Davis, Jr. c/o Edmund G. Myers, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.  
 Attorneys: Edmund G. Myers, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

**Fisher, Cynthia S.,** dec'd.

Late of Carlisle Borough.  
 Administratrix: Jenifer C. Fisher c/o Mark A. Mateya, Esquire, Mateya Law Firm, P.C., 55 W. Church Avenue, Carlisle, PA 17013.

Attorneys: Mark A. Mateya, Esquire, Mateya Law Firm, P.C., 55 W. Church Avenue, Carlisle, PA 17013, (717) 241-6500.

**Henry, Minerva P.,** dec'd.

Late of Camp Hill Borough.  
 Executor: Wesley W. Greene, 414 Orchard Lane, Mechanicsburg, PA 17055.  
 Attorney: Elizabeth P. Quigley, Esquire, 26 E. Main Street, New Bloomfield, PA 17068, (717) 582-4335.

**Johnston, Marion N.,** dec'd.

Late of Carlisle.  
 Executor: John C. Oszustowicz.  
 Attorney: John C. Oszustowicz, Esquire, 104 South Hanover Street, Carlisle, PA 17013.

**McMillin, Dawn E.,** dec'd.

Late of Mechanicsburg Borough.  
 Executor: Kenneth A. McMillin, 9 E. Woodland Drive, Mechanicsburg, PA 17055.  
 Attorney: Michael C. Giordano, Esquire, Attorney & Counselor at Law, 221 W. Main Street, Mechanicsburg, PA 17055, (717) 745-4160.

**Mountain, Thomas E., Jr.,** dec'd.

Late of Hampden Township.  
 Executor: Dan W. Alleman c/o Edmund G. Myers, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.  
 Attorneys: Edmund G. Myers, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

**Schwalm, Ruth C. a/k/a Ruth Caroline Schwalm,** dec'd.

Late of Upper Allen Township.  
 Executor: Thomas L. Guinivan c/o Charles E. Shields, III, Esquire, 6 Clouser Rd., Mechanicsburg, PA 17055.

Attorney: Charles E. Shields, III, Esquire, 6 Clouser Rd., Mechanicsburg, PA 17055.

**Shrawder, Helen,** dec'd.

Late of the Township of Hampden. Personal Representative: Vicki L. Lori.

Attorneys: Ryan A. Webber, Esquire, Keystone Elder Law P.C., 555 Gettysburg Pike, Suite C-100, Mechanicsburg, PA 17055, (717) 697-3223.

**Tyndall, Peggy Jean,** dec'd.

Late of Lower Mifflin Township. Executrix: Susan Marie Bourdeau c/o Martson Law Offices, 10 East High Street, Carlisle, PA 17013. Attorneys: Christopher E. Rice, Esquire, Martson Law Offices.

**Wimer, Barbara A.,** dec'd.

Late of Cumberland County. Executrix: Deiedre A. Croumer c/o Adam R. Deluca, Esquire, Allied Attorneys of Central PA, LLC, 61 West Louthers St., Carlisle, PA 17013.

Attorneys: Adam R. Deluca, Esquire, Allied Attorneys of Central PA, LLC, 61 West Louthers St., Carlisle, PA 17013.

**NOTICE**

Court of Common Pleas of Somerset County, Pennsylvania Orphans' Court Division

No. 12 ADOPTION 2017

Re: Adoption of Baby Boy ILV, D.O.B. 04/23/2017

To: The unknown father of a male child born in Cumberland County, Pennsylvania on April 23, 2017. If you had relations with Coral Vaughn approximately nine months prior to the child's birth, you could possibly be the father.

A Petition for Involuntary Termination of Parental Rights has been filed asking the Court to put an end to all rights you have to your child, Baby Boy ILV. The Court has set a hearing to consider ending your rights to your child.

That hearing will be held on September 29, 2017, at 1:30 P.M. before the Honorable Scott Bittner in Courtroom No. 1 located at the Somerset County Courthouse, 111 East Union Street, Somerset, Pennsylvania 15501 to answer allegations of the Petition. YOUR PRESENCE IS REQUIRED AT THE HEARING.

If you fail to appear for the hearing, the hearing may go on without you and your rights to your child may be ended by the Court without your being present.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Southwestern Pennsylvania Legal Services  
218 N. Kimberly Avenue  
Suite 101  
Somerset, PA 15501  
Telephone: (814) 443-4615  
MEGAN E. WILL, ESQUIRE  
Supreme Court ID# 313529  
202 East Union Street  
Somerset, PA 15501  
(814) 205-2937

July 21, 28; Aug. 4

**NOTICE**

NOTICE IS HEREBY GIVEN that an application for registration of the fictitious name:

GRACEWAY CHILDREN'S ACADEMY was filed in the Department of State of the Commonwealth of Pennsylvania on July 12, 2017, under the

Fictitious Names Act, Act 1982, No. 295 (54 Pa. C.S. Sections 301-332). The address of the principal office of the business to be carried on through the fictitious name is: 4205 Carlisle Pike, Camp Hill, PA 17011. The name and address of the entity who is party to the registration are: Full Gospel Church of God, 220 St. John's Church Road, Camp Hill, PA 17011.

CHRISTOPHER E. RICE,  
ESQUIRE  
MARTSON LAW OFFICES  
Ten East High Street  
Carlisle, PA 17013  
(717) 243-3341

July 28

---

**NOTICE**

---

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on July 11, 2017 under the Domestic Business Corporation Law, for:

GLOBAL  
CARDIOVASCULAR ACADEMY  
and the address of the registered office is: 9 Sand Pine Ct., Mechanicsburg, PA 17050.

July 28

**NONPROFIT ARTICLES OF  
INCORPORATION**

---

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on June 22, 2017, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is:

MARKET SQUARE FRIENDS

It will be organized under Section 501(c)(3) of the Internal Revenue Code of 1986, as thereafter amended, to provide transitional housing, educational programs and assistance in obtaining employment and benefits to allow homeless persons to become independent and obtain permanent housing.

McNEES WALLACE & NURICK  
LLC  
100 Pine Street  
Harrisburg, PA 17101

July 28

**SHERIFF'S SALE****Wednesday, September 13, 2017**

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

All parties in interest and Claimants are hereby notified that a Schedule of Distribution will be filed by the Sheriff on or before October 13, 2017 that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Writ No. 2016-7242 Civil Term**

EAST PENNSBORO TOWNSHIP

vs.

WILLIAM L. ALDINGER, III

Atty.: James D. Young

PROPERTY ADDRESS: 507 Magaro Road, East Pennsboro Township, Enola, PA 17025.

By virtue of a Writ of Execution No. 2016-7242.

East Pennsboro Township v. William L. Aldinger, III of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 507 Magaro Road, Enola, PA 17025.

Parcel No. # 09-15-1290-128.

Improvements thereon: Dwelling known as 507 Magaro Road, Enola, PA 17025.

Judgment Amount: \$4,989.96.

**Writ No. 2016-6425 Civil Term**

WELLS FARGO BANK N.A.

vs.

RODRIGO M. ALVARADO

Atty.: Kimberly Bonner

PROPERTY ADDRESS: 806 Sherwood Road, New Cumberland Borough, New Cumberland, PA 17070.

All that certain tract of land situate in the Borough of New Cumberland, County of Cumberland, Commonwealth of Pennsylvania, being more particularly described according to survey of Roy M.H. Benjamin, Registered Professional Engineer, dated February 16, 1970, as follows, to wit:

Beginning at a point on the southerly line of Sherwood Road, at the westerly line of Lot No. 4, Block "A", on the hereinafter mentioned plan of lots, said point being located one hundred ninety-eight and sixty-one one-hundredths (198.61) feet west of the southwest corner of the southerly intersection of Locust Street and Sherwood Road; thence South thirty-one (31) degrees, thirty (30) minutes East along said line of Lot No. 4, Block "A", one hundred nineteen and ninety-three one-hundredths (119.93) feet to a point on line of lands now or formerly of Elmer E. Zimmerman, known as "Zimmerman Acres"; thence along the latter of lands, South fifty-eight (58) degrees West, seventy-one and three one-hundredths (71.03) feet to a point at corner of Lot No. 6, Block "A" on said plan of lots; thence north twenty six (26) degrees west along the easterly line of Lot No. 6, Block "A", one hundred twenty and eighty-six one-hundredths (120.86) feet to a point on the southerly line of Sherwood Road aforesaid; thence northeastwardly by a curve to the left having a radius of one hundred (100) feet, nine and eight one-hundredths (9.08) feet to a point; thence continuing along Sherwood Road, northeastwardly fifty and ninety-two one-hundredths (50.92) feet to a point, the place of beginning.

Being Lot No. 5, Block "A", on the plan of lots of Highland Park extension, recorded in Plan Book 5, Page 59, Cumberland County records.

Having thereon erected a one-story frame dwelling known as No. 806 Sherwood Road.

HAVING thereon erected a dwelling house being known and numbered as 806 Sherwood Road, New Cumberland, PA 17070.

PARCEL No. 26-23-0543-176.

Being the same property conveyed to Rodrigo M. Alvarado, married man, who acquired title by virtue of a deed from Nancy L. Smith, single woman, dated May 19, 2005, recorded May 27, 2005, at Instrument Number 2005-018667, and recorded in Book 269, Page 397, Office of the Recorder of Deeds, Cumberland County, Pennsylvania.

**Writ No. 2015-7076 Civil Term**

LSF8 MASTER  
PARTICIPATION TRUST

vs.

DONALD AMMERMAN AND  
JULIE AMMERMAN

Atty.: Richard Squire

PROPERTY ADDRESS: 501 Walnut Bottom Road, Southampton Township, Shippensburg, PA 17257.

ALL THAT CERTAIN tract of land situate in Southampton Township, Cumberland County, Pennsylvania, being Lot NO.3 on Subdivision Plan of Guy M. Delancy, said plan being recorded in Plan Book 77, Page 118, in the Office of the Recorder of Deed of Cumberland County, Pennsylvania and being more fully bounded and described as follows:

BEGINNING at an existing p.k. nail in Pennsylvania Route 174 (Walnut Bottom Road) at corner of lands now or formerly of Charles E. Nehf; thence by lands of Nehf, North 42 degrees 12 minutes 29 seconds West 651.40 feet to a post in lines

of lands now or formerly of Bernard Kasper; thence by land of Kasper, North 50 degrees 40 minutes 37 seconds East, 155.52 feet to a post at corner of land now or formerly of Guy M. Delancy; thence by lands of said Delancy, South 86 degrees 47 minutes 28 seconds East, 407.54 feet to an iron pin; thence by same, south 36 degrees 33 minutes 30 seconds East 499.76 feet to a set p.k. nail in Pennsylvania Route 174; thence by said road, South 68 degrees 16 minutes 26 seconds West, 307.67 feet to a point; thence by same, South 67 degrees 04 minutes 02 seconds West, 110.15 feet to an existing p.k. nail, the place of BEGINNING.

CONTAINING 6.1041 acres per said subdivision plan.

Being the same premises that Douglas R. Shotts and Connie S. Shotts, husband and wife by deed dated August 31, 2005 and recorded on September 2, 2005 in the office of Recorder of Deeds in and for CUMBERLAND County, at Book 270 and Page 4048, and Instrument No. 2005-032707, conveyed unto Donald G. Ammerman, Grantee herein.  
Parcel No. 39-12-0324-029.

**Writ No. 2017-169 Civil Term**

OCWEN LOAN SERVICING, LLC

vs.

TODD E. BATHAVIC a/k/a  
TODD BATHAVIC

Atty.: Michele Bradford

PROPERTY ADDRESS: 13 West Pine Street, Mount Holly Springs Borough, Mount Holly Springs, PA 17065.

By virtue of a Writ of Execution No. 2017-00169 OCWEN Loan Servicing, LLC v. Todd E. Bathavic a/k/a Todd Bathavic owner(s) of property situate in the MT. HOLLY SPRINGS BOROUGH, CUMBERLAND County, Pennsylvania, being 13 West Pine Street, Mount Holly Springs, PA 17065-1324.



Parcel No.  
 Improvements thereon: RESIDENTIAL DWELLING.  
 Judgment Amount: \$151,238.38.

**Writ No. 2016-7136 Civil Term**

LSF9 MASTER  
 PARTICIPATION TRUST

vs.

HEIDI LEI BATZEL a/k/a HEIDI L. BATZEL AND TIMOTHY BATZEL

Atty.: Terrence McCabe

PROPERTY ADDRESS: 649 Shed Road, Lower Mifflin Township, Newville, PA 17241.

All that certain piece or parcel or Tract of land situate in Lower Mifflin Township, Cumberland County, Pennsylvania, and being known as 649 Shed Road, Newville, Pennsylvania 17241.

TAX MAP AND PARCEL NUMBER: 15-04-0391-005.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$203,881.89.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Heidi Lei Batzel a/k/a Heidi L. Batzel and Timothy L. Batzel.

**Writ No. 2010-7222 Civil Term**

BENEFICIAL CONSUMER  
 DISCOUNT COMPANY

vs.

