

# 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

### Kozier, Betty J., dec'd.

Late of South Middleton Township.

Co-Executrices: Cindy A. Kozier and Nanette M. Tomlinson c/o Douglas G. Miller, Esquire, Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013.

Attorneys: Irwin & McKnight, P.C.

### Kuhn, Edith B., dec'd.

Late of West Pennsboro Township. Co-Executors: Doris M. Lerew and Robert G. Frey c/o Robert G. Frey, Esquire, 5 South Hanover Street, Carlisle, PA 17013.

Attorneys: Frey and Tiley.

### Landis, Martha M., dec'd.

Late of Cumberland County.

Executor: M. William Landis, 1321 Sheffield Street, Pittsburgh, PA 15233.

Attorney: Taylor P. Andrews, Esquire, 78 West Pomfret Street, Carlisle, PA 17013.

### Nester, Betty J., dec'd.

Late of Lower Allen Township.

Executor: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070.

Attorneys: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070.

### Rhine, Marlene A., dec'd.

Late of Upper Allen Township.

Executor: Maurice S. Rhine.

Attorneys: Sharon R. Paxton, Esquire, McNees Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166, (717) 232-8000.

### Rosella, Richard T., dec'd.

Late of Cumberland County.

Executor: Adam R. Deluca, Esquire, 61 West Louther St., Carlisle, PA 17013.

Attorney: Adam R. Deluca, Esquire, 61 West Louther St., Carlisle, PA 17013.

## SECOND PUBLICATION

### Anderson, Josephine D., dec'd.

Late of South Middleton Township.

Co-Administrators: Robert C. Anderson, II and Sandra M. Gutshall c/o George F. Douglas, III, Esquire, Salzmann Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015.

Attorneys: Salzmann Hughes, P.C.

### Austin, Jeri Anne a/k/a Jeri Ann Sharf, dec'd.

Late of Cumberland County.

Executor: Jeffrey S. Austin.

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

### Books, Donetta F. a/k/a Donetta French Books, dec'd.

Late of the Borough of Mechanicsburg.

Executor: James C. Books 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.

**Cavallini, Marion R.,** dec'd.

Late of Upper Allen Township.

Executor: Michael A. Cavallini, 5 Cardiff Road, Rehoboth Beach, DE 19971.

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

**Chain, Virginia M.,** dec'd.

Late of Hopewell Township, Newville.

Executor: William B. Chain, III c/o Jerry A. Weigle, Esquire, Weigle & Associates, P.C., 126 East King Street, Shippensburg, PA 17257.

Attorneys: Jerry A. Weigle, Esquire, Weigle & Associates, P.C., 126 East King Street, Shippensburg, PA 17257.

**Essig, Lois R. a/k/a Lois Romaine Essig,** dec'd.

Late of Shippensburg Township.

Executor: Michael C. Essig 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.

**Harlacher, Gary G.,** dec'd.

Late of Lemoyne.

Executor: Kurt A. Harlacher, 5 N. 31st Street, Penbrook, PA 17109.

Attorney: None.

**Owens, Donald E., Sr.,** dec'd.

Late of North Middleton Township.

Executrix: Cheryl A. Knight c/o George F. Douglas, III, Esquire, Salzmänn Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015.

Attorneys: Salzmänn Hughes, P.C.

**Pennick, Helen M.,** dec'd.

Late of the Borough of Camp Hill.

Executor: Bruce J. Pennick c/o Kollas and Kennedy Law Offices, 1104 Fernwood Avenue, Camp Hill, PA 17011.

Attorney: James W. Kollas, Esquire.

**Shaw, George E.,** dec'd.

Late of Shippensburg Borough.

Executor: Steven E. Shaw c/o Roger B. Irwin, Esquire, Salzmänn Hughes PC, 354 Alexander Spring Road, Suite 1, Carlisle, PA 17015.

Attorneys: Salzmänn Hughes, P.C.

**Wolfgang, Margaret M. a/k/a Margaret May Wolfgang,** dec'd.

Late of Cumberland County.

Executrix: Diana Helt, 114 Pine Tree Drive, Newville, PA 17241.

Attorneys: Steven J. Schiffman, Esquire, Serratelli, Schiffman & Brown, P.C., 2080 Linglestown Road, Suite 201, Harrisburg, PA 17110.

**THIRD PUBLICATION**

**Cavanagh, Mary T.,** dec'd.

Late of South Middleton Township.

Executor: James M. Cavanagh a/k/a James M. Cavanagh, Jr. 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.

**Kutz, Earl, Jr.,** dec'd.

Late of Upper Allen Township.

Executor: Thomas M. Kutz c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011.

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

**Lewis, James S.,** dec'd.

Late of the Township of Lower Allen.

Executrix: Cynthia J. Lewis, 34 Burwick Drive, Mechanicsburg, PA 17050-7997.

Attorney: James M. Bach, Esquire, Attorney-at-Law, 352 S. Sporting Hill Road, Mechanicsburg, PA 17050.

**Long, Doris W. a/k/a Doris Woodward Long a/k/a Doris J. Long a/k/a Doris June Long,** dec'd.

Late of North Middleton Township.

Executrix: Donna J. Brosious 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.

**Stuck, William D.,** dec'd.

Late of the Borough of Shiremanstown.

Executor: James D. Bogar, One West Main Street, Shiremanstown, PA 17011.

Attorney: None.

**Thomas, Vera M.,** dec'd.

Late of Cumberland County.

The Vera M. Thomas Living Trust dated February 6, 2001.

Successor Trustee: Melissa Thomas-Brumme c/o John C. Oszustowicz, Esquire, 104 South Hanover Street, Carlisle, PA 17013.

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

**Umphred, Betty M.,** dec'd.

Late of Lemoyne Borough.

Administrator: Kenneth Umphred 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.

**Van Lingen, Stella,** dec'd.

Late of Silver Spring Twp.

Executrix: Jeannine C. Hart, 2970 NW Hayes Ave., Corvallis, OR 97330.

Attorneys: Jamie Shuster Morgan, Esquire, Fendrick & Morgan LLC, 1307 White Horse Rd., B200, Voorhees, NJ 08043.

**Wilson, David Ray,** dec'd.

Late of Mechanicsburg Borough.

Administratrix: Karen R. Wilson c/o Jamie L. Zadra, Esquire, Duffy + Partners, 1650 Market St., 55th Floor, Philadelphia, PA 19103.

Attorneys: Duffy + Partners.

**REGISTER OF WILLS NOTICES**

NOTICE IS HEREBY GIVEN to all parties interested that the following decedent accounts with statements of distribution have been filed in the Office of the Clerk of Orphans' Court Division in the Courthouse in Carlisle, Pennsylvania, by the accountants herein named where the same may be examined prior to being presented to the Court of Common Pleas, Orphans' Court Division, Cumberland County, Pennsylvania for confirmation and decrees of distribution at 9:30 a.m., on October 13, 2015 in Courtroom No. 1.

BEATTY—21-2015-0288—First and Final Account of Nancy Kocher, Executrix for the estate of Mary Elizabeth Beatty, late of Upper Allen Township, Cumberland County, Pennsylvania, Deceased.  
Nancy Kocher, Pro Se

DEAVEN—21-2014-0446—First and Final Account of Lisa Marie Coyne, Administratrix for the es-

tate of Dorothy M. Deaven, late of East Pennsboro Township, Cumberland County, Pennsylvania, Deceased.

Lisa Marie Coyne, Esq.

DRUSCHEL—21-2013-1000—First and Final Account of Manufacturers and Traders Trust Company, Executor for the estate of Anita L. Druschel, late of North Middleton Township, Cumberland County, Pennsylvania, Deceased.

Ivo V. Otto, Esq.

NOTICE IS HEREBY GIVEN to all parties interested that the following decedent accounts without statements of distribution have been filed in the Office of the Clerk of Orphans' Court Division in the Courthouse in Carlisle, Pennsylvania, by the accountants herein named where the same may be examined prior to being presented to the Court of Common Pleas, Orphans' Court Division, Cumberland County, Pennsylvania for confirmation and decrees of distribution at 9:30 a.m., on October 13, 2015 in Courtroom No. 1.

SCHAD—21-2012-0813—First and Final Account of Dennis J. Schad, Executor for the estate of Helen A. Schad, late of Carlisle Borough, Cumberland County, Pennsylvania, Deceased.

Thomas E. Flower, Esq.

NOTICE IS HEREBY GIVEN to all parties interested that the following trust/guardianship accounts with statements of distribution have been filed in the Office of the Clerk of Orphans' Court Division in the Courthouse in Carlisle, Pennsylvania, by the accountants herein named where the same may be examined prior to being presented to the Court of Common Pleas, Orphans' Court Division, Cumberland County, Pennsylvania for confirmation and decrees of distribution at 9:30 a.m., on October 13, 2015 in Courtroom No. 1.

HALL—21-2001-0091—First and Interim Account of First Niagara Bank, N.A., Trustee of the Trust Under Agreement of Julia S. Hall for the Benefit of William K. Beard, Dated July 31, 1997 as Amended October 24, 1997.

Bradley D. Terebelo, Esq.

HALL—21-2001-0091—First and Interim Account of First Niagara Bank, N.A., Trustee of the Trust Under Agreement of Julia S. Hall for the Benefit of Douglass S. Beard, Dated July 31, 1997 as Amended October 24, 1997.

Bradley D. Terebelo, Esq.

MUMMA—21-1986-0398—Account of the Residual Trust of Lisa Mumma Morgan, Trustee for the Residual Trust Under the Will of Robert M. Mumma.

Ivo V. Otto, Esq.

NOTICE IS HEREBY GIVEN to all parties interested that the following trust/guardianship accounts without statements of distribution have been filed in the Office of the Clerk of Orphans' Court Division in the Courthouse in Carlisle, Pennsylvania, by the accountants herein named where the same may be examined prior to being presented to the Court of Common Pleas, Orphans' Court Division, Cumberland County, Pennsylvania for Confirmation and Decrees of Distribution at 9:30 a.m., on October 13, 2015 in Courtroom No. 1.

MUMMA—21-1986-0398—Account of the Marital Trust of Lisa Mumma Morgan, Trustee, for the Marital Trust Under the Will of Robert M. Mumma.

Ivo V. Otto, Esq.

/s/ Lisa M. Grayson, Esquire  
Clerk of Orphans' Court  
Cumberland County  
Carlisle, Pennsylvania

Oct. 2, 9

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE**

In the Court of Common Pleas of  
Cumberland County, Pennsylvania  
Civil Action—Law

No. 2015-04234-CIVIL

WELLS FARGO BANK, NA  
Plaintiff

vs.

RUTH MARIE JOHNSON  
a/k/a RUTH M. JOHNSON,  
Individually and in her capacity  
as Administratrix of the Estate  
of FRED D. JOHNSON, SR.,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER FRED  
D. JOHNSON, SR., DECEASED,  
Defendants

**NOTICE**

To: UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRED D. JOHNSON, SR., DECEASED

You are hereby notified that on July 29, 2015, Plaintiff, WELLS FARGO BANK, NA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CUMBERLAND County, Pennsylvania, docketed to No. 2015-04234-CIVIL. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 87 B STREET, CARLISLE, PA 17013-1906 whereupon your property would be sold by the Sheriff of CUMBERLAND County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

CUMBERLAND COUNTY  
ATTORNEY REFERRAL  
CUMBERLAND COUNTY  
BAR ASSOCIATION  
Cumberland County Courthouse  
32 South Bedford Street  
Carlisle, PA 17013  
Telephone (717) 249-3166  
Alternate Telephone (800) 990-9108

Oct. 9

**NOTICE**

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

THE UPS STORE #2878  
was filed in the Department of State of the Commonwealth of Pennsylvania on September 11, 2015, 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: 950 Walnut Bottom Road, Suite 15,

Carlisle, Pennsylvania 17015. The name and address of the entity who is party to the registration is: Keep Perspective, LLC, 950 Walnut Bottom Road, Suite 15, Carlisle, PA 17015.