JOSEPH W. BITTINGER AND  
 CRYSTAL A. BITTINGER

Atty.: Terrence McCabe

PROPERTY ADDRESS: 67 Walnut Dale Road, Southampton Township, Shippensburg, PA 17257.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF SOUTHAMPTON, COUNTY OF CUMBERLAND, PENNSYLVANIA, REFERRED TO AS LOT NO. 4 MORE PARTICULARLY

BOUNDED AND DESCRIBED IN ACCORDANCE WITH SUBDIVISION PLAN ENTITLED "LAND SUBDIVISION OF CRESTWOOD ACRES WEST," PREPARED BY CARL D. BERT, PROFESSIONAL LAND SURVEYOR, WHICH SUBDIVISION PLAN HAS BEEN APPROVED BY THE APPROPRIATE MUNICIPAL AUTHORITIES AND IS RECORDED IN CUMBERLAND COUNTY PLAN BOOK 66, PAGE 144, AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE AT COMMON CORNER OF LOTS 4 AND 5 ON THE ABOVE REFERRED TO SUBDIVISION PLAN WHICH RAILROAD SPIKE IS ALSO IN PUBLIC ROAD T-323 (WALNUT DALE ROAD); THENCE WALNUT DALE ROAD AND ALONG LINE OF LAND NOW OR FORMERLY OF LONNIE E. SNYDER NORTH EIGHTY-SEVEN (87) DEGREES NINE (9) MINUTES ZERO (0) SECONDS EAST ONE HUNDRED FORTY-FIVE AND ZERO HUNDREDTHS (145.00) FEET TO A SET RAILROAD SPIKE AT THE CORNER OF THE WITHIN DESCRIBED LOT AND PRIVATE RIGHT-OF-WAY AND ALSO LINE OF LAND NOW OR FORMERLY OR LONNIE E. SNYDER; THENCE ALONG EDGE OF PRIVATE RIGHT-OF-WAY SOUTH TWO (02) DEGREES FIFTY-THREE (53) MINUTES THIRTY-FIVE (35) SECONDS EAST TWENTY-FIVE AND SIXTY-EIGHT HUNDREDTHS (25.68) FEET TO A SET IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF TWENTY-FIVE (25) FEET AND A CHORD BEARING OF SOUTH FORTY-SEVEN (47) DEGREES FIFTY-THREE (53) MINUTES THIRTY-FIVE (35) SECONDS EAST AND ARC DISTANCE OF THIRTY-NINE AND TWENTY-SEVEN HUNDREDTHS (39.27) FEET TO A SET IRON PIN; THENCE CONTINUING ALONG THE EDGE OF PRIVATE RIGHT-OF-WAY SOUTH TWO (2) DEGREES FIFTY-THREE (53) MINUTES THIRTY-FIVE (35) SECONDS EAST



FIVE HUNDRED THIRTY-FOUR AND THIRTY-THREE HUNDREDTHS (534.33) FEET TO A SET IRON PIN AT COMMON CORNER OF LOTS 4 AND 10; THENCE ALONG COMMON BOUNDARY LINES OF LOTS 4 AND 10 SOUTH EIGHTY-SEVEN (87) DEGREES NINE (9) MINUTES ZERO (0) SECONDS WEST ONE HUNDRED SEVENTY AND ZERO HUNDREDTHS (170.00) FEET TO A CONCRETE MONUMENT AT CORNER OF LOTS 4 AND 5; THENCE ALONG COMMON BOUNDARY LINES OF LOTS 4 AND 5 NORTH TWO (2) DEGREES FIFTY-THREE (53) MINUTES THIRTY-FIVE (35) SECONDS WEST FIVE HUNDRED EIGHTY-FIVE AND ZERO HUNDREDTHS (585.00) FEET TO A RAILROAD SPIKE TO THE POINT AND PLACE OF BEGINNING.

CONTAINING A TOTAL AREA OF 2.265 ACRES MORE OR LESS IN ACCORDANCE WITH THE ABOVE REFERRED TO SUBDIVISION PLAN.

UNDER AND SUBJECT TO DEDICATED RIGHT-OF-WAY LINE, BUILDING SETBACK LINES, STORM WATER DETENTION EASEMENT AND OTHER NOTATIONS AND CONDITIONS CONTAINED ON THE ABOVE REFERRED TO SUBDIVISION PLAN.

Map and Parcel ID: 39-14-0167-061.

Being known as: 67 Walnut Dale Road, Shippensburg, Pennsylvania 17257.

Title to said premises is vested in Crystal A. Bittinger and Joseph W. Bittinger, husband and wife, by deed from Randy S. Shuman and Jill H. Shuman dated June 11, 1996 and recorded June 24, 1996 in Deed Book 140, Page 1083.

**Writ No. 2016-6163 Civil Term**

WELLS FARGO BANK, N.A.

vs.

BRYAN S. BOOTHE AND  
NICOLE D. BOOTHE

Atty.: Michele Bradford

PROPERTY ADDRESS: 5 Barry Circle, Southampton Township, Shippensburg, PA 17257.

By virtue of a Writ of Execution No. 2016-06163-CIVIL TERM Wells Fargo Bank, N.A. v. Bryan S. Boothe, Nicole D. Boothe owner(s) of property situate in the SOUTHAMPTON TOWNSHIP, CUMBERLAND County, Pennsylvania, being 5 Barry Circle, Shippensburg, PA 17257-8208.

Parcel No. 39-36-2438-036.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$120,086.95.

**Writ No. 2017-970 Civil Term**

WELLS FARGO BANK N.A.

vs.

BEVERLY DENNIS aka BEVERLY K. DENNIS, AS EXECUTRIX TO THE ESTATE OF KEITH A. HEPFER

Atty.: Kimberly A. Bonner

PROPERTY ADDRESS: 6 East Locust Street, Borough of Mount Holly Springs, Mount Holly Springs, PA 17065.

All that certain lot or piece of land situate in the Borough of Mt. Holly Springs, Cumberland County, Pennsylvania, bounded and described in accordance with a Survey and Plan thereof made by Gerrit J. Betz Associates, Inc., dated March 29, 1976, as follows:

Beginning at a point marked by an iron pipe, which said point is North 57 degrees 15 minutes East, 345.00 feet from a point in the center line of Baltimore Avenue; thence extending North 32 degrees 45 minutes West and crossing East Locust Street (also known as Upper Mill Road), 231.00 feet to an iron pin, a corner; thence North 57 degrees 15 minutes East, 99 feet to an iron pin, a corner; thence South 32 degrees 45 minutes East, 231.00 feet to an iron pipe, a corner; thence South 57 degrees 15 minutes West and recrossing East Locust

Street, 99.00 feet to the point and piece of beginning.

HAVING thereon erected a dwelling house being known and numbered as 6 East Locust Street, Mount Holly Spring, PA 17065.

PARCEL No. 23-13-0124-008.

Being the same property conveyed to Keith A. Hepfer, single man, who acquired title by virtue of a deed from Rodney L. Campbell, Jr. and Kelli R. Campbell, husband and wife, dated September 18, 2006, recorded September 25, 2006, at Instrument Number 2006-034888, and recorded in Book 276, Page 3946, Office of the Recorder of Deeds, Cumberland County, Pennsylvania.

**Writ No. 2017-3301 Civil Term**

NATIONSTAR MORTGAGE LLC

vs.

PARAMVIR DHARIWAL

Atty.: Michael McKeever

PROPERTY ADDRESS: 434 Maywood Court, Unit 157, Hampden Township, Mechanicsburg, PA 17050.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 434 Maywood Court, Unit 157, Mechanicsburg, PA 17050.

SOLD as the property of PARAMVIR DHARIWAL.

TAX PARCEL #10-18-1323-001-U157.

**Writ No. 2016-7358 Civil Term**

WILMINGTON SAVINGS  
FUND SOCIETY

vs.

JUANITA R. DOYLE a/k/a  
JUANITA DOYLE AND HARRY A.  
DOYLE a/k/a HARRY DOYLE

Atty.: Richard Squire

PROPERTY ADDRESS: 125 North Penn Street, Shippensburg Borough, Shippensburg, PA 17257.

ALL THAT CERTAIN tract of land, with improvements erected thereon, situate in the Borough of Shippensburg, Cumberland County, Pennsylvania, bounded and described as follows, to wit:

ON the North by lot now or formerly of Sheldon Linn; on the East by an alley; on the South by lot now or formerly of E.R. Beckenbaugh; on the West by Penn Street, having thirty-two feet, more or less, in front and extending in depth a distance of one hundred fifty (150) feet, more or less, to the alley aforesaid.

BEING known and numbered as 125 North Penn Street Borough of Shippensburg, PA 17257.

BEING the same premises in which Ralph E. Ashwell and Eleanor M. Ashwell, his wife, by deed May 16, 1986 and recorded in the Office of Recorder of Deeds in and for Cumberland County on May 29, 1986 at Book X31, Page 338, conveyed unto Harry A. Doyle and Juanita R. Doyle, his wife.

Parcel No. 33-33-1867-019.

**Writ No. 2017-4285 Civil Term**

EAST PENNSBORO TOWNSHIP

vs.

WILLIAM ELIAS, ADMINISTRATOR  
OF THE ESTATE OF JONATHAN W.  
ELIAS AND OCCUPANT

Atty.: Kathryn Mason

PROPERTY ADDRESS: 618 Gates Lane, East Pennsboro Township, Enola, PA 17025.

By virtue of a Writ of Execution No. 2017-4285 East Pennsboro Township v. William Elias, Administrator of the Estate of Jonathan W. Elias of property situate in East Pennsboro Township Cumberland County, Pennsylvania, being known as 618 Gates Lane, Enola, PA 17025.

Parcel No. # 09-12-2993-026-U30.

Improvements thereon: Dwelling known as 618 Gates Lane, Enola, PA 17025.

Judgment Amount: \$5,902.91.

**Writ No. 2013-4835 Civil Term**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY

vs.

PAMELA J. ESHLEMAN

Atty.: Steven K. Eisenberg

PROPERTY ADDRESS: 327 Salt Road, East Pennsboro Township, Enola, PA 17025.

TRACT #1:

ALL THAT CERTAIN piece, parcel, lot or tract of land situate in East Pennsboro Township, Cumberland County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the Salt Road one hundred ninety-five and thirty-five one hundredths (195.35) feet south of the center of the intersection of the Salt Road and the state highway leading from Summerdale to Wertzville; thence along the center of said Salt Road South forty-one degrees, forty-five minutes East (S 41°45' E) fifty (50) feet to a point in the center of said Salt Road; thence along lands now or formerly of Kathryn E. Stalter, South forty-eight degrees, fifteen minutes West (S 48°15' W) one hundred fifty (150) feet to a stake; thence along lands now or formerly of John L. Gutshall, North forty-one degrees, forty-five minutes West (N 41°45' W) fifty (50) feet to a stake; thence along lands now or formerly of John L. Gutshall, North forty-eight degrees, fifteen minutes East (N 48°15' E) one hundred fifty (150) feet to a point, the place of BEGINNING, together with any and all improvements thereon.

TRACT #2:

ALL THAT CERTAIN piece, parcel, lot or tract of land situate in East Pennsboro Township, Cumberland County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of State Highway No. 21074, also known locally as the Salt Road, which point is a corner of land now or formerly of Kathryn E. Stalter; thence along said land now or formerly of Kathryn E. Stalter, South forty-eight degrees, fifteen minutes West (S 48°15' W), a distance of one hundred fifty (150) feet to a point in line of land now or formerly of John L. Gutshall; thence along said land now or formerly of the said John L. Gutshall, South forty-one degrees, forty-five minutes East (S 41°45' E), a distance of ten (10) feet to a point in line of land now or formerly of Charles Kauffman; thence by land now or formerly of said Charles Kauffman, North forty-eight degrees, fifteen minutes East (N 48°15' E), a distance of one hundred fifty (150) feet to a point in the center of said first mentioned public road; thence along the center of said first mentioned public road, North forty-one degrees, fifteen minutes West (N 41°15' W) a distance of ten (10) feet to a point, the place of BEGINNING, together with any and all improvements thereon.

BEING KNOWN 327 Salt Road, Enola, PA 17025.

BEING the same premises which Todd Fulton and Michelle Fulton, husband and wife, by Deed dated August 30, 2005 and recorded August 31, 2005 in the Office of the Recorder of Deeds in and for Cumberland County in Deed Book 270 Page 3624, granted and conveyed unto Pamela J. Eshleman, Single Woman.

PARCEL NO. 09-13-0999-018.

**Writ No. 2017-3117 Civil Term**

WELLS FARGO BANK N.A.

vs.

BARBARA ELLEN EYSTER

Atty.: Harry Reese

PROPERTY ADDRESS: 828 Doubling Gap Road, Lower Mifflin Township, Newville, PA 17241.

ALL THAT CERTAIN LOT OF GROUND SITUATE IN LOWER MIFFLIN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, WITH THE IMPROVEMENTS THEREON ERECTED, MORE PARTICULARLY BOUNDED AND DESCRIBED ACCORDING TO A SURVEY BY NOEL B. SMITH, R.S., DATED MARCH 24, 1971 AS CORRECTED BY A SURVEY REVISED NOVEMBER 17, 1973, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE HIGHWAY LEADING FROM NEWVILLE TO DOUBLING GAP, ALSO KNOWN AS PA. ROUTE 233; THENCE ALONG PROPERTY FORMERLY OF STATE ROAD SCHOOL, NOW OR FORMERLY OF CHARLES SPAHR, SOUTH 58° 16' WEST 129.95 FEET TO AN IREON PIN; THENCE BY SAID SOUTH 75° 43' WEST 117.83 FEET TO AN IRON PIN; THENCE ALONG PROPERTY NOW OR FORMERLY OF MILTON WALTERS, NORTH 34° 02' WEST 145.19 FEET TO A POINT; THENCE ALONG PROPERTY NOW OR FORMERLY OF GARY E. BOBB NORTH 63° 48' EAST 243.56 FEET TO A POINT IN THE CENTER OF PA. ROUTE 233; THENCE ALONG THE CENTER OF PA. ROUTE 233, SOUTH 33° 50' WEST 157.00 FEET TO A POINT, THE PLACE OF BEGINNING.

CONTAINING 0.89 ACRES.

BEING THE SAME PREMISES which Clarence R. Noss and Ruth G. Noss, his wife, by Wayne E. Noss, their attorney-in-fact, by Deed dated July 23, 1993 and recorded July 23, 1993 in the Office of the Recorder of Deeds in and for Cumberland County in Deed Book Volume K-36, Page 717, granted and conveyed unto BARRY R. EYSTER and BARBARA ELLEN EYSTER, his wife.

And the said Barry R. Eyster departed this life on June 18, 2016. Title to the property passed to Barbara Ellen Eyster by operation of law.

BEING KNOWN AS: 828 DOUBLING GAP ROAD, NEWVILLE, PA 17241.

PARCEL #15-05-0413-031.

**Writ No. 2013-5995 Civil Term**

DEUTSCHE BANK NATIONAL TRUST COMPANY

vs.

DONALD FAILOR

Atty.: Steven K. Eisenberg

PROPERTY ADDRESS: 15-17 Carlisle Pike, Silver Spring Township, New Kingstown, PA 17015.