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

Oct. 9

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**NOTICE**

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NOTICE IS HEREBY GIVEN, pursuant to the provisions of the Fictitious Names Act of 1982, 54 Pa. C.S. Section 301 et seq., that an Application for Registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the conduct of business in Pennsylvania, under the assumed or fictitious name, style or designation of:

JFC WORKFORCE  
with its principal place of business at: 1520 Market Street, Camp Hill, PA 17011. The name and address

of the entity owning or interested in said business is JFC Temps, Inc., 1520 Market Street, Camp Hill, PA 17011. The application was filed on September 16, 2015.

DAVID W. REAGER, ESQUIRE  
REAGER & ADLER, PC  
2331 Market Street  
Camp Hill, PA 17011

Oct. 9

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**NOTICE**

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NOTICE IS HEREBY GIVEN that, pursuant to the Fictitious Names Act (54 Pa. C.S.), an application for registration of the fictitious name set forth below has been filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA, on or about September 10, 2015, by Michael A. Serluco, whose address is set forth below, to carry on business under or through such name at the following address:

COUNTRY WALK APARTMENTS  
a/k/a COUNTRY WALK  
400 North Front Street, Wormleysburg, PA 17043.

Oct. 9

**SHERIFF'S SALE**

**Wednesday, December 9, 2015**

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 January 8, 2016, that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**Writ No. 2015-926 Civil Term**

Wells Fargo Bank, N.A.

vs.

Marlene R. Adams

Atty.: Robert W. Williams

All that certain piece or parcel of land situate in Lower Allen Township, Cumberland County, Pennsylvania more particularly bounded and described as follows, to wit:

Beginning at a point on the Southeasterly side of Wayne Circle (formerly Avenue M) (50 feet wide) at the distance of 30 feet measured North 63 degrees 33 minutes 30 seconds East from the intersection of the said side of Wayne Circle with the Northerly side of Wayne Road (formerly Avenue L) (50 feet wide) (both lines produced); thence along the said side of Wayne Circle North 63 degrees 33 minutes 30 seconds East, 60 feet to a point; thence along lot 143, South 26 degrees 26 minutes 30 seconds East, 70 feet to a point; thence along lot 115, South 57 degrees 13 minutes West 90.55 feet to a point on the Northeasterly side of Wayne Road;

thence along the same North 26 degrees 26 minutes 30 seconds West 50 feet to a point of curve; thence in a Northerly direction along a line curving to the right having a radius of 30 feet, the arc distance of 47.12 feet to the first mentioned point and place of Beginning.

Being Lot 114 (erroneously called 113 on prior deed) tract 1, on Plan of Lots laid out for Allen Park Development Corporation, called "Cumberland Park" as recorded in Plan Book 4, Page 86, Cumberland County Records.

Title to said Premises vested in Marlene R. Adams by Deed from SFJV-2002-1, LLC, By Wells Fargo Home Mortgage, Inc., It's Attorney in Fact dated 03/18/2004 and recorded on 04/01/2004 in the Cumberland County Recorder of Deeds in/at Deed Book 262 Page 1536.

Being known as 10 Wayne Circle, Camp Hill, PA 17011.

Tax Parcel Number: 13-24-0797-144.

**Writ No. 2015-551 Civil Term**

Green Tree Servicing LLC

vs.

Abdul Akhter a/k/a Abdul G. Akhter, United States of America, Muhammed A. Choundry

Atty.: Michael McKeever

IMPROVEMENTS consist of a one and one-half story frame dwelling house.

BEING PREMISES: 316 Charles Road, Mechanicsburg, PA 17050.

SOLD as the property of ABDUL AKHTER and MUHAMMED A. CHOUDRY.

TAX PARCEL # 10-21-0281-047.

**Writ No. 2015-2463 Civil Term**

Wells Fargo Bank

vs.

Denyce L. Baughman

Atty.: Joseph Schalk



By virtue of a Writ of Execution No. 2015-2463 CIVIL TERM.

Wells Fargo Bank, N.A. v. Denyce L. Baughman owner(s) of property situate in the SOUTH MIDDLETON TOWNSHIP, CUMBERLAND County, Pennsylvania, being 310 Woodlawn Lane, Carlisle, PA 17015-4355.

Parcel No. 40-24-0758-035.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$174,910.52.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

### **Writ No. 2015-1371 Civil Term**

Silver Spring Township Authority  
vs.

Joshua Bergey,  
Katie Bergey

Attyn.: Kathryn Mason

ALL THAT CERTAIN tract or parcel of land being situated in Silver Spring Township, Cumberland County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point located on the western right-of-way line of Balfour Drive (50-foot right-of-way) at the southeast corner of Lot 21 on the hereinafter referenced Plan; thence along the southern boundary line of Lot 21, South 76 degrees 03 minutes 32 seconds West, a distance of 227.81 feet to a point at the southwest corner of Lot 21 and the northeast corner of Lot 11 of Millfording Highlands, Phase 11, thence along the eastern boundary line of Lot 11 of Phase 11 of Millfording Highlands, South 15 degrees 08 minutes 12 seconds East, a distance of 100.50 feet to a point at the northwest corner of Lot 23; thence along the northern line of Lot 23, North 75 degrees 55 minutes 57 seconds East, a distance of 227.80 feet to a point at the northeast corner of Lot 23 and along Balfour Drive; thence along Balfour Drive, North 15 degrees 08 minutes 12 seconds West,

a distance of 100.00 feet to a point, the point and place of BEGINNING.

BEING Lot No. 22 on the Final Subdivision Plan of Millfording Highlands, Phase I, recorded March 6, 2007, in the Cumberland County Recorder of Deeds Office in Plan Book 93, Page 129, and CONTAINING 22,832.35 square feet or 0.5242 acres.

ALSO BEING that certain Unit, being Unit No. 22 (the "Unit"), of Millfording Highlands, a Planned Community, which Unit is designated in the Declaration of Covenants and Restrictions for Millfording Highlands, a Planned Community (the "Declaration") and Declaration of Plats and Plans recorded as an exhibit thereto in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, to Instrument Number 200730960, together with any and all improvements thereto.

HAVING THEREON ERECTED a dwelling known and numbered as 112 Balfour Drive, Mechanicsburg, Pennsylvania 17050.

BEING the same premises which Classic Communities Corporation, by its Deed dated September 14, 2010 and recorded on September 28, 2010 in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania as Instrument Number 201027307, granted and conveyed unto Joshua Bergey and Katie Bergey, husband and wife.

Parcel No.: 38-07-0457-042.

### **Writ No. 2010-4193 Civil Term**

GMAC Mortgage, LLC

vs.

Christopher A. Black,  
Toni M. Black

Attyn.: Joseph Schalk

By virtue of a Writ of Execution No. 10-4193 CIVIL, GMAC Mortgage, LLC v. Christopher A. Black, Toni M.



Black owner(s) of property situate in HAMPDEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 2375 Dusty Lane, Enola, PA 17025-1118.

Parcel No. 10-11-3016-013.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$268,140.09.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

**Writ No. 2015-21 Civil Term**

Quicken Loans, Inc.

vs.

Douglas Black

Atty.: Michael McKeever

IMPROVEMENTS consists of a residential dwelling.

BEING PREMISES: 915 Park Place, Mechanicsburg, PA 17055.

SOLD as the property of DOUGLAS BLACK.

TAX PARCEL #22-31-2156-015.

**Writ No. 2013-4810 Civil Term**

Federal National  
Mortgage Association

vs.

Saralynn K. Blessing,  
John M. Blessing, Jr.

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 13-4810 CIVIL, CitiMortgage, Inc. v. Saralynn K. Blessing, John M. Blessing, Jr. owner(s) of property situate in HAMPDEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 4160 Roth Farm Village Circle, Mechanicsburg, PA 17050-3609.

Parcel No. 10-15-1285-220.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$200,739.67.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

**Writ No. 2015-324 Civil Term**

The Bank of New York Mellon  
vs.

Brenda L. Bottorf  
Richard E. Bottorf, Jr.

Atty.: Michael McKeever

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 810 Sherwood Road New Cumberland, PA 17070.

SOLD as the property of BRENDA L. BOTTORF, INDIVIDUALLY, AND AS TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE RICHARD E. BOTTORF, JR. AND BRENDA L. BOTTORF LIVING TRUST, DATED MAY 2, 2002, AND ANY AMENDMENTS THERETO and RICHARD E. BOTTORF, JR., INDIVIDUALLY, AND AS TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE RICHARD E. BOTTORF, JR. AND BRENDA L. BOTTORF LIVING TRUST, DATED MAY 2, 2002, AND ANY AMENDMENTS THERETO.

TAX PARCEL 326-23-0543-178.

MICHAEL MCKEEVER

Attorney for Plaintiff

**Writ No. 2015-1459 Civil Term**

M&T Bank

vs.

Ashley N. Bowersox a/k/a Ashley  
N. Killinger, James D. Killinger

Atty.: Michael McKeever

IMPROVEMENTS consist of a southern one-half of a two story brick dwelling house.

BEING PREMISES: 38 South Enola Drive, Enola, PA 17025.

SOLD as the property of ASHLEY L. BOWERSOX aka ASHLEY N. KILLINGER and JAMES D. KILLINGER.

TAX PARCEL # 09-15-1291-059.

**Writ No. 2015-2792 Civil Term**

US Bank National Association  
vs.

William C. Brehm, III

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 2015-02792-CIVIL, US Bank National Association, as Trustee of GSMPs Mortgage Loan Trust 2006-Rp1 v. William C. Brehm, III owner(s) of property situate in the TOWNSHIP OF HOPEWELL, CUMBERLAND County, Pennsylvania, being 156 Newville Road, Newburg, PA 17240-9379.

Parcel No. 11-08-0601-043.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$142,048.10.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

#### **Writ No. 2015-2627 Civil Term**

Nationstar Mortgage LLC

vs.

George D. Crum

Atty.: Christopher DeNardo

ALL THAT CERTAIN piece or parcel of land, situate in West Pennsboro Township, Cumberland County, Pennsylvania, bounded and described according to a survey made by Gerrit J. Betz, Registered Surveyor, dated March 29, 1974, as follows, to wit:

BEGINNING at a P.K. nail in the center line of Carlisle Newville State Highway (Route 641) (Legislative Route 21091); at the corner of lands now or formerly of Leonard S. Lay, said point being measured along the said center line of Carlisle Newville State Highway 0.55 mile in a Westwardly direction from the center line of Meadowbrook Road; thence extending from said point of beginning and along lands now or formerly of Leonard S. Lay, South 05 degrees 55 minutes West the distance of 200.00 feet to a pipe; thence North 84 degrees 05 minutes West the distance of 200.0 feet to a pipe at the corner of lands now or formerly of Robert W. Rockwell, North 05 degrees 55

minutes East the distance of 200.00 feet to a p.k. nail in the center of the Carlisle Newville State Highway; thence along the center line of said highway, South 84 degrees 05 minutes East the distance of 200.00 feet to a point, the place of Beginning.

BEING THE SAME PREMISES which George D. Crum and Rebecca E. Crum, by Deed dated 12/12/2008 and recorded 03/03/2009 in the Office of the Recorder of Deeds in and for the County of Cumberland, in Deed Instrument Number 200905963, granted and conveyed unto George D. Crum.

1610 Newville Road, Carlisle, PA 17015

46-19-1655-009.

#### **Writ No. 2015-1519 Civil Term**

Nationstar Mortgage LLC

vs.