All that certain tract or parcel of land and premises, situate, lying and being in the Village of New Kingstown, Township of Silver Spring, County of Cumberland and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a post at the Turnpike leading from Harrisburg to Carlisle ("Carlisle Pike"); thence Southwardly by the school lot, a distance of 182 feet to an alley; thence Eastwardly by said alley, a distance of 40 feet to a post; thence Northwardly by lot now or formerly of Dale Ritter, a distance of 182 feet to a post at said Turnpike ("Carlisle Pike"); thence Westwardly along said Turnpike ("Carlisle Pike"), a distance of 40 feet to a point and place of BEGINNING.

HAVING THEREON ERECTED a double frame dwelling house known and numbered as 15 and 17 Carlisle Pike, New Kingstown, Cumberland County, Pennsylvania.

PARCEL NO. 38-19-1621-035.

Premises being 15-17 Carlisle Pike, New Kingstown, PA 17072.

BEING the same premises Dwayne A. Deimler, by Deed dated May 17, 2005 and recorded May 27, 2005 in the Office of the Recorder of Deeds in and for Cumberland County in Deed Book 269 Page 304 Instrument 2005-018551, granted and conveyed unto Donald S. Failor.

**Writ No. 2016-5520 Civil Term**

JPMORGAN CHASE BANK, N.A.

vs.

CHARLES WAYNE FIFE, JR. a/k/a  
CHARLES W. FIFE, JR.

Atty.: Michele Bradford

PROPERTY ADDRESS: 14 West  
Vine Street, Shiremanstown Bor-  
ough, Shiremanstown, PA 17011.By virtue of a Writ of Execution  
No. 2016-05520-CIVIL JPMorgan  
Chase Bank, N.A. v. Charles Wayne  
Fife, Jr. a/k/a Charles W. Fife, Jr.  
owner(s) of property situate in the  
SHIREMANSTOWN BOROUGH,  
CUMBERLAND County, Pennsyl-  
vania, being 14 West Vine Street,  
Shiremanstown, PA 17011-6344.

Parcel No. 37-23-0555-009.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$173,655.62.

**Writ No. 2017-971 Civil Term**

BANK OF AMERICA, N.A.

vs.

WILMAN G. FONTE MERA AND  
MELINDA M. FRAKER DE FONTE

Atty.: Michael McKeever

PROPERTY ADDRESS: 152 South  
Enola Drive, East Pennsboro Town-  
ship, Enola, PA 17025.IMPROVEMENTS consist of a  
residential dwelling.BEING PREMISES: 152 South  
Enola Drive Enola, PA 17025.SOLD as the property of WILMAN  
G. FONTE MERA and MELINDA M.  
FRAKER DE FONTE.

TAX PARCEL #09-15-1291-156.

**Writ No. 2016-7252 Civil Term**THE BANK OF NEW YORK  
MELLON fka THE BANK OF  
NEW YORK

vs.

GREGORY S. FOULDS AND  
PAMELA KAY FOULDS

Atty.: Robert Williams

PROPERTY ADDRESS: 219 West  
Locust Street, Mechanicsburg Bor-  
ough, Mechanicsburg, PA 17055.ALL THAT CERTAIN piece or par-  
cel of land situate in the Borough  
of Mechanicsburg, Cumberland  
County, Pennsylvania, bounded and  
described in accordance with a sur-  
vey by G. J. Betz, R.S. dated January  
4, 1971, as follows to wit:BEGINNING at a point on the  
South side of West Locust Street  
209.30 feet East of the Southeast cor-  
ner of South York Street and West Lo-  
cust Street, said point also being the  
dividing line between premises No.  
221 West Locust Street and premises  
herein described; thence along West  
Locust Street North 84 degrees 30  
minutes East 20 feet to the dividing  
line between premises No. 215 West  
Locust Street and premises herein  
described; thence along said line  
South 5 degrees 30 minutes East  
89.06 feet to the North side of St.  
John's Alley; thence along said alley  
South 84 degrees 30 minutes West 20  
feet to line of the aforesaid premises  
No. 221 West Locust Street; thence  
along said line and thru a partition  
wall North 5 degrees 30 minutes  
West 89.06 feet to a point, the place  
of BEGINNING.HAVING thereon erected a 2 1/2  
story frame dwelling known as No.  
219 West Locust Street.Title to said Premises vested in  
Pamela K. Foulds by Deed from  
Peggy Burkett, unmarried woman  
dated March 5, 1999 and recorded on  
March 12, 1999 in the Cumberland  
County Recorder of Deeds in Book  
195, Page 746.Being known as: 219 West Locust  
Street, Mechanicsburg, PA 17055.Tax Parcel Number: 20-23-0567-  
103.

**Writ No. 2016-6697 Civil Term**

EAST PENNSBORO TOWNSHIP

vs.

EDGAR ALLEN FREED, JR.

Atty.: Kathryn Mason

PROPERTY ADDRESS: 105 E. Columbia Road, East Pennsboro Township, Enola, PA 17025.

By virtue of a Writ of Execution No. 2016-6697 East Pennsboro Township v. Edgar A. Freed, Jr. of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 105 E. Columbia Road, Enola, PA 17025.

Parcel No. # 09-13-1002-276.

Improvements thereon: Dwelling known as 105 E. Columbia Avenue, Enola, PA 17025.

Judgment Amount: \$6,086.36.

**Writ No. 2016-5477 Civil Term**

MB FINANCIAL BANK, N.A.

vs.

ANDREW J. GASKIN

Atty.: Gregory Javardian

PROPERTY ADDRESS: 15 North 20th Street, Camp Hill Borough, Camp Hill, PA 17011.

ALL THAT CERTAIN lot of ground situate in the Borough of Camp Hill, Cumberland County, Pennsylvania, bounded and described according to a survey by DP Raffensperger, RS, dated June 26, 1950, as follows;

BEGINNING at a point on the Eastern line of North 20th Street, which point is 150 feet North of the North-east corner of North 20th and Market Streets; thence in an Easterly direction by land now or late of Miss Niedig, 52 feet; thence North 12.85 feet by other land now or late of Herbert C. Erickson and Helene E. Erickson, husband and wife; thence by the same East 115.66 feet to a point on the West line of an alley 16 feet in width and known as Cooper Street; thence North by said Cooper Street 82.5 feet to a point on line now or formerly of

Kaiser; thence by Kaiser West 166.05 feet to the Eastern line of North 20th Street; thence by the Eastern line of North 20th Street South 82.5 feet to the place of BEGINNING.

BEING part of Tract 2 in Deed of Farmers Trust Company to Edward N. Cooper, Jr. dated August 19, 1946 and recorded in 13 | 325.

BEING THE SAME PREMISES which Robert K. McDonald and Lori A. McDonald, by Deed dated May 28, 2008 and recorded June 22, 2009 in the Office of the Recorder of Deeds in and for Cumberland County in Instrument No. 200921182, granted and conveyed unto Andrew J. Gaskin.

BEING KNOWN AS: 15 North 20th Street, Camp Hill, PA 17011.

PARCEL #01-21-0271-422.

**Writ No. 2016-5919 Civil Term**U.S. BANK NATIONAL  
ASSOCIATION

vs.

DONALD N. GIDUSKO, KNOWN HEIR OF LAURA R. GORECKI a/k/a LAURA REBECCA GORECKI a/k/a LAURA REBECCA GIDUSKO a/k/a LAURA REBECCA LOGAN, JARED J. WORLEY, KNOWN HEIR OF LAURA R. GORECKI a/k/a LAURA REBECCA GORECKI a/k/a LAURA REBECCA GIDUSKO a/k/a LAURA REBECCA LOGAN, JASON A. GIDUSKO, KNOWN HEIR OF LAURA R. GORECKI a/k/a LAURA REBECCA GORECKI a/k/a LAURA REBECCA GIDUSKO a/k/a LAURA REBECCA LOGAN, SANDRA E. WALLACE, PERSONAL REPRESENTATIVE OF THE ESTATE OF LAURA R. GORECKI a/k/a LAURA REBECCA GORECKI a/k/a LAURA REBECCA GIDUSKO a/k/a LAURA REBECCA LOGAN AND UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS



CLAIMING RIGHT TITLE OR  
INTEREST FROM OR UNDER  
LAURA R. GORECKI a/k/a LAURA  
REBECCA GORECKI a/k/a LAURA  
REBECCA GIDUSKO a/k/a LAURA  
REBECCA LOGAN

Atty.: Mark Udren

PROPERTY ADDRESS: 642 Erford  
Road, East Pennsboro Township,  
Camp Hill, PA 17011.

THE LAND REFERRED TO IN  
THIS COMMITMENT IS DESCRIBED  
AS FOLLOWS:

ALL THAT CERTAIN PIECE OR  
PARCEL OF LAND, WITH IMPROVE-  
MENTS THEREON ERECTED, SITU-  
ATE IN EAST PENNSBORO TOWN-  
SHIP, CUMBERLAND COUNTY,  
PENNSYLVANIA AND DESCRIBED  
ACCORDING TO A SURVEY MADE  
BY GERRIT J. BETZ, REGISTERED  
SURVEYOR, DATED MARCH 20,  
1973, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE  
SOUTHERLY LINE OF ERFORD  
ROAD (WEST) WHICH POINT IS  
163.50 FEET WEST OF THE SOUTH-  
WESTERLY CORNER OF MATTHEW  
ROAD AND ERFORD ROAD (WEST),  
AND AT DIVIDING LINE BETWEEN  
LOTS NOS. 14X AND 15, BLOCK  
“H” ON THE HEREINAFTER MENTIONED  
PLAN OF LOTS; THENCE,  
ALONG THE DIVIDING LINE SOUTH  
08 DEGREES 14 MINUTES EAST  
100 FEET TO A POINT; THENCE  
SOUTH 79 DEGREES 50 MINUTES  
11 SECONDS WEST, 33.33 FEET  
TO A POINT AT DIVIDING LINE  
BETWEEN LOTS NOS. 15 AND 15X,  
BLOCK “H” ON SAID PLAN; THENCE  
ALONG SAID DIVIDING LINE NORTH  
12 DEGREES 03 MINUTES 25 SEC-  
ONDS WEST, AND THROUGH THE  
CENTER OF A PARTITION WALL AND  
BEYOND, 100 FEET TO A POINT ON  
THE SOUTHERLY LINE OF ERFORD  
ROAD (WEST) AFORESAID; THENCE  
ALONG SAME IN AN ARC HAVING A

RADIUS OF 600 FEET IN AN EAST-  
ERLY DIRECTION TO THE RIGHT,  
40 FEET TO A POINT, THE PLACE  
OF BEGINNING.

AND BEING LOT NO. 15, BLOCK  
“H” PLAN NO. 9 RIDLEY PARK,  
WHICH PLAN IS RECORDED IN THE  
OFFICE OF THE RECORDER OF  
DEEDS IN AND FOR CUMBERLAND  
COUNTY, PENNSYLVANIA IN PLAN  
BOOK 17, PAGE 23.

TOGETHER WITH THE RIGHT IN  
COMMON IN AND TO THE PARTI-  
TION WALL WITH OWNERS AND OC-  
CUPIERS OF ADJOINING PREMISES  
PARCEL #09-16-1050-259.

Being known as: 642 Erford Rd.,  
Camp Hill, PA 17011-1124.

PROPERTY ID NO.: 09-16-1050-  
259.

TITLE TO SAID PREMISES IS  
VESTED IN Laura R. Gorecki, a  
single person BY DEED FROM Dean  
W. Wharton and Marcia M. Whar-  
ton, his wife DATED 05/24/2000  
RECORDED 05/30/2000 IN DEED  
BOOK 221 PAGE 1135 OR AT Instru-  
ment #2000-013357.

**Writ No. 2016-6680 Civil Term**

MTGLQ INVESTORS, LP

vs.

PATRECIA GILMARTIN a/k/a  
PATRECIA B. GILMARTIN

Atty.: Michele Bradford

PROPERTY ADDRESS: 3644  
Chestnut Street, Hampden Town-  
ship, Camp Hill, PA 17011.

By virtue of a Writ of Execution  
No. 2016-06680 Ditech Financial  
LLC v. Patrecia Gilmartin a/k/a  
Patrecia B. Gilmartin owner(s) of  
property situate in the HAMPDEN  
TOWNSHIP, CUMBERLAND County,  
Pennsylvania, being 3644 Chestnut  
Street, Camp Hill, PA 17011.

Parcel No. 10-21-0275-129.  
Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$39,061.73.

**Writ No. 2016-1477 Civil Term**

WELLS FARGO BANK NA

vs.

CHRISTOPHER A. GOUSE a/k/a  
CHRISTOPHER GOUSE AND  
MICHELLE I. GOUSE

Atty.: Robert Williams

PROPERTY ADDRESS: 3510  
Beech Run Lane, East Pennsboro  
Township, Mechanicsburg, PA  
17050.

ALL THAT CERTAIN lot or tract of ground with the improvements thereon erected, situate in the Township of East Pennsboro, County of Cumberland and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan of Laurel Hills, Section 1, made by Buchart-Horn, Consulting Engineers & Planners, dated December 4, 1974, Job No. 203020, and recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Plan Book 31, Page 27, as follows, to wit:

BEGINNING at a stake set on the north side of Beech Run Lane (60 feet wide), at a corner of Lot No. 223, as shown on said Plan; thence extending from said beginning stake and measured along line of Lot No. 223, North 04 degrees 39 minutes 15 seconds East, 100 feet to a stake in line of Lot No. 243; thence extending along same, North 82 degrees 14 minutes 45 seconds East, 102.39 feet to a stake at a corner of Lot No. 225; thence extending along same, South 04 degrees 39 minutes 15 seconds West, 122 feet to a stake set on the north side of Beech Run Lane, aforesaid; thence extending along same, North 85 degrees 20 minutes 45 seconds West, 100 feet to a stake, the first mentioned stake and place of BEGINNING.

BEING Lot No. 224 as shown on said Plan.

Title to said Premises vested in Edward Tulenko and Connie R. Tulenko, his wife by Deed from Christopher A. Gouse and Michelle I. Gouse, his wife dated April 8, 2002 and recorded on May 6, 2002 in the Cumberland County Recorder of Deeds in Book 251, Page 2922.

Being known as: 3510 Beech Run Lane, Mechanicsburg, PA 17050.

Tax Parcel Number: 09-17-1038-011.