Alan G. Davis,  
George Shughart,  
Michael L. Rynard

Atty.: Christopher DeNardo

ALL THAT CERTAIN tract of land with Improvements, situate in the Borough of Carlisle, Cumberland County, Pennsylvania, more particularly described in accordance with a survey made by Ernest J. Walker, Registered Surveyor, on September 18, 1954 as follows:

BEGINNING at an Iron pin in the eastern line of land now or formerly of Stanwix Apartments, which iron pin is North 19 degrees 1 minute 30 seconds West, a distance of 375.18 feet from the northern line of Hamilton Street 60 feet wide; thence from said iron pin, the place of BEGINNING, North 19 degrees 1 minute 30 seconds West, a distance of 70.42 feet to a point; thence along line of land now or formerly of Reisinger Brothers, Inc., North 70 degrees 58 minutes 30 seconds East (erroneously West in prior deed), a distance

180.41 feet to an iron pin on the western line of 60 feet wide Gobin Street; thence along the western line of Gobin Street, South 19 degrees 1 minute 30 seconds East, a distance of 70.42 feet to an iron pin; thence along line of land now or formerly of Robert A. Martin, South 70 degrees 58 minutes 30 seconds West, a distance of 180.41 feet to an iron pin, the place of BEGINNING.

BEING Parcel #06-19-1641-129.

BEING THE SAME PREMISES which Alan G. Davis, Darrick L. Gula, George L. Shughart, Jeffrey M. Stouffer and Michael L. Rynard, married individuals, by Deed dated 2/4/2008 and recorded 2/7/2008 in the Office of the Recorder of Deeds in and for the County of Cumberland in Deed Instrument Number 200803835, granted and conveyed unto Alan G. Davis, George L. Shughart and Michael L. Rynard, married individuals.

12 Gobin Drive, Carlisle, PA 17013.

#### **Writ No. 2015-3171 Civil Term**

Wells Fargo Bank, N.A.

vs.

Kathy L. Davis,  
Richard A. Davis

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 2015-03171 CIVIL, Wells Fargo Bank, N.A. v. Kathy L. Davis, Richard A. Davis owner(s) of property situate in the EAST PENNSBORO TOWNSHIP, CUMBERLAND County, Pennsylvania, being 23 Blue Spruce Drive, Enola, PA 17025-2080.

Parcel No. 09-13-0999-062.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$260,433.09.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

#### **Writ No. 2010-1868 Civil Term**

Bank of America N.A.

vs.

Mina Dedic,  
Fehim Dedic

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 10-1868 CIVIL TERM, Christiana Trust, A Division of Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity But as Trustee of Arlp Trust 4 v. Fehim Dedic, Mina M. Dedic owner(s) of property situate in the CARLISLE BOROUGH, CUMBERLAND County, Pennsylvania, being 734 Franklin Street, Carlisle, PA 17013-1865.

Parcel No. 06-19-1643-332.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$267,076.95.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

#### **Writ No. 2014-434 Civil Term**

Lakeview Loan Servicing, LLC

vs.

Kimberly A. Ditro,  
Anthony James Miller

Atty.: Michael McKeever

IMPROVEMENTS consist of a Improved with a one story frame bungalow.

BEING PREMISES: 1106 Newville Road, Carlisle, PA 17013.

SOLD as the property of KIMBERLY A. DITRO and ANTHONY J. MILLER.

TAX PARCEL #29-20-1792-011.

#### **Writ No. 2013-157 Civil Term**

CITIMORTGAGE, Inc.

vs.

Nicholas T. Dowling,  
Abigail Dowling, Unknown  
Heir, Successors, Assigns,

and All Persons, Firms, or  
Associations Claiming Right,  
Title, or Interest From or Under  
Scott M. Dowling, Deceased

Atty.: Joseph Schalk

By virtue of a Writ of Execution  
No. 13-157 CIVIL, CitiMortgage,  
Inc. v. Nicholas T. Dowling a/k/a  
Nicholas Dowling, in his capacity as  
administrator and heir of the Estate  
of Scott M. Dowling, Abigail K. Dowl-  
ing, in her capacity as heir of the  
estate of Scott M. Dowling, Unknown  
Heirs, Successors, Assigns, and  
All Persons, Firms, or Associations  
Claiming Right, Title or Interest from  
or under Scott M. Dowling, Deceased  
owner(s) of property situate in the  
BOROUGH OF NEW CUMBERLAND,  
CUMBERLAND County, Pennsylvani-  
a, being 434 Reno Street, a/k/a  
434 Reno Avenue, New Cumberland,  
PA 17070-1876.

Parcel No. 25-24-0811-255.

Improvements thereon: RESIDEN-  
TIAL DWELLING.

Judgment Amount: \$118,435.96.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

#### **Writ No. 2015-1482 Civil Term**

PNC Mortgage Association  
A Division of PNC Bank,  
National Association

vs.

Robert C. Drabenstadt

Atty.: Michael McKeever

IMPROVEMENTS consist of a two  
story frame dwelling house and frame  
garage building.

BEING PREMISES: 17 East Port-  
land Street, Mechanicsburg, PA  
17055.

SOLD as the property of ROBERT  
C. DRABENSTADT.

TAX PARCEL #18-22-0519-043.

#### **Writ No. 2012-212 Civil Term**

Magnolia Portfolio, LLC  
Assignee of Orrstown Bank

vs.

Susan E. Dye,  
Stanley N. Dye

Atty.: Julie M. Murphy

DEED IN RECORD BOOK 248,  
PAGE 1746:

PARCEL A:

ALL THOSE TWO CERTAIN tracts  
or parcels of land situate in Dickin-  
son Township, Cumberland County,  
Pennsylvania, bounded and de-  
scribed according to the Final Sub-  
division Plan for The Estate of Robert  
M. Mumma, Trustee, dated April 2,  
1987, revised April 13, 1987, and  
recorded in Cumberland County Plan  
Book 53, page 27, as follows:

Tract 1:

BEGINNING at an iron pin at the  
southeast corner of Lot No. 2 on the  
hereinafter described Subdivision  
Plan and at the northeast corner of  
Lot No. 3 on the hereinafter described  
Subdivision Plan; thence along the  
eastern line of said Lot No. 2, North  
13 degrees 05 minutes 18 seconds  
East a distance of 479.95 feet to an  
existing iron pipe at the southwest  
corner of lands now or formerly of  
Mervin Jumper, et ux: thence along  
the southern line of lands now or for-  
merly of Mervin Jumper, et ux, North  
84 degrees 26 minutes 36 seconds  
East a distance of 146.04 feet to an  
existing iron pipe: thence along the  
eastern line of lands now or formerly  
of Mervin Jumper, et ux., North 01  
degree 27 minutes 48 seconds East  
a distance 121.28 feet to an existing  
iron pin at the southwest corner of  
lands now or formerly of Kenneth L.  
Pierson, Jr.; thence along the south-  
ern line of lands now or formerly of  
Kenneth L. Pierson, Jr., South 88  
degrees 17 minutes 56 seconds East  
a distance of 279.92 feet to an exist-  
ing iron pin on the western line of

lands now or formerly of Donald W. DeWalt and Gerald M. Christopher, thence along the western line of lands now or formerly of Donald W. DeWalt and Gerald M. Christopher, South 13 degrees 36 minutes 51 seconds West a distance of 699.25 feet to an existing concrete monument at the northeast corner of Lot No. 4 on the hereinafter described Subdivision Plan; thence along the northern line of said Lot No. 4. North 76 degrees 31 minutes 57 seconds West a distance of 381.95 feet to an iron pin, the point and Place of BEGINNING.

CONTAINING 5.4344 acres.

BEING Lot No. 1 on the Final Subdivision Plan for the Estate of Robert M. Mumma, Trustee, dated April 2, 1987 and recorded in Plan Book 53, page 27.

Tract 2:

BEGINNING at an iron pin at the southwest corner of Lot No. 1 on the hereinafter described Subdivision Plan and at the northeast corner of Lot No. 3 on the hereinafter described Subdivision Plan; thence along the northern line of said Lot No. 3, North 76 degrees 31 minutes 57 seconds West a distance of 212.19 feet to a concrete monument on the eastern line of lands now or formerly of William H. Otto; thence along the eastern line of said lands now or formerly of William H. Otto, North 13 degrees 00 minutes 28 seconds East a distance of 380.46 feet to an existing iron pin at the southwest corner of lands now or formerly of James D. Pope, et ux.; thence along the southern line of lands now or formerly of James D. Pope, et ux., North 79 degrees 13 minutes 45 seconds East a distance of 232.60 feet to an existing iron pin at the northwest corner of Lot No. 1 on the hereinafter described Subdivision Plan; thence along the western line of said Lot No. 1, South 13 degrees 05 minutes 18 seconds West a distance of 475.95 feet to an iron pin, the point and Place of BEGINNING.

CONTAINING 2.0888 acres.

BEING Lot No. 2 on the Final Subdivision Plan for the Estate of Robert M. Mumma, Trustee, dated April 2, 1987 and recorded in Plan Book 53, page 27.

AND

ALL THAT CERTAIN tract of land with improvements thereon erected situate in Dickinson Township. Cumberland County, Pennsylvania, bounded and described according to the Final Lot Addition Plan/Proposed Subdivision Plan of Mallios, Richwine, Peters & Dye prepared by Mad-den Engineering, Inc., dated January 28, 2008, and revised through February 26, 2008, and recorded in Cumberland County, Pennsylvania, at Instrument Number 200835385 as follows, to wit:

BEGINNING at a point on the west side of Mountain View Road; thence along lands now or formerly of Wayne F. Peters, Jr., South 17 degrees 02 minutes 30 seconds West 531.92 feet to a point at lands now or formerly of Neva V. and William L. Richwine; thence along same. South 79 degrees 43 minutes 47 seconds West 104.44 feet to a point; thence by same. South 16 degrees 58 minutes 38 seconds West 67.97 feet to a point at lands now or formerly of Pennsy Supply Incorporated; thence along same, North 73 degrees 05 minutes 37 seconds West 188.49 feet to a point at lands now or formerly of Stanley N. and Susan E. Dye; thence along same and lands now or formerly of Kenneth L. Pierson, Jr., and lands now or formerly of Donald L. Horn, Sr., North 16 degrees 55 minutes 12 seconds East 1320.62 feet to a point along the south side of Sand Bank Road; thence along the South side of Sand Bank Road, North 80 degrees 05 minutes 17 seconds East 71.12 feet to a point; thence along same by a curve to the right with a radius of 40 feet a distance of 54.91 feet (chord bearing of South 60 degrees 35 minutes 08 seconds East and

chord length of 50.70 feet) to a point; thence along the west side of Mountain View Road, South 21 degrees 15 minutes 32 seconds East 132.50 feet to a point; thence along same by a curve to the right with a radius of 250.00 feet a distance of 125.61 feet (chord bearing of South 03 degrees 47 minutes 16 seconds East and chord length of 124.30 feet) to a point; thence along same. South 09 degrees 01 minutes 48 seconds West 134.46 feet to a point; thence along same. South 13 degrees 55 minutes 13 seconds West 234.40 feet to a point; thence by a curve to the left with a radius of 575.00 feet a distance of 107.37 feet (chord bearing of South 09 degrees 56 minutes 23 seconds West and chord length of 107.22 feet) to the point of beginning.

BEING Lot 5 on the Final Lot Addition Plan, Proposed Subdivision Plan for Mallios, Richwine, Peters & Dye and containing 7.81 Acres.