**Writ No. 2017-2748 Civil Term**CITIMORTGAGE, INC. s/b/m  
TO ATLANTIC MORTGAGE &  
INVESTMENT CORPORATION

vs.

OSCAR E. GOUSE, JR. AND  
MARY ANN GOUSE

Atty.: Michele Bradford

PROPERTY ADDRESS: 49 Ken-  
sington Drive, Lower Allen Township,  
Camp Hill, PA 17011.

By virtue of a Writ of Execution No. 2017-02748-CIVIL CitiMortgage, Inc. s/b/m to Atlantic Mortgage & Investment Corporation v. Oscar E. Gouse, Jr. Mary Ann Gouse owner(s) of property situate in the LOWER ALLEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 49 Kensington Dr, Camp Hill, PA 17011-7911.

Parcel No. 13-25-0022-029.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$31,637.12.

**Writ No. 2016-6608 Civil Term**WILMINGTON SAVINGS  
FUND SOCIETY

vs.

LORI A. GUYER AND  
TODD E. GUYER

Atty.: Richard Squire



PROPERTY ADDRESS: 400 Enola Road, Hopewell Township, Newburg, PA 17240.

ALL THAT CERTAIN lot of ground lying and being situate in Hopewell Township, Cumberland County, Pennsylvania, more fully bounded and described as follows:

BEGINNING at a concrete monument at the edge of Enola Road, State Route 997, at line of lands now or formerly of Grantors, South 23 degrees, 41 minutes 12 seconds East, 389.67 feet to a concrete monument; thence North 79 degrees 09 minutes 13 seconds East, 230.12 feet to a point; thence along the same, South 24 degrees 35 minutes 27 seconds East, 119.68 feet to a point; thence along the same, South 30 degrees 12 minutes 51 seconds East, 118.98 feet to an iron pin; thence along the same, South 66 degrees 44 minutes 36 seconds East, 141.36 feet to an iron pin at line of lands now or formerly of Fred M. Willis; thence along lands now or formerly of Fred M. Willis, South 11 degrees 22 minutes 12 seconds East, 100.82 feet to an iron pin in Turnpike Road, State Route 696; thence in said Turnpike Road, North 66 degrees 23 minutes 30 seconds West, 160.52 feet to a point; thence is said road by a curve to the left having a chord bearing, North 60 degrees 05 minutes, 16 seconds West, 289.45 feet to a point; thence along the same, North 53 degrees 47 minutes 02 seconds West, 491.75 feet to an iron pin; thence along a 22 foot cartway connecting said Turnpike Road, State Route 696 and Enola Road, State Route 997 by a curve to the left by a chord bearing, North 2 degrees 45 minutes 52 seconds East, 175.04 feet to an iron pin in the Enola Road, State Route 997; thence in the Enola Road, North 61 degrees 26 minutes 53 seconds East, 130.00 feet to the place of BEGINNING.

CONTAINING 3.197 acres, more or less, according to the draft of sur-

vey of Carl D. Bert and Associates, P.L.S., dated October 10, 1997 and recorded in the Office of Recorder of Deeds in and for Cumberland County, in the Plan Book 76 at Page 21. Being Lot No.5 thereon.

BEING the same premises in which Jeremiah S. Zook and Dora K. Zook, husband and wife, by deed dated January 30, 1998, and recorded in the Office of Recorder of Deeds in and for Cumberland County on January 30, 1998 at Book 171, Page 435, conveyed unto Todd Guyer and Lori Guyer.

Parcel No. 11-07-0495-0.

**Writ No. 2016-5906 Civil Term**

FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

vs.

ROSITA M. HALDEMAN

Atty.: Kimberly Bonner

PROPERTY ADDRESS: 45 West Baltimore Street, Carlisle Borough, Carlisle, PA 17013.

All that certain house and lot of ground situate in the Third Ward of the Borough of Carlisle, Cumberland County, Pennsylvania bounded and described as follows, the following two tracts of land;

Tract No. 1

Beginning on Baltimore Street at a point on corner of land now or formerly of Mrs. L. R. Brenneman; thence in a Northern direction along line of lands of same 102 feet, more or less, to line of lands now or formerly of Shapley heirs; thence along line of lands of same in a western direction, 30 feet more or less, to line of lands formerly of Harry G. Beetem and now property known as 47 West Baltimore Street, now or formerly of Mrs. Melanie D. Cooper; thence along line of lands of the same in a southern direction, 103 feet more or less, to Baltimore Street; thence along line of Baltimore Street in an Eastern direc-

tion 29 feet 06 inches, more or less, to the place of beginning.

Containing on Baltimore Street 29 feet 06 inches, more or less, and running northwardly at even width of 30 feet, more or less, 102 feet more or less.

Being known as 45 West Baltimore Street.

Tract No. 2

Bounded on the north by property now or formerly of the Shapley Heirs, on the East by Tract No. 1, above on the south and west by property formerly of John H. Highlands, et Al, now or formerly of Carlisle Opportunity Homes,

Having a distance of 16 feet, more or less, on the north and south boundary lines and a distance of 51 feet, more or less, on the east and west boundary lines; said tract lying and being immediately north of the property known as 47 West Baltimore Avenue.

HAVING thereon erected a dwelling house being known and numbered as 45 West Baltimore Street, Carlisle, PA 17013.

PARCEL No. 04-21-0320-617.

Being the same property conveyed to Rosita M. Haldeman, no marital status shown who acquired title by virtue of a deed from Canterbury Partnership, LLC, dated September 27, 2013, recorded October 4, 2013, at Instrument Number 201332904, Office of the Recorder of Deeds, Cumberland County, Pennsylvania.

**Writ No. 2015-5065 Civil Term**

USAA FEDERAL SAVINGS BANK

vs.

MICHAEL HALL a/k/a  
MICHAEL CLARENCE HALL AND  
URSULA ANGELIKA HALL

Atty.: Robert W. Williams

PROPERTY ADDRESS: 426  
Maywood Court, Unit 161, Hampden Township, Mechanicsburg, PA 17050.

All that certain Unit, being Unit No. 161 (the "Unit") of Silver Creek at Hampden, a Townhome Condominium (the "Condominium"), located in Hampden Township, Cumberland County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Silver Creek at Hampden, a Townhome Condominium (the "Declaration of Condominium") recorded in the office of the Cumberland County Recorder of Deeds in Miscellaneous Book 724, Page 70 and in the Declaration Plats and Plans recorded simultaneously in the aforesaid office in Right-of-Way Plan Book 13, Page 130, together with any and all amendments thereto.

Together with the undivided percentage interest in the Common Elements appurtenant to the Unit as more particularly set forth in the aforesaid Declaration of Condominium, as last amended.

Together with the right to use the Limited Common Elements applicable to the Unit being conveyed herein, pursuant to the Declaration of Condominium and Declaration Plats and Plans, as last amended.

Under and Subject to the Declaration of Condominium, to any and all other covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the aforesaid Office, and matters which a physical inspection or survey of the Unit and Common Elements would disclose.

Title to said Premises vested in Michael Hall a/k/a Michael Clarence Hall and Ursula Angelika Hall by Deed from Herman J. Smith, Jr. and Kimberly E. Smith dated October 26, 2011 and recorded on November 1, 2011 in the Cumberland County Recorder of Deeds as Instrument No. 201130336.

Being known as: 426 Maywood Court, Unit 161, Mechanicsburg, PA 17050.

Tax Parcel Number: 10-18-1323-001-U161.

**Writ No. 2017-3170 Civil Term**

WELLS FARGO BANK, N.A.

vs.

MATTHEW C. HENDERSON

Atty.: Michele Bradford

PROPERTY ADDRESS: 423 Sioux Drive, Hampden Township, Mechanicsburg, PA 17050.

By virtue of a Writ of Execution No. 2017-03170-CIVILTERM Wells Fargo Bank, NA v. Matthew C. Henderson owner(s) of property situate in the HAMPDEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 423 Sioux Drive, Mechanicsburg, PA 17050-2594.

Parcel No. 10-19-1600-029.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$191,828.44.

**Writ No. 2016-818 Civil Term**

WELLS FARGO BANK, N.A.

vs.

MARK A. HICKOFF

Atty.: Gregory Javardian

PROPERTY ADDRESS: 30 East Keller Street, Mechanicsburg Borough, Mechanicsburg, PA 17055.

ALL THAT CERTAIN house and lot of ground situate on the South side of East Keller Street, in the 2nd Ward of the Borough of Mechanicsburg, County of Cumberland and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the building line on the South side of East Keller Street, at corner of lot formerly of George W. Mincemoyer, now of William L. Albert and wife; thence along the building line of East Keller Street in and Eastwardly direction 20 feet 3 inches, more or less, to a point at corner of lot now or formerly of Elizabeth M. Shover; thence along the line of said lot now or formerly of Elizabeth M. Shover and through

the center of the partition wall of the double frame dwelling erected on the lot herein conveyed and the lot immediately adjacent on the East hereof and beyond in the Southwardly direction 138 feet, more or less, to a point in the line of Hill Alley; thence in a Westwardly direction along the line of said Hill Alley, 20 feet 3 inches, more or less, to a point at corner of lot formerly of George W. Mincemoyer now of William L. Albert and wife, aforementioned; thence along the line of said lot now of William L. Albert and wife, in a Northwardly direction 139 feet, more or less, to a point in the building line of the South side of East Keller Street, aforementioned, at the point and place of BEGINNING.

HAVING thereon erected the Western one-half of a double frame dwelling.

BEING THE SAME PREMISES which Dustin Rhodes and Kathryn A. Rhodes, by Deed dated August 15, 1995 and recorded August 18, 1995 in the Office of the Recorder of Deeds in and for Cumberland County in Deed Book Volume 126, Page 1035, granted and conveyed unto Mark A. Hickoff.

BEING KNOWN AS: 30 East Keller Street, Mechanicsburg, PA 17055.

PARCEL #17-24-0787-051.

**Writ No. 2017-4767 Civil Term**PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs.

GAIL M. HOFFMAN a/k/a  
GAIL HOFFMAN

Atty.: Leon Haller

PROPERTY ADDRESS: 403 Herman Avenue, Lemoyne Borough, Lemoyne, PA 17043.

ALL that certain lot of land in the Borough of Lemoyne, County of Cumberland, Pennsylvania, being approximately 115 x 22, and 0.06 acres. HAVING THEREON ERECTED

A DWELLING KNOWN AS: 403 HERMAN AVENUE LEMOYNE, PA 17043.

TAX PARCEL NO. 12-22-0822-057A.

Cumberland Deed Book 248, page 551.

TO BE SOLD AS THE PROPERTY OF GAIL M. HOFFMAN a/k/a GAIL HOFFMAN ON JUDGMENT NO. 2017-04767.

**Writ No. 2016-3918 Civil Term**

S&T BANK

vs.

IRISH RESTAURANTS, LP, IRISH PROPERTIES, LP c/o TIMOTHY AND JANA HOGG, JANA M. HOGG, IRISH REAL ESTATE, IRISH NEW CUMBERLAND LLC AND TIMOTHY J. HOGG

Atty.: Clayton Davidson

PROPERTY ADDRESS: 301-303 Bridge Street and 217 Third Street, New Cumberland Borough, New Cumberland, PA 17070.

TRACT#1

301-303 BRIDGE STREET & 217 THIRD STREET.

ALL THE FOLLOWING described premises situate in New Cumberland Borough, Cumberland County, Pennsylvania, known and numbered as 301-303 Bridge Street and 217 Third Street, being more fully bounded, limited and described as follows, to wit:

BEGINNING at a point at the northeast corner of Third and Bridge Streets; thence northwardly along the easterly line of Bridge Street, fifty (50) feet to Lot No. 143; thence eastwardly along said Lot No. 143, a distance of eighty-nine (89) feet to land formerly of Lloyd S. Brubaker; thence southwardly along land formerly of Lloyd S. Brubaker, fifty (50) feet to the northerly line of Third Street; thence westwardly along the northerly line of Third Street, a distance of eighty-nine (89) feet to Bridge Street, the place of BEGINNING.

25-24-0813-110.

S&T BANK

vs.

IRISH RESTAURANTS, LP, IRISH PROPERTIES, LP c/o TIMOTHY AND JANA HOGG, JANA M. HOGG, IRISH REAL ESTATE, IRISH NEW CUMBERLAND LLC AND TIMOTHY J. HOGG

PROPERTY ADDRESS: 305 and 307 Bridge Street, New Cumberland Borough, New Cumberland, PA 17070.

TRACT#2

305 AND 307 BRIDGE STREET.

ALL THAT CERTAIN lot of land situate in the Borough of New Cumberland, County of Cumberland and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the easterly line of Bridge Street, 50 feet northwardly from the northeast corner of Bridge and 3rd Streets, at the dividing line between the property herein described and the northerly boundary of line of lot number 142; thence in an easterly direction along the northerly line of lot number 142, the property of Charles Z. Brubaker, and at right angles to Bridge Street. 150 feet to the westerly line of 16 feet wide public alley; thence by the westerly line of said alley, northwardly a distance of 50 feet to the southerly line of lot number 144, the J. F. Good property; thence westwardly along the southerly line of lot number 144, the Good property, 150 feet to the easterly line of Bridge Street; and thence by the easterly line of Bridge Street in a southerly direction 50 feet to the northerly line of lot number 142, the Brubaker property the point and place of BEGINNING.

BEING Lot number 143 on the general plan of the Borough of New Cumberland, aforesaid.

HAVING thereon erected a double three-story frame apartment house and storerooms and numbered

respectively numbers 305 and 307 Bridge Street and being further improved by the erection of five concrete block garages in the rear of said described property.

25-24-0813-109.

S&T BANK

vs.

IRISH RESTAURANTS, LP, IRISH PROPERTIES, LP c/o TIMOTHY AND JANA HOGG, JANA M. HOGG, IRISH REAL ESTATE, IRISH NEW CUMBERLAND LLC AND TIMOTHY J. HOGG  
PROPERTY ADDRESS: 309 and 311 Bridge Street, New Cumberland Borough, New Cumberland, PA 17070.