AND

DEED AT INSTRUMENT NO. 200835415:

ALL THAT CERTAIN tract of land with improvements thereon erected situate in Dickinson Township, Cumberland County, Pennsylvania, bounded and described according to the Final Lot Addition Plan/Proposed Subdivision Plan for Mallios, Richwine, Peters & Dye prepared by Madden Engineering, Inc., dated January 28, 2008, revised through February 26, 2008, and recorded in Cumberland County, Pennsylvania, at Instrument Number 200835385 as follows, to wit:

BEGINNING AT A CONCRETE monument on the south side of Sand Bank Road; thence along lands now or formerly of Constantinos J. Mallios and Elaine Mallios, South 07 degrees 55 minutes 37 seconds East 215.23 feet to an iron pin; thence along same, North 84 degrees 51 minutes 36 seconds West 139.14 feet to a point; thence along same, South 77 degrees 33 minutes 55 seconds West

75.00 feet to a concrete monument on the east side of Mountain View Road; thence along same by a curve to the left with a radius of 300.00 feet a distance of 31.50 feet (chord bearing of North 15 degrees 26 minutes 33 seconds West and chord length of 31.48 feet) to a point; thence along same, North 21 degrees 15 minutes 32 seconds West 107.69 feet to a point; thence along same by a curve to the right with a radius of 40.00 feet a distance of 70.75 feet (chord bearing of North 29 degrees 24 minutes 52 seconds East and chord length of 61.88 feet) to a point; thence along the south side of Sand Bank Road, North 80 degrees 05 minutes 17 seconds East 128.90 feet to a point; thence along same, North 82 degrees 04 minutes 23 seconds East 72.90 feet to the point of BEGINNING.

BEING Lot #6 on the Final Lot Addition Plan/Proposed Subdivision Plan for Mallios, Richwine, Peters & Dye and containing 1.00 acres (43,595 square feet).

Property Address: 801 Sandbank Road, Dickinson Twp, Mount Holly Springs, PA.

(Tax Parcel Nos. 08-32-2332-005, 08-32-2332-010, 08-32-2332-013).

#### **Writ No. 2014-4437 Civil Term**

Wells Fargo Bank, N.A.

vs.

Kyle W. Ellis

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 14-4437, Wells Fargo Bank, N.A. v. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Clifford W. Ellis, Deceased owner(s) of property situate in MT HOLLY SPRINGS BOROUGH, CUMBERLAND County, Pennsylvania, being 18 Hill Street, Mount Holly Springs, PA 17065-1307.

Parcel No. 23-32-2336-352.



Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$150,815.77.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**Writ No. 2014-6294 Civil Term**

Citifinancial Servicing LLC

vs.

The Harold R. Emeigh and Patricia A. Emeigh Revocable Living Trust, Unknown Successor Trustee of the Harold R. Emeigh and Patricia A. Emeigh Revocable Living Trust, Unknown Beneficiaries of the Harold R. Emeigh and Patricia A. Emeigh Revocable Living Trust, Susan E. Emeigh, In her Capacity of Heir of Patricia A. Emeigh, Deceased, David Emeigh, In his Capacity of Heir of Patricia A. Emeigh, Deceased, Jason Emeigh, In his Capacity of Heir of Patricia A. Emeigh, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Patricia A. Emeigh, Deceased

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 14-6294 CIVIL, Citifinancial Servicing LLC v. The Harold R. Emeigh and Patricia A. Emeigh Revocable Living Trust, Unknown Successor Trustee of The Harold R. Emeigh and Patricia A. Emeigh Revocable Living Trust, Unknown Beneficiaries of The Harold R. Emeigh and Patricia A. Emeigh Revocable Living Trust, Susan Emeigh, in Her Capacity as Heir of Patricia A. Emeigh, Deceased, David Emeigh, in His Capacity as Heir of Patricia A. Emeigh, Deceased, Jason Emeigh, in His Capacity as Heir of Patricia A. Emeigh, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Patricia A. Emeigh, Deceased owner(s) of property situate in the TOWNSHIP OF MIDDLESEX,

CUMBERLAND County, Pennsylvania, being 465 Wolfs Bridge Road, Carlisle, PA 17013-8837.

Parcel No, 21-13-0968-054.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$82,736.96.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**Writ No. 2015-2539 Civil Term**

Wells Fargo Bank N.A.

vs.

Steve Enriquez,  
Cathy Enriquez

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 2015-02539, Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association v. Steve C. Enriquez, Cathy Enriquez owner(s) of property situate in SOUTH MIDDLETON TOWNSHIP, CUMBERLAND County, Pennsylvania, being 324 Fairview Street, Carlisle, PA 17015-4317.

Parcel No. 40-23-0594-068.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$116,495.79.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**Writ No. 2015-1674 Civil Term**

Federal National Mortgage  
Association ("Fannie Mae")

vs.

John G. Fetterhoff,  
Beth A. Fetterhoff

Atty.: Martha E. Von Rosenstiel

56 Broad Street, Borough of Newville, Cumberland County, Pennsylvania, more particularly bounded and described as follows:

ON THE SOUTH by said Broad Street; on the West by property now



or formerly of Clair Sollenberger; on the North by an alley; and on the East by property now or formerly of Glenn Mohn.

HAVING a frontage on said Broad Street of Sixty (60) feet and extending in depth at an even width One Hundred Eighty (180) feet to said alley on the North. BEING improved with a two and one-half story brick dwelling house and other improvements.

PARCEL IDENTIFICATION NO: 28-21-0361-040, CONTROL #: 28000188.

IMPROVEMENTS: Residential dwelling.

TITLE TO SAID PREMISES IS VESTED IN John G. Fetterhoff and Beth A. Fetterhoff, h/w, by Deed from Harold D. Snyder and Tenna K. Snyder, h/w, dated 10/12/2001, recorded 10/16/2001 in Book 248, Page 3920.

#### **Writ No. 2014-1946 Civil Term**

Wells Fargo Bank, N.A.

vs.

Bradford C. Frey

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 14-1946 CIVIL, Wells Fargo Bank, N.A. v. Bradford C. Frey owner(s) of property situate in the WEST PENNSBORO TOWNSHIP, CUMBERLAND County, Pennsylvania, being 227 Crossroad School Road, Newville, PA 17241-8919.

Parcel No. 46-07-0479-020.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$62,580.43.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

#### **Writ No. 2015-1504 Civil Term**

Fidelity Bank

vs.