TRACT#3

309 AND 311 BRIDGE STREET.

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

BEGINNING at a point on the easterly line of Bridge Street at a distance of one hundred (100) feet measured in a northerly direction from the northeast intersection of Bridge Street and Third Street; thence in a northerly direction along Bridge Street (erroneously referred to as Third Street in prior deeds), fifty (50) feet to the line of Lot No. 145; thence in an easterly direction along line of Lot No. 145, one hundred fifty (150) feet to a point on the westerly line of an alley; thence in a southerly direction along said alley fifty (50) feet to a point on the line of Lot No. 143 on said Plan; thence in a westerly direction along Lot No. 143 on said Plan one hundred fifty (150) feet to a point, the place of BEGINNING.

BEING Lot No. 144 on the General Plan of the Borough of New Cumberland.

HAVING thereon erected a brick and frame store and apartment building, known as Nos. 309 and 311 Bridge Street, New Cumberland, Pennsylvania.

BEING THE SAME PREMISES which Richard L. Coakley and Susan P. Coakley, husband and wife, by their deed dated December 30, 2008 and intended to be recorded immediately thereafter in the Office of the Recorder of Deeds in and for the County of Cumberland, Pennsylvania, granted and conveyed unto Irish Properties, LP, a Pennsylvania limited partnership.

25-24-0813-108A.

**Writ No. 2015-6942 Civil Term**

JP MORGAN CHASE BANK  
NATIONAL ASSOCIATION

vs.

ERIC JONES

Atty.: Christopher DeNardo

PROPERTY ADDRESS: 274 Ridge Hill Road, Silver Spring Township, Mechanicsburg, PA 17050.

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

BEGINNING at a point in the center line of the public township road known as Ridge Hill Road (T-577) which said point is in the division line between Lots Nos. 11 and 12 on the hereinafter mentioned Plan of Lots; thence along the division line between Lots Nos. 11 and 12 on said Plan, North 15 degrees 27 minutes west 175.00 feet to a point; thence along the line of land now or formerly of Clarence J. Kramer and Aida Elizabeth Kramer, his wife, North 74 degrees 33 minutes 00 seconds East, 125.00 feet to a point; thence continuing along the line of

said lands of Clarence J. Kramer and Aida Elizabeth Kramer, his wife, south 15 degrees 27 minutes East, 175.00 feet to a point in the center line of public township road known as Ridge Hill Road (T577), South 74 degrees 33 minutes West, 125.00 feet to a point in the division line between Lots Nos. 11 and 12 on the hereinafter mentioned Plan of Lots, aforesaid, at the point and place of BEGINNING.

BEING Lot No. 12 on the Final Subdivision Plan for Clarence J. Kramer which said Plan is recorded in the Cumberland County Recorder's Office in Plan Book 48, at page 13.

TAX MAP NO. MAP: 38-18-1346-026.

BEING known and numbered as 274 Ridge Hill Road Mechanicsburg, Pa. 17055.

BEING THE SAME PREMISES which Paul C. Davis, Jr., and Celinda K. Davis, by Deed dated October 30, 2009 and recorded December 7, 2009 in the Office of the Recorder of Deeds in and for the County of Cumberland under Instrument Number 200940954, granted and conveyed unto Eric E. Jones. 274 Ridge Hill Road, Mechanicsburg, PA 17050.

Parcel No. 38-18-1346-026.

**Writ No. 2016-5016 Civil Term**

BRANCH BANKING AND TRUST COMPANY

vs.

TRAVIS D. JUMPER

Atty.: Terrence McCabe

PROPERTY ADDRESS: 17 South 8th Street, Lemoyne Borough, Lemoyne, PA 17043.

ALL THAT CERTAIN lot of land with improvements thereon erected situate in the Borough of Lemoyne. County of Cumberland and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the westerly line of South 8th Street, sixty-seven (67) feet south of the southwest corner of 8th and Market Streets at line of lands now or late of Donald E. Kauffman; thence in a westerly direction at right angle to 8th Street, sixty (60) feet to an iron pin on line of lands now or late of Alice Eshelman; thence in a southerly direction along said lands, fifty-three (53) feet to an iron pin on the northerly line of a twenty (20) foot alley; thence along said alley eastwardly, sixty (60) feet to a spike on the westerly line of 8th Street; thence along 8th Street northwardly, fifty-three (53) feet to the place of BEGINNING.

BEING portions of Lots Nos. 36 and 37 on Plan No.3 of North River-  
ton, said Plan being recorded in Cumberland County in Deed Book 4-J, Page 40.

HAVING thereon erected a 2-1/2 story brick and frame dwelling No. 17 South 8th street Lemoyne, Pennsylvania.

Map and Parcel ID: 12-21-0267-331.

Being known as: 17 South 8th Street, Lemoyne, Pennsylvania 17043.

Title to said premises is vested in Travis D. Jumper by deed from Pauline M. Vaughn, widow by her attorney-in-fact Nancy V. Munchel dated June 11, 2010 and recorded June 17, 2010 in Instrument Number 201015924.

**Writ No. 2017-382 Civil Term**

LSF9 MASTER PARTICIPATION TRUST

vs.

JOHN M. KESSLER, JR. AND JUNE M. KESSLER

Atty.: Terrence McCabe

PROPERTY ADDRESS: 25 Conrad Road, Middlesex Township, Carlisle, PA 17015.

All that certain piece or parcel or Tract of land situate in the Township of Middlesex, Cumberland County, Pennsylvania, and being known as 25 Conrad Road, Carlisle, Pennsylvania 17015.

TAX MAP AND PARCEL NUMBER:21-22-0119-043.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$109,829.63.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: John M. Kessler, Jr.

**Writ No. 2016-6699 Civil Term**

EAST PENNSBORO TOWNSHIP

vs.

RUDOLPH R. KOSER, III  
AND OCCUPANT

Atty.: Kathryn Mason

PROPERTY ADDRESS: 6 Woodmyre Lane, East Pennsboro Township, Enola, PA 17025.

By virtue of a Writ of Execution No. 2016-6699 East Pennsboro Township v. Rudolph R. Koser, III of property situate in East Pennsboro Township Cumberland County, Pennsylvania, being known as 6 Woodmyre Lane, Enola, PA 17025.

Parcel No. # 09-12-2992-178.

Improvements thereon: Dwelling known as 6 Woodmyre Lane, Enola, PA 17025.

Judgment Amount: \$5,748.96.

**Writ No. 2010-2810 Civil Term**

SUNTRUST MORTGAGE, INC.

vs.

KIM LEE AND SEAN KEEFE

Atty.: Michele Bradford

PROPERTY ADDRESS: 5245 Jennifer Circle a/k/a 5136 Jennifer Circle, Hampden Township, Mechanicsburg, PA 17050.

By virtue of a Writ of Execution No. 10-2810 CIVIL TERM Bayview Loan Servicing, LLC v. Sean Keefe, Kim Lee owner(s) of property situate in the HAMPDEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 5245 Jennifer Circle a/k/a, 5136 Jennifer Circle, Mechanicsburg, PA 17050-2753.

Parcel No. 10-19-1602-202.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$453,589.88.

**Writ No. 2014-4105 Civil Term**

RIVERVIEW BANK

vs.

JACK H. LENKER, DECEASED  
AND ROSEMARY LENKER

Atty.: Iles Cooper

PROPERTY ADDRESS: 6030 Edward Drive, Hampden Township, Mechanicsburg, PA 17050.

ALL THAT CERTAIN piece or parcel of land situate in Hampden Township, Cumberland County, Pennsylvania, being bounded and described according to a survey made by Michael C. D'Angelo, Registered Surveyor, dated December 1, 1976, as follows, to wit;

BEGINNING at a point at the Southern side of Edward Drive, which point is one hundred eighty feet (180') (erroneously set forth in prior deed as one hundred seventy and zero hundredths feet (170.00')) in a westerly direction by same, Ronald Road at the division line of Lots 133 and 134 on the hereinafter mentioned Plan of Lots; thence South thirty-one degrees (31°) twenty-nine minutes (29') West, along said division line, a distance of one hundred ten and forty-two hundredths feet (110.42') to a point at the division lines of Lots 134 and 151; thence North sixty degrees (60°) thirty-two minutes (32') West, along said division line and beyond, a distance of



seventy-five and five hundredths feet (75.05') to a point at the division line of Lots 134 and 135 of said Plan; thence North thirty-one degrees (31°) twenty-nine minutes (29') East, along said division line, a distance of one hundred thirteen and six hundredths feet (113.06') to a point on the Southern side of Edward Drive; thence South fifty-eight degrees (58°) thirty-one (31') minutes East, along the aforementioned Edward Drive, a distance of seventy-five feet (75') to a point, the place of BEGINNING.

BEING Lot No. 134 on Plan of Noll Acres, which plan is recorded in Plan Book 10, Page 17, Cumberland County records.

HAVING thereon erected a one-story frame house known as 6030 Edward Drive.

BEING designated as Cumberland County UPI: 10-19-1604-113.

BEING the same premises which Rosemary Lenker, by her deed dated February 25, 1998, and recorded in the Cumberland County Recorder of Deeds office in Book 173, Page 210 granted and conveyed to Jack H. Lenker and Rosemary Lenker, his wife. Jack H. Lenker died August 9, 2014, thereby vesting title in Rosemary Lenker, surviving Mortgagor and Real Owner.

SEIZED, TAKEN IN EXECUTION AND TO BE SOLD as the property of Rosemary Lenker, Mortgagor and Real Owner, under Judgment No. 2014-4105, in the Court of Common Pleas of Cumberland County, Pennsylvania.

**Writ No. 2016-7363 Civil Term**

PACIFIC UNION FINANCIAL LLC

vs.

BENJAMIN L. LEON, JR.

Atty.: Terrence McCabe

PROPERTY ADDRESS: 845 Opossum Lake Road, Lower Frankford Township, Carlisle, PA 17015.

ALL THAT CERTAIN tract of land situated in Lower Frankford Township, Cumberland County, Pennsylvania, bounded and described as follows:

BEGINNING at a spike in the center of Township Road T-459 at lands now or formerly of William Peteritas, thence by said lands now or formerly of William Peteritas, North 57 degrees 36 minutes 20 seconds West a distance of 304.5 feet to an iron pin in lands now or formerly of Laverne Wickard; thence by said lands now or formerly of Laverne Wickard. North 06 degrees 42 minutes 40 seconds East a distance of 146.75 feet to an iron pin; thence by other lands now or formerly of Robert F. Saphore, South 57 degrees 36 minutes 20 seconds East a distance of 358.96 feet to a spike in the center line of Township Road T-459; thence by the center line of Township Road T-459 South 28 degrees 26 minutes 21 seconds West a distance of 132.57 feet to a spike, the place of BEGINNING.

CONTAINING .931 acres, more or less.

BEING Lot NO. 2 of the Plan of Lots of Robert F: Saphore, as shown on the Plan recorded in the Recorder of Deeds Office of Cumberland County in Plan Book 37, Page 109.

Map and Parcel ID: 14-06-0027-0250.

Being known as: 845 Opossum Lake Road, Carlisle, Pennsylvania 17015.

Title to said premises is vested in Benjamin Leon, Jr. by deed from Rosemary E. Young, single woman, Gregory S. Young and Rachennalyn Dizon Young, husband and wife, and Mark E. Young and Erin Young, husband and wife dated September 5, 2014 and recorded September 12, 2014 in Instrument Number 201420572.



**Writ No. 2016-3639 Civil Term**

BRANCH BANKING AND  
TRUST COMPANY

vs.

LORI INVESTORS, INC.,  
JAMES W. WARREN, ANTHONY A.  
PASCOTTI AND THOMAS J. FLYNN

Atty.: Robert W. Pontz

PROPERTY ADDRESS: Bldg.  
5006 East Trindle Road, Units  
100,103,202,203, Bldg. 5010 East  
Trindle Road, Units 200 and 201,  
Mechanicsburg.

ALL THOSE CERTAIN UNITS in the property identified and named as East Trindle Commerce Center Condominium, located in the Township of Hampden, County of Cumberland, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa.C.S.A. §3101, et seq., by recording in the Cumberland County Recorder of Deeds Office, a Declaration of Condominium, East Trindle Commerce Center Condominium, dated September 25, 1997, and recorded September 30, 1997, in Miscellaneous Book 558, at Page 543, et seq., being designated as Units 100, 103, 202 and 203 in Building 5006, East Trindle Road, and Units 200 and 201 in Building 5010, East Trindle Road, together with their respective proportionate undivided interests in the Common Elements, as defined in said Declaration.

BEING TAX PARCEL NOS.

10-22-0525-067-U-100-A;  
10-22-0525-067-U-103-A,  
10-22-0525-067-U-202-A,  
10-22-0525-067-U-203-A,  
10-22-0525-067-U-200-B, and  
10-22-0525-067-U-201-B.

BEING KNOWN AS Unit Nos. 100, 103, 202 and 203, Building 5006, East Trindle Road, Mechanicsburg, Pennsylvania, and Unit Nos. 200 and 201, Building 5010, East Trindle Road, Mechanicsburg, Pennsylvania.

BEING PART OF THE SAME PREMISES which Pennsylvania National Bank, a national banking corporation, by Deed dated June 25, 1997, and recorded July 10, 1997, in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, at Record Book 160, Page 913 et seq., granted and conveyed unto Lori Investors, Inc., a Pennsylvania corporation, its successors and assigns.

SEIZED AND TAKEN in execution of the property of Lori Investors, Inc., Defendant and Mortgagor herein, under Judgment No. 2016-03639.

**Writ No. 2016-7305 Civil Term**

WELLS FARGO BANK N.A.

vs.

CONCETTA MARESCO

Atty.: Kimberly Bonner

PROPERTY ADDRESS: 1806 Suncrest Drive, North Middleton Township, Carlisle, PA 17013.

All that certain tract of land situate in North Middleton Township, Cumberland County, Pennsylvania, bounded and described as follows:

Beginning at a point on the Northern side of Suncrest Drive at corner of land now or formerly of Harry P. Gensel; thence by the Northern side of Suncrest Drive, North 57 degrees 15 minutes East 75 feet to a point; thence by land now or formerly of William S. Weaver in a Northerly direction at right angles to Suncrest Drive, 200 feet to a point; thence by land now or formerly of John Rasp, South 57 degrees 15 minutes West 75 feet to a point; thence in a Southerly direction at right angles to Suncrest Drive, by land now or formerly of Harry P. Gensel, 200 feet to the place of beginning.

Being improved with a semi-bungalow known and numbered as 1806 Suncrest Drive, Carlise, Pennsylvania.

HAVING thereon erected a dwelling house being known and numbered as 1806 Suncrest Drive, Carlise, PA 17013.

PARCEL No. 29-17-1585-162.

Being the same property conveyed to Concetta Maresco who acquired title by virtue of a deed from Concetta Strayer, n/k/a Concetta Maresco, single adult woman, dated December 1, 2000, recorded December 1, 2000, at Book 235, Page 294, Office of the Recorder of Deeds, Cumberland County, Pennsylvania.

**Writ No. 2016-6386 Civil Term**

LSF9 MASTER  
PARTICIPATION TRUST

vs.

TAMI A. MARKHAM AND  
DAVID J. MARKHAM

Atty.: Kerri Ebeck

PROPERTY ADDRESS: 60 Faith Circle, North Middleton Township, Carlisle, PA 17013.

HAVING erected thereon a frame duplex known as 60 Faith Circle, Carlisle, Pennsylvania.

ALL THAT CERTAIN tract of land with the improvements thereon situated in North Middleton Township, Cumberland County, Pennsylvania, more particularly bounded and described in accordance with a survey by Stephen G. Fisher, R.S., dated November 24, 1978, as follows:

BEGINNING at a stake on the southern right of way line of Faith Circle; thence along the dividing line of Lot Nos. 10 and 11 of the hereinafter mentioned Plan of Lots, South 38 degrees 15 minutes 26 seconds East, 351.31 feet to a point on the south-eastern side of Wertz Run; thence along said Run, North 48 degrees 54 minutes 51 seconds West, 12 feet to a point along said Run; thence along the dividing line of Lot Nos. 11 and 12 of the hereinafter mentioned Plan of Lots, North 29 degrees 44 minutes

01 second East, 205.84 feet to a stake; thence continuing along the same, North 19 degrees 10 minutes 42 seconds East, 140 feet to a stake on the southern right of way line of Faith Circle; thence along the said right of way line having an arc radius of 270 feet, a distance of 89.91 feet to a stake, the point and place of BEGINNING.

BEING Lot No. 11 of Section 1 of Kingsbrook, recorded in Cumberland County Plan Book 23, Page 87.

BEING improved with the eastern side of a frame duplex known as 60 Faith Circle, Carlisle, Pennsylvania Property is identified as 60 Faith Circle, Carlisle, PA 17013.

Being Parcel No. 29-14-0868-012.

BEING the same premises which Tami A. Markham and David J. Markham, by Deed dated December 17, 2008, and recorded December 18, 2008, in the Office of the Recorder of Deeds in and for the County of Cumberland, Instrument No. 200839980, granted and conveyed unto David J. Markham, in fee.

**Writ No. 2017-2464 Civil Term**

WELLS FARGO BANK N.A.

vs.

JOSEPH P. MCGRAW a/k/a  
JOSEPH MCGRAW

Atty.: Michele Bradford

PROPERTY ADDRESS: 220 Hempt Road, Silver Spring Township, Mechanicsburg, PA 17050.

By virtue of a Writ of Execution No. 2017-02464-CIVIL Wells Fargo Bank, NA v. Joseph P. McGraw a/k/a Joseph McGraw owner(s) of property situate in the SILVER SPRING TOWNSHIP, CUMBERLAND County, Pennsylvania, being 220 Hempt Road, Mechanicsburg, PA 17050-2606.

Parcel No. 38-21-0295-013.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$156,053.79.

**Writ No. 2017-632 Civil Term**

NATIONSTAR MORTGAGE LLC

vs.

BETTY McNEW a/k/a  
BETTY V. McNEW

Atty.: Michael McKeever

PROPERTY ADDRESS: 235 North  
Middlesex Road, Middlesex Town-  
ship, Carlisle, PA 17013.IMPROVEMENTS consist of a  
residential dwelling.BEING PREMISES: 235 North  
Middlesex Road Carlisle, PA 17013.SOLD as the property of BETTY  
McNEW a/k/a BETTY V. McNEW.

TAX PARCEL #21-06-0017-007.

**Writ No. 2017-2874 Civil Term**

WELLS FARGO BANK N.A.

vs.

TYLER A. MIXELL

Atty.: Michele Bradford

PROPERTY ADDRESS: 506 South  
Fayette Street, Southampton Town-  
ship, Shippensburg, PA 17257.By virtue of a Writ of Execution  
No. 2017-02874 Wells Fargo Bank,  
NA v. Tyler A. Mixell owner(s) of  
property situate in the SOUTHAMP-  
TON TOWNSHIP, CUMBERLAND  
County, Pennsylvania, being 506  
South Fayette Street, Shippensburg,  
PA 17257-1729.

Parcel No. 39-36-2424-004.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$94,912.11.

**Writ No. 2016-6860 Civil Term**

BAYVIEW LOAN SERVICING, LLC

vs.

ROBERT R. PATTON

Atty.: Richard Squire

PROPERTY ADDRESS: 208 Pine  
Road, South Middleton Township,  
Mount Holly Springs, PA 17065.ALL THAT CERTAIN tract of land  
situate in South Middleton Township,  
Cumberland County, Pennsylvania,  
bounded and described as follows:ON the South by the Pine Road;  
on the East by lands formerly of Wil-  
liam D. Eckenrode, now or formerly  
of Daniel D. Eckenrode and Evelyn  
B. Eckenrode, his wife; on the West  
by lands formerly of William D.  
Eckenrode, now or formerly of Mary  
Jane Eckenrode Feeser, and on the  
North by lands now or formerly of  
Mark Snyder.HAVING a frontage of 112 % feet  
on the Pine Road and extending  
northwardly a depth of 393 feet to a  
stake on the eastern line and extend-  
ing 278 feet to a stake on the western  
line and having a width at the rear  
of 176, more or less, along an old  
fence line.BEING known and numbered as  
208 Pine Road, Mount Holly Springs,  
PA 17065BEING the same premises in  
which Harry W. Eckenrode, by deed  
dated August 29, 2008, and recorded  
in the Office of Recorder of Deeds  
in and for Cumberland County on  
September 2, 2008 at Instrument  
#200829792, conveyed unto Robert  
R. Patton.

Parcel #:40-30-2644-008.

**Writ No. 2016-4928 Civil Term**

EAST PENNSBORO TOWNSHIP

vs.

MICHAEL L. PETROVICH AND  
RACHEL L. PETROVICH

Atty.: Kathryn Mason

PROPERTY ADDRESS: 199 Tory  
Circle, East Pennsboro Township,  
Enola, PA 17025.By virtue of a Writ of Execution  
No. 2016-4928 East Pennsboro  
Township v. Michael L. Petrovich  
and Rachel L. Petrovich of property  
situate in East Pennsboro Township,  
Cumberland County, Pennsylvania,

being known as 199 Tory Circle,  
Enola, PA 17025.

Parcel No. # 09-15-1288-265.

Improvements thereon: Dwelling  
known as 199 Tory Circle, Enola,  
PA 17025.

Judgment Amount: \$5,472.96.

**Writ No. 2017-430 Civil Term**

PINGORA LOAN SERVICING, INC.

vs.

NICHOLE M. REINARD AND  
JOHN H. REINARD

Atty.: Michele Bradford

PROPERTY ADDRESS: 3806  
Hearthstone Road, Hampden Town-  
ship, Camp Hill, PA 17011.

By virtue of a Writ of Execution  
No. 2017-00430-CIVIL Pingora Loan  
Servicing Inc. v. Nichole M. Reinard,  
John H. Reinard owner(s) of property  
situate in the HAMPDEN TOWNSHIP,  
CUMBERLAND County, Pennsylv-  
ania, being 3806 Hearthstone Road,  
Camp Hill, PA 17011.

Parcel No. 10201848200.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$203,696.22.

**Writ No. 2016-5572 Civil Term**

U.S. BANK NATIONAL  
ASSOCIATION

vs.

THOMAS A. RHOADS AND  
MELISSA J. MYERS

Atty.: Michele Bradford

PROPERTY ADDRESS: 111 Rose-  
mont Avenue, New Cumberland Bor-  
ough, New Cumberland, PA 17070.

By virtue of a Writ of Execution  
No. 2016-05572 U.S. Bank National  
Association v. Thomas A. Rhoads,  
Melissa J. Myers owner(s) of property  
situate in the NEW CUMBERLAND  
BOROUGH, CUMBERLAND County,  
Pennsylvania, being 111 Rosemont  
Avenue, New Cumberland, PA 17070-  
2050.

Parcel No. 25-25-0006-400.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$59,870.02.

**Writ No. 2017-3121 Civil Term**

METROPOLITAN LIFE  
INSURANCE COMPANY

vs.

RONALD G. RINEHART AND  
ROSALIE L. RINEHART

Atty.: Stephen Hladik

PROPERTY ADDRESS: 104 West  
Big Spring Avenue, Newville Borough,  
Newville, PA 17241.

ALL THAT CERTAIN tract of land  
situate in the South Ward of the Bor-  
ough of Newville, County of Cumber-  
land, State of Pennsylvania, bounded  
and described as follows, to wit:

Bounded on the West by Big  
Spring Avenue; on the North or North  
East by land formerly of Sarah and  
Anna Means, now of property owned  
by John O. Glesner, et ux; on the  
East by an Alley; on the South or  
South West by land formerly of Henry  
Seitz, deceased, now property owned  
by Robert E. Schwartz, et ux. Having  
a frontage on Big Spring Avenue of  
Forty (40) feet with an even depth  
to said alley of One Hundred a Forty  
(140) feet, more or less.

BEING known and numbered as  
104 W. Big Spring Avenue.

Parcel No. 28-21-0359-003.

BEING THE SAME PREMISES  
which Earl F. Barrick and Thelma  
Barrick, husband and wife, by Deed  
dated June 29, 2001 and recorded  
July 1, 2001, In the Recorder of  
Deeds Office in and for Cumberland  
County, Pennsylvania in Deed Book  
247 Page 1489, Instrument Number  
2001-021506, granted and conveyed  
unto Ronald G. Rinehart and Rosalie  
L. Rinehart, husband and wife.

**Writ No. 2016-4474 Civil Term**

LAKEVIEW LOAN SERVICING LLC  
vs.

FRANK RIVERA a/k/a RIVERA  
J. FRANKIE a/k/a FRANKIE  
JUAN RIVERA, DECEASED  
UNKNOWN ADMINISTRATOR OF  
THE ESTATE OF AND UNKNOWN  
HEIRS, SUCCESSORS ASSIGNS  
AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER FRANK RIVERA  
a/k/a RIVERA J. FRANKIE  
a/k/a FRANKIE JUAN RIVERA,  
DECEASED

Atty.: Michele Bradford

PROPERTY ADDRESS: 3603  
Trindle Road, Camp Hill Borough,  
Camp Hill, PA 17011.

By virtue of a Writ of Execution  
No. 2016-04474 Lakeview Loan  
Servicing, LLC v. Unknown Admin-  
istrator of the Estate of Frank Ri-  
vera a/k/a Rivera J. Frankie a/k/a  
Frankie Juan Rivera, Deceased Un-  
known Heirs, Successors, Assigns,  
and All Persons, Firms, or Associa-  
tions Claiming Right, Title or Interest  
From or Under Frank Rivera a/k/a  
Rivera J. Frankie a/k/a Frankie  
Juan Rivera, Deceased owner(s) of  
property situate in the CAMP HILL  
BOROUGH, CUMBERLAND County,  
Pennsylvania, being 3603 Trindle  
Road, Camp Hill, PA 17011-4332.

Parcel No. 01-21-0275-083.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$127,037.19.

**Writ No. 2016-3290 Civil Term**

WILMINGTON TRUST COMPANY  
vs.

CARLA E. SALADA

Atty.: Robert Williams

PROPERTY ADDRESS: 541 Her-  
man Avenue, Lemoyne Borough,  
Lemoyne, PA 17043.

ALL THAT CERTAIN lot of ground  
situate in the Borough of Lemoyne,  
Cumberland County, Pennsylvania,  
more particularly bounded and de-  
scribed as follows, to wit:

BEGINNING at a point on the  
north side of Herman Avenue, which  
point is 40 feet east of the northeast  
corner of Herman Avenue and Rasp-  
berry Alley, and which point is on  
the line dividing Lot Nos. 34 and 35  
on the hereinafter mentioned Plan of  
Lots; thence northwardly along the  
said dividing line, 150 feet to Peach  
Alley; thence eastwardly along the  
southern side of said Peach Alley,  
17 feet 6 inches to a point; thence  
southwardly at right angles to Peach  
Alley and through the partition wall  
of the double frame dwelling house  
erected in part on the lot hereby  
conveyed and in part of the lot adjoin-  
ing on the east, 150 feet to Herman  
Avenue; thence westwardly along the  
northern line of Herman Avenue, 17  
feet 6 inches to a point, the place of  
BEGINNING.

Being the western half of Lot No.  
35, Section D, in the Plan of Lots  
known as Plan of Riverton, Pennsyl-  
vania, No. 1, said Plan being recorded  
in the office for the Recording of  
Deeds in and for Cumberland County  
in Deed Book J, Volume 4, Page 40.

Having thereon erected a semi-  
detached frame dwelling house  
known and numbered as 541 Heman  
Avenue, Lemoyne, Pennsylvania.

Under and Subject to easements,  
rights-of-way, restrictions and other  
matters of prior record.

Title to said Premises vested in  
Carla E. Salada by Deed from Janet  
R. Close dated October 22, 2002 and  
recorded on November 13, 2002 in  
the Cumberland County Recorder of  
Deeds in Book 254, Page 2600.

Being known as: 541 Herman  
Avenue, Lemoyne, PA 17043.

Tax Parcel Number: 12-22-0822-  
010.

**Writ No. 2017-3061 Civil Term**

ORRSTOWN BANK

vs.

WILLIAM T. SHEEHAN

Atty.: Kathryn Mason

PROPERTY ADDRESS: 1532 Holly Pike, South Middleton Township, Carlisle, PA 17013.

ALL THAT CERTAIN tract or parcel of land situate in the Township of South Middleton, County of Cumberland and Commonwealth of Pennsylvania, more particularly bounded and described in accordance with the Final Minor Subdivision Plan for Daniel W. & Joyce H. Johnson, dated December 8, 2000, revised January 16, 2001, and recorded in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, in Plan Book 82, Page 123:

BEGINNING at an existing iron rebar in the eastern end of a board fence north of a private lane; thence along lands now of formerly of Mark A. Naugle and Gretchen B. Naugle, South 21 degrees 15 minutes East, a distance of 52.00 feet (from the prior deed as indicated on the plan) to the center of the aforesaid private lane; thence in said private lane, South 63 degrees 15 minutes West, a distance of 68.00 feet to a point in the center of said private lane; thence along lands now or formerly of Carlton R. Dean and Nancy H. Dean, South 23 degrees 45 minutes East, through a gate post, 250.5 feet to a point; thence continuing along said lands now or formerly of Carlton R. Dean and Nancy H. Dean, South 27 degrees 25 minutes East, a distance of 294.50 feet to a point at lands now or formerly of Paul E. Weibley and Barbara J. Weibley; thence along said lands now or formerly of Paul E. Weibley and Barbara J. Weibley, South 49 degrees 10 minutes West, a distance of 223.00 feet to a point at lands now or formerly of Larry

L. Morrison and Charene Y. Morrison; thence along said lands now or formerly of Larry L. Morrison and Charene Y. Morrison and lands now or formerly of Wayne Weibley, South 76 degrees 45 minutes West, a distance of 592.00 feet to a point; thence continuing along said lands now or formerly of Wayne Weibley, North 22 degrees 40 minutes West, a distance of 429.00 feet to a point to an existing iron rebar at lands now or formerly of Daniel W. Johnson and Joyce H. Johnson; thence along said lands now or formerly of Daniel W. Johnson and Joyce H. Johnson, North 60 degrees 30 minutes East, a distance of 640.00 feet to a P.K. nail set; thence continuing along said lands now or formerly of formerly Daniel W. Johnson and Joyce H. Johnson, South 74 degrees West, a distance of 140.00 feet to an existing iron rebar; thence continuing along said lands now or formerly of Daniel W. Johnson and Joyce H. Johnson and the aforesaid board fence, North 59 degrees 42 minutes 09 seconds East, a distance of 337.69 feet to the place of BEGINNING.

CONTAINING 9.6 acres, more or less, together with the improvements erected thereon.

TOGETHER with a right-of-way 33 feet in width for the purpose of ingress and regress for the benefit of the Grantees herein, their heirs and assigns, said right-of-way to begin at the southern side of a private lane at the northeast line of land now or formerly of the Grantees herein, and runs in a southeasterly direction for a distance of 250.5 feet, more or less, to a gate post.

ALSO TOGETHER with a right-of-way for the benefit of all of the parcels conveyed herein as set forth in Right-of-Way Agreement among Floyd E. Weibley, Pearl E. Weibley, John C. Ahl and Benjamin W. Brymesser, dated April 22, 1949, and recorded in the Office of the Recorder of Deeds



of Cumberland County, Pennsylvania in Miscellaneous Book 84, Page 463.

ALL THOSE TWO parcels of unimproved land situate in South Middleton Township, Cumberland County, Pennsylvania, more particularly bounded and described as Parcel A and Parcel B on the Final Minor Subdivision Plan for Daniel W. Johnson and Joyce H. Johnson dated December 8, 2000, as revised January 16, 2001, and recorded in the office of the Recorder of Deeds of Cumberland County, Pennsylvania, in Plan Book 82, Page 123:

PARCEL A: BEGINNING at an existing iron rebar on the line of lands now formerly of Daniel W. Johnson and Joyce H. Johnson at the northwestern corner of Parcel B on the aforesaid Final Minor Subdivision Plan; thence along said line of lands now or formerly of Daniel W. Johnson and Joyce H. Johnson, North 14 degrees 33 minutes 18 seconds West, 149.86 feet to an existing steel pipe; thence continuing along lands now or formerly of Daniel W. Johnson and Joyce H. Johnson, North 58 degrees 46 minutes 06 seconds East, 321.32 feet to an iron rebar set at the eastern line of lands now or formerly of Daniel W. Johnson and Joyce H. Johnson; thence along said eastern line of lands now or formerly of Daniel W. Johnson and Joyce H. Johnson, south 21 degrees 05 minutes 07 seconds East 151.43 feet to an existing iron rebar at the northeastern corner of lands of Grantors herein; thence along said lands of Grantors herein, South 59 degrees 42 minutes 09 seconds West, 337.69 feet to an existing iron rebar at lands now or formerly of Daniel W. Johnson and Joyce H. Johnson, the place of BEGINNING.

CONTAINING 1.1089 acres and being all of Parcel A on the aforesaid Final Minor Subdivision Plan.

PARCEL B: BEGINNING at an iron rebar set on the northern line of lands of Grantors herein at the

southwestern corner of Parcel B on the aforesaid Final Minor Subdivision Plan; thence along line of lands now or formerly of Daniel W. Johnson and Joyce H. Johnson, North 14 degrees 33 minutes 18 seconds West, 33.83 feet to an existing iron rebar; thence along lands of Grantors herein, North 74 degrees 00 minutes 00 seconds East, 140.00 feet to a P.K. nail set; thence continuing along said lands of Grantors herein, South 60 degrees 30 minutes 00 seconds West, 144.86 feet to an iron rebar set, the place of BEGINNING.

CONTAINING 0.0543 acre and being all of Parcel B on the aforesaid Final Minor Subdivision Plan.

HAVING THEREON ERECTED a dwelling known and numbered as 1532 Holly Pike, Carlisle, Pennsylvania 17013.

BEING the same premises which Paul R. Teitrick, 2nd, and Patricia McMeen Teitrick, husband and wife, by their Deed dated July 12, 2007 and recorded on July 17, 2007 in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania in Book 280, Page 4940, granted and conveyed unto William T. Sheehan, married person.

Parcel No.: 40-10-0632-005B.

**Writ No. 2017-2937 Civil Term**

EMBRACE HOME LOANS, INC.

vs.

MICHELLE J. SHOEMAKER

Atty.: Edward McKee

PROPERTY ADDRESS: 630 Walnut Bottom Road, Southampton Township, Shippensburg, PA 17257.

PARCEL NO.: 39-33-1883-040.

ALL THAT CERTAIN tract or parcel of land situate in the Village of Leesburg, Southampton Township, Cumberland County, Pennsylvania, being more fully bounded and described as follows to wit:

BEGINNING at a drill hole in concrete on the south side of Pennsylvania Route 174 (Walnut Bottom Road) at corner of lands now or formerly of Casimir J. Gadomski; thence by the South side of said road, North 73 degrees 30 minutes 20 seconds East 44.68 feet to an iron pin at corner of lands now or formerly of David L. Young; thence by lands of Young the following courses and distances: 1) South 16 degrees 51 minutes 37 seconds East 71.94 feet to an iron pin; 2) South 71 degrees 20 minutes 02 seconds West 16.00 feet to a point at the corner of a garage; 3) South 10 degrees 56 minutes 40 seconds East 186.52 feet to an iron pin at a 12 foot wide alley; thence by said alley, South 76 degrees 54 minutes 0 seconds West 28.50 feet to an existing corner post at corner of lands now or formerly of Gadomski; thence by lands now or formerly of Gadomski, North 12 degrees 37 minutes 45 seconds West 257.09 feet to a drill hole in concrete, the place of BEGINNING.

CONTAINING 0.2178 acres, pursuant to a survey of Dennis E. Black Engineering.

Fee Simple Title Vested in Michelle J. Shoemaker, a married woman by deed from, Robert L. Fink, Jr., single, dated 10/8/1998, recorded 10/13/1998, in the Cumberland County Recorder of deeds in Deed Book 187, Page 15, as Instrument 1998-035140.

Property Address: 630 Walnut Bottom Road, Shippensburg, PA 17257.

**Writ No. 2015-4508 Civil Term**

U.S. BANK  
NATIONAL ASSOCIATION

vs.

VICKY L. SHOENBERGER  
AND FRANKLIN E. SHOENBERGER

Atty.: Michele Bradford

PROPERTY ADDRESS: 131 Porter Avenue, Carlisle Borough, Carlisle, PA 17013.

By virtue of a Writ of Execution No. 2015-04508-CIVIL U.S. Bank National Association, as Trustee for Home Equity Asset Trust 2005-1, Home Equity Pass-Through Certificates, Series 2005-1 v. Vicky L. Shoenger, Franklin E. Shoenger owner(s) of property situate in the CARLISLE BOROUGH, 1ST WARD, CUMBERLAND County, Pennsylvania, being 131 Porter Avenue, Carlisle, PA 17013-2547.

Parcel No. 02-21-0318-102.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$73,289.04.

**Writ No. 2017-3490 Civil Term**

WELLS FARGO BANK N.A.

vs.

DENNIS S. SHOWAKER

Atty.: Michele Bradford

PROPERTY ADDRESS: 130 Petersburg Road, South Middleton Township, Carlisle, PA 17013.

By virtue of a Writ of Execution Writ No. 2017-03490-CIVILTERM Wells Fargo Bank, NA v. Dennis S. Showaker owner(s) of property situate in the SOUTH MIDDLETON TOWNSHIP, CUMBERLAND County, Pennsylvania, being 130 Petersburg Road, Carlisle, PA 17013-3133.

Parcel No. 40-22-0487-099 .

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$125,368.63.

**Writ No. 2016-5138 Civil Term**

WELLS FARGO BANK N.A.

vs.

COREY S. SHUMBERGER AND  
CRYSTAL L. SHUMBERGER

Atty.: Robert Williams

PROPERTY ADDRESS: 189 Konhaus Road, Silver Spring Township, Mechanicsburg, PA 17050.



All that certain piece or parcel of land situate in the Township of Silver Spring, County of Cumberland and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center line of a public township road (T-566), known as Konhaus Road, which said point is in the division line between Lot Nos. 12 and 13 on the hereinafter mentioned Plan of Lots; thence along the division line between Lot Nos. 12 and 13, South 88 degrees 08 minutes 20 seconds West, Three Hundred Eighty-eight and Thirty-five One Hundredths (388.35) feet to a point; thence along the division line between Lot Nos. 13 and 21, Lot Nos. 13 and 20 and Lot Nos. 13 and 19, North 17 degrees 03 minutes 02 seconds East, One Hundred Seventy and Thirty-three One Hundredths (170.33) feet to a point in the division line between Lot Nos. 13 and 14 on said Plan; thence along the division line between Lot Nos. 13 and 14, North 88 degrees 08 minutes 20 seconds East, Three Hundred Thirty-three and Fourteen One Hundredths (333.14) feet to a point in the center line of Konhaus Road, (township road T-566); thence along the center line of said road, South 01 degree 51 minutes 40 seconds East, One Hundred Sixty-one and Fourteen One Hundredths (161.14) feet to a point in the division line between Lot Nos. 12 and 13 on said Plan, aforementioned, at the point and Place of Beginning.

Being Lot No. 13 on the Plan of Lots of Clepper Farms, Inc., and known as Ritter Manor, which Plan is recorded in the Cumberland County Recorder's Office in Plan Book 21, page 68.

Subject to the set back line, highway right of way easements and reservations and restrictions as shown on said Plan.

Title to said Premises vested in Corey S. Shumberger and Crystal L. Shumberger by Deed from Paul E.

Shumberger dated March 30, 2004 and recorded on April 12, 2004 in the Cumberland County Recorder of Deeds in Book 262, Page 2197.

Being known as: 189 Konhaus Road, Mechanicsburg, PA 17050.

Tax Parcel Number: 38-22-0135-011.

**Writ No. 2016-7267 Civil Term**

THE BANK OF  
NEW YORK MELLON

vs.

NANNETTE M. SLUSSER

Atty.: Christopher DeNardo

PROPERTY ADDRESS: 723 North Pitt Street, Carlisle Borough, Carlisle, PA 17013.

ALL that certain tract of land situate in the Fifth Ward of the Borough of Carlisle, Cumberland County, Pennsylvania, bounded and described in accordance with survey made by Gerrit J. Betz, Registered Surveyor, on March 13, 1974 as follows:

BEGINNING at a hub on the Eastern line of 60 feet wide North Pitt Street, which hub at the place of beginning is 133 feet North of the Northern line of "C" Street measured along the said Eastern line of 60 feet wide North Pitt Street; thence from said hub to the place of beginning along the Eastern line of said 60 feet wide North Pitt Street, North 15 degrees 13 minutes East, a distance of 50 feet to a hub at corner of land now or formerly of William B. Reeder; thence along the Southern line of said land now or formerly of Catherine Trego, South 74 degrees 47 minutes East, a distance of 79.43 feet to a hub on the Western line of Creek Lane; thence along the Western line of Creek Lane, South 06 degrees 28 minutes West, a distance of 51.72 feet to a hub at corner of land now or formerly of Harris Monismith; thence along the Northern line of said land

now or formerly of Harry Monismith North 74 degrees 47 minutes West a distance of 87.12 feet to a hub on the Eastern line of 60 feet wide North Pitt Street, the place of Beginning.

BEING all of Lots No.6 and 7, Block 20, as shown on the Plan of Lots of the Carlisle Land & Improvement Company, as recorded in Cumberland County Misc. Book 11, Page 572.

BEING THE SAME PREMISES which Lloyd J. Slusser, III, jointed by Micki Jo Slusser, his wife, and Nannette M. Slusser, unmarried, by Deed dated 3/13/03 and recorded 3/17/03 in the Office of the Recorder of Deeds in and for the County of Cumberland, in Deed Book 256, Page 570, granted and conveyed unto Nannette M. Slusser, unmarried, in fee. 06-19-1643-274.

723 North Pitt Street, Carlisle, PA 17013.

**Writ No. 2017-305 Civil Term**

THE BANK OF  
NEW YORK MELLON

vs.

IAN C. SORKIN AND  
RENEE MARIE SORKIN

Atty.: Christopher DeNardo

PROPERTY ADDRESS: 1 Goldenrod Drive, Middlesex Township, Carlisle, PA 17015.

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

BEGINNING at a point on the eastern dedicated right-of-way line of 50 foot wide Goldenrod Drive at the dividing line between Lots Nos. 51 and 52 on the hereinafter mentioned Plan of Lots; thence along said dividing line, North 78 degrees 00 minutes 42 seconds East, 150.00 feet to a point; thence along the dividing line between Lots Nos. 50 and 51

on said plan, South 11 degrees 59 minutes 18 seconds East, 136.45 feet to a point on the northern dedicated right-of-way line of 50 foot wide Wheatfield Drive; thence along said right-of-way line, South 85 degrees 25 minutes West, 129.30 feet to a point; thence by a curve to the right with a radius of 25.00 feet with an arc distance of 36.04 feet to a point; thence along the eastern dedicated right-of-way line of Goldenrod Drive, North 11 degrees 59 minutes 18 seconds West, 95.00 feet to a point, the place of BEGINNING.

BEING Lot No. 51, Final Subdivision Plan No. 1 for the Meadows as recorded in Cumberland County Recorder of Deeds Office in Plan Book 49, Page 43. (Erroneously Plan Book 51, Page 142).

AND BEING improved with a single family residence known and numbered as 1 Goldenrod Drive, Carlisle, PA 17015 fka 17013.

SUBJECT to restrictions of record in Cumberland County Misc. Book 313.

BEING THE SAME PREMISES which Eric S. Sorkin, and Christie L. Sorkin, husband and wife, (formerly of Scottsdale, Arizona), by Deed dated 2/16/05 and recorded 2/18/05 in the Office of the Recorder of Deeds in and for the County of Cumberland, in Deed Book 267, Page 2958, and Instrument #200505709, granted and conveyed unto Ian C. Sorkin and Renee Sorkin, husband and wife, in fee. 1 Goldenrod Drive, Carlisle, PA 17015 fka 17013.

Parcel No. 21-05-0433-055.

**Writ No. 2016-6724 Civil Term**

MB FINANCIAL BANK, N.A.

vs.

TROY L. SOUDERS

Atty.: Terrence McCabe

PROPERTY ADDRESS: 1011 Cranes Gap Road, North Middleton Township, Carlisle, PA 17013.

All that certain piece or parcel or Tract of land situate in North Middleton Township, Cumberland County, Pennsylvania, and being known as 1011 Cranes Gap Road, Carlisle, Pennsylvania 17013.

TAX MAP AND PARCEL NUMBER: 29-05-0427-019A.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$165,739.41.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Troy L. Souders.

**Writ No. 2017-2562 Civil Term**

LSF9 MASTER  
PARTICIPATION TRUST

vs.

TODD M. STINE

Atty.: Keri Ebeck

PROPERTY ADDRESS: 15 Courtyard Drive, Carlisle Borough, Carlisle, PA 17013.

HAVING erected thereon a condominium unit known as 15 Courtyard Drive, Carlisle, PA 17013.

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "The Courtyards of Carlisle, A Condominium Community", located in the Borough of Carlisle, County of Cumberland and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A. Section 3101, et. seq., by the recording in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, of a Declaration dated February 26, 1999, and recorded April 22, 1999, in Miscellaneous Book 610, Page 678 (together with all amendments and supplements thereto recorded on or before the date hereof) and the Amendment to Declaration of Condominium of the Courtyards of Carlisle, A Condominium Community dated October 26, 1999 and recorded in Miscellaneous Book 628, Page 760,

being and designated in said Declaration and the Declaration Plan as Unit No. 25, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements as defined in such Declaration.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record, including (but not limited to) those contained in the Declaration and Declaration Plan.

TOGETHER with the limited common elements appurtenant as more fully shown on the Declaration Plan recorded in Right of Way Plan Book 78, Page 117, the Condominium Declaration Plat/Plan for a portion of Lot 1 (Phase I), Buildings 2 and 23 and Public. Improvements recorded in Right-of-Way Plan Book 12, Page 83 on October 27, 1999 together with all amendments and supplements thereto recorded on or before the date hereof.

Property is identified as 15 Courtyard Drive, Carlisle, PA 17013.

Being Parcel No. 06-18-1371-002. U25.

BEING the same premises which Roger B. Irwin, Executor of the Last Will and Testament of E. Bradley Witmer, by Deed dated December 31, 2001, and recorded January 4, 2002, in the Office of the Recorder of Deeds in and for the County of Cumberland, Deed Book 249, Page 4492, granted and conveyed unto Todd M. Stine, in fee.

**Writ No. 2017-808 Civil Term**

QUICKEN LOANS, INC.

vs.

RICHARD STONE

Atty.: Richard M. Squire

PROPERTY ADDRESS: 508 Market Street, New Cumberland Borough, New Cumberland, PA 17070.

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, situate

in the Borough of NewCumberland, County of Cumberland, and State of Pennsylvania, more particularly described as follows:

BEGINNING at a point on the southerly line of Market Street, which point is seventy-four (75) feet west of the southwesterly corner of Fifth and Market Street; thence South forty (40) degrees West, one hundred fifty (150) feet to appoint on the northerly line of fifteen (15) feet wide ordained alley; thence along same, North fifty (50) degrees West, twenty-five (25) feet to a point; thence North forty (40) degrees East, one hundred fifty (150) feet to a point on the southerly line of Market Street aforesaid; thence along same South fifty (50) degrees East, twenty-five (25) feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED a one-story dwelling known and numbered as 508 Market Street, New Cumberland, Pennsylvania.

UNDER AND SUBJECT, NEVERTHELESS, to restrictions, reservations, conditions, easements and right-of-ways of record.

BEING THE SAME PREMISES which Amanda J. Hank, formerly known as Amanda J. McNaughton, and Ryan H. Hank, her husband, by Deed dated June 12, 2014, and recorded June 13, 2014, in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, to Instrument Writ No. 201412519, granted and conveyed unto Richard Stone.

Parcel No. 25-24-0813-002.

**Writ No. 2017-5135 Civil Term**

REVERSE MORTGAGE SOLUTIONS INC.

vs.

DORIS H. SWEGER a/k/a DORIS SWEGER

Atty.: Michael McKeever

PROPERTY ADDRESS: 115 North Market Street, Mechanicsburg Borough, Mechanicsburg, PA 17055.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 115 North Market Street, Mechanicsburg, PA 17055.

SOLD as the property of DORIS H. SWEGER a/k/a DORIS SWEGER. TAX PARCEL #19-23-0565-008.

**Writ No. 2014-5084 Civil Term**

WELLS FARGO BANK, N.A.

vs.

STEPHEN TILEY, ESQ. IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF BARBARA A. VANCE a/k/a BARBARA ANN VANCE AND ST. JUDES RESEARCH HOSPITAL

Atty.: Michele Bradford

PROPERTY ADDRESS: 107 East Main Street, West Pennsboro Township, Plainfield, PA 17081.

By virtue of a Writ of Execution No. 14-5084 Wells Fargo Bank, N.A. v. Stephen D. Tiley, Esq., in His Capacity as Executor of the Estate of Barbara A. Vance a/k/a Barbara Ann Vance owner(s) of property situate in the WEST PENNSBORO TOWNSHIP, CUMBERLAND County, Pennsylvania, being 107 East Main Street, Plainfield, PA 17081.

Parcel No. 46-18-1392-029.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$112,936.88.

**Writ No. 2017-460 Civil Term**

VANDERBILT MORTGAGE AND FINANCE, INC.

vs.

GINA K. VINCENT AND KERRY LEROY VINCENT

Atty.: Michael McKeever

PROPERTY ADDRESS: 337 Bonnybrook Road, South Middleton Township, Carlisle, PA 17015.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 337 Bonnybrook Road, Carlisle, PA 17015.

SOLD as the property of GINA K. VINCENT and KERRY L. VINCENT.

TAX PARCEL #40-10-06-34-075.

**Writ No. 2013-2639 Civil Term**

MTGLQ INVESTORS, L.P.

vs.

NANCY ELLA WALKER

Atty.: Michael McKeever

PROPERTY ADDRESS: 219 Marion Avenue, North Middleton Township, Carlisle, PA 17013.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 219 Marion Avenue, Carlisle, PA 17013.

SOLD as the property of NANCY ELLA WALKER.

TAX PARCEL #17-1585-078A-0000000-29.

**Writ No. 2017-2796 Civil Term**

PENNYMAC LOAN SERVICES LLC

vs.

BRIAN M. WISER AND KASEY E. WISER

Atty.: Michelle Bradford

PROPERTY ADDRESS: 2110 Newville Road, West Pennsboro Township, Carlisle, PA 17015.

By virtue of a Writ of Execution No. 2017-02796 Pennymac Loan Services, LLC v. Brian R. Wisser, Kasey E. Wisser owner(s) of property situate in the WEST PENNSBORO TOWNSHIP, CUMBERLAND County, Pennsylvania, being 2110 Newville rd, Carlisle, PA 17015-8957.

Parcel No. 46-18-1396-006.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$154,400.84.

**Writ No. 2017-2613 Civil Term**

WELLS FARGO BANK N.A.

vs.

TREVOR J. WUDTKE AND REBECCA M. WUDTKE

Atty.: Harry Reese

PROPERTY ADDRESS: 8 Andes Drive, Upper Allen Township, Mechanicsburg, PA 17055.

BEGINNING AT A POINT ON THE NORTHERN LINE OF ANDES DRIVE, AS SHOWN ON PLAN OF SECTION 2, MT. ALLEN HEIGHTS; THENCE ALONG THE WESTERN LINE OF LOT Writ No. 20 ON SAID PLAN NORTH 5 DEGREES 7 MINUTES WEST ONE HUNDRED TWENTY-EIGHT (128) FEET TO A POINT; THENCE ALONG THE SOUTHERN LINE OF LOTS NOS. 5 AND 6 ON THE PLAN OF SECTION 1, MT. ALLEN HEIGHTS, NINETY (90) FEET TO A POINT; THENCE ALONG THE EASTERN LINE OF LOT NO. 22 ON THE PLAN OF SECTION 2, MT. ALLEN HEIGHTS, SOUTH 5 DEGREES 7 MINUTES EAST ONE HUNDRED TWENTY-EIGHT (128) FEET TO A POINT; THENCE ALONG THE NORHERN LINE OF ANDES DRIVE NORTH 84 DEGREES 53 MINUTES EAST NINETY (90) FEET TO THE PLACE OF BEGINNING.

BEING LOT NO. 21, PLACE OF SECTION 2, MT. ALLEN HEIGHTS, SAID PLAN BEING RECORDED IN THE RECORDER OF DEEDS OFFICE OF CUMBERLAND COUNT IN PLAN BOOK 12 PAGE 16.

THE IMPROVEMENTS THEREON BEING KNOWN AS 8 ANDES DRIVE, MECHANICSBURG, PENNSYLVANIA—17055.

BEING THE SAME PREMISES which Betty P. Sands, by her Attorney-In-Fact Donna J. England, and Donna J. England as Trustee of the Betty P. Sands Revocable Living Trust dated May 14, 2002, by Deed dated December 27, 2010 and recorded January 3, 2011 in the Office of the Recorder of Deeds in and for Cum-

berland County in Deed Instrument # 201100125, granted and conveyed unto TREVOR J. WUDTKE and REBECCA M. WUDTKE, husband and wife.

BEING KNOWN AS: 8 ANDES DRIVE, MECHANICSBURG, PA 17055.

PARCEL #42-28-2421-278.

**Writ No. 2016-5773 Civil Term**

FIFTH THIRD MORTGAGE COMPANY

vs.

CYNTHIA L. YEISER

Atty.: Terrence McCabe

PROPERTY ADDRESS: 2148 Yale Avenue, Camp Hill Borough, Camp Hill, PA 17011.

All that certain piece or parcel or Tract of land situate in the Borough of Camp Hill, Cumberland County, Pennsylvania, and being known as 2148 Yale Avenue, Camp Hill, Pennsylvania 17011.

TAX MAP AND PARCEL NUMBER:01-21-0271-608.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$167,680.81.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Cynthia L. Yeiser.

**Writ No. 2017-139 Civil Term**

WELLS FARGO BANK, NA

vs.

JUSTIN B. YINGST

Atty.: Michele Bradford

PROPERTY ADDRESS: 491 State Street a/k/a 491 State Road, East Pennsboro Township, Enola, PA 17025.

By virtue of a Writ of Execution Writ No. 2017-00139-CIVIL TERM Wells Fargo Bank, NA v. Justin B. Yingst owner(s) of property situate in

the EAST PENNSBORO TOWNSHIP, CUMBERLAND County, Pennsylvania, being 491 State Street, a/k/a 491 State Road, Enola, PA 17025-3004.

Parcel No. 45-16-1050-028.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$99,493.87.

**Writ No. 2017-2559 Civil Term**

WELLS FARGO BANK N.A.

vs.

ALAN W. ZUFALL, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF JOSEPH F. WENIGER

Atty.: Michele Bradford

PROPERTY ADDRESS: 593 Geneva Drive, Unit 18 a/k/a 593-18 Geneva Drive, Upper Allen Township, Mechanicsburg, PA 17055.

By virtue of a Writ of Execution No. 2017-02559-CIVIL Wells Fargo Bank, N.A. v. Alan W. Zufall, in His Capacity as Executor and Devisee of the Estate of Joseph F. Weniger owner(s) of property situate in the UPPER ALLEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 593 Geneva Drive Unit 18, a/k/a 593-18 Geneva Drive, Mechanicsburg, PA 17055.

Parcel Nos. 42-24-0791-163.-U593-18, 42-24-0791-163.-GB6P44.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$114,644.11.

**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 29, 2017  
at 12:00 noon, prevailing time,  
otherwise all money previously paid  
will be forfeited and the property will  
be resold on Wednesday October 4,  
2017 at 10:00 A.M., prevailing time,  
in the Cumberland County Sheriff's  
Office, Courthouse, Carlisle, PA.

**REAL ESTATE SALE  
DATES FOR 2017**

<b>Sale Dates</b>	<b>Cut-Off Dates</b>
Dec. 6, 2017	Sept. 8, 2017
Mar. 7, 2018	Dec. 8, 2017

Ronny R. Anderson, Sheriff  
Cumberland County  
Carlisle, PA  
July 21, 28; Aug. 4





---

---

**PERIODICAL PUBLICATION**

\* Dated Material. Do Not Delay. Please Deliver Before Monday, July 31, 2017