John Stephen George,  
Cherie E. George

Atty.: Stephen M. Hladik

ALL THOSE CERTAIN tracts of ground with improvements thereon erected situate in North Middleton Township, Cumberland County, Pennsylvania bounded and described as follows:

TRACT NO 1: BEGINNING at a stake on the North side of a Township Road, leading from the Long's Gap Road to Wertz's School House on Crane's Gap Road; thence along lands now or formerly of William D. Shultz, North twenty-three (23) degrees West, a distance of two hundred eight and seven tenths (208.7) feet to a stake; thence along lands now or formerly of George A. Hefflefinger, North sixty-seven (67) degrees East, a distance of one hundred (100) feet to a stake; thence by same, South twenty-three (23) degrees East, a distance of two hundred eight and seven tenths (208.7) feet to a stake on the North side of the Public Road above described; thence by the same, South sixty-seven (67) degrees West a distance of one hundred (100) feet to a stake, the place of BEGINNING.

TRACT NO 2: BEGINNING at a stake on the North side of the Township Road #498 and the Southeast corner of land now or formerly of Woodrow Stone; thence North 67 degrees East along said North side of said Township Road #498 a distance of fifty (50) feet to a stake; thence along the Western line of land or formerly of Melvin F. Mellot, North 23 degrees West a distance of two hundred eight and seven-tenths (208.7) feet to a stake; thence along the line of lands now or formerly of Earl P. Carman and Alberta M. Carman, his wife, South 67 degrees West a distance of fifty (50) feet to a stake at line of land of said Woodrow Stone; thence along said Eastern line of land now or formerly of Woodrow Stone South 23 degrees East a distance of two hundred eight and seven-tenths (208.7) feet to a stake on the North side of said Township Road #498, the place of BEGINNING.

TRACT NO 3: BEGINNING at a point in the center of the public road leading from the Longs Gap-Carlisle Springs public road, at corner of other land now or formerly of Woodrow W. Stone and wife; thence along the North said of said public road in a Westerly direction a distance of fifty (50) feet to a point; thence in a Northerly direction along other land now or formerly of William D. Shultz, et UX, a distance of two hundred eight and seventy-one hundredths (208.71) feet to a point in line of lands now or formerly of George Hefflefinger and wife; thence by the same in an Easterly direction a distance of fifty (50) feet to a point in line of the said Woodrow W. Stone and wife; thence by the same in a Southerly direction a distance of two hundred eight and seventy-one hundredths (208.71) feet to a point in the Northern line of said public road; the place of BEGINNING.

391 Cornman Road, Carlisle, 17013.

CONTAINING fifty (50) feet in front along the Northern line of said public road and extending in depth at an even width a distance of two hundred eight and seventy-one hundredths (208.71) feet.

BEING the same premises which John S. George and Cherie E. Hair, both single, by deed dated October 8, 2009 and recorded October 30, 2009 in the Recorder of Deeds Office in and for Cumberland County, Pennsylvania as Instrument No.: 200936846 granted and conveyed unto John S. George and Cherie E. George, husband and wife, in fee.

BEING PARCEL I.D. 29-05-0427-116.

391 Cornman Road, Carlisle, PA 17013.

**Writ No. 2014-1796 Civil Term**

Citimortgage Inc.  
vs.  
Joseph H. Gerdes, III  
Atty.: Joseph Schalk

By virtue of a Writ of Executuion No. 14-1796-CIVIL, CitiMortgage, Inc. v. Joseph H. Gerdes, III owner(s) of property situate in the UPPER ALLEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 472 Nursery Drive South, Mechanicsburg, PA 17055-7018.

Parcel No. 42-10-0256-105-UT31.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$217,125.21.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**Writ No. 2014-7055 Civil Term**

Santander Bank, N.A.  
vs.

Jefferson L. Ghrist, Sr.  
Atty.: Joseph Schalk

Santander Bank, N.A. v. Jefferson L. Ghrist, Sr. owner(s) of property situate in the SOUTH MIDDLETON TOWNSHIP, CUMBERLAND County, Pennsylvania, being 20 Appalachian Trail Road, Gardners, PA 17324-9052.

Parcel No. 40-37-2545-018.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$51,238.67.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**Writ No. 2015-3503 Civil Term**

US Bank National Association  
vs.

Christopher T. Gilbert  
Atty.: Leon P. Haller

ALL THAT CERTAIN tract of land situate in Shippensburg Borough, Cumberland County, Pennsylvania, being Lot No. 5 in Block "C", "Spring House Sub-Division of West End Land Company", Cumberland

County Plan Book 20, Page 57, and HAVING THEREON ERECTED A DWELLING KNOWN AS 101 McALISTER ROAD, SHIPPENSBURG, PA 17257.

TAX PARCEL NO. 34-34-2417-045.

Cumberland County Instrument No. 2010-14540.

**Writ No. 2015-2056 Civil Term**

Wells Fargo Bank  
vs.

Josh Gonzalez

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 2015-02056 CIVIL, Wells Fargo Bank, N.A. vs Josh Gonzalez owner(s) of property situate in UPPER ALLEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 213 Melbourne Lane, Mechanicsburg, PA 17055-6625.

Parcel No. 42-10-0646-107.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$163,546.56.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**Writ No. 2015-366 Civil Term**

JPMorgan Chase Bank,  
National Association  
vs.

Sandra Griffith

Atty.: Christopher DeNardo

ALL THAT CERTAIN Condominium dwelling unit situated in Westfields Condominium in Silver Spring Township, County of Cumberland, Commonwealth of Pennsylvania.

BEING designated and known as UNIT NO. 46 in the Declaration of Condominium and Declaration Plans of said Condominium, as recorded in the Office of the Recorder of Deeds in

and for Cumberland County, Pennsylvania, in Misc. Book 371, Page 12 (as amended by a First Amendment thereto dated April 6, 1990, and recorded on the same date in said Recorder's Office in Misc. Book 378, Page 940, and as further amended by a Second Amendment, dated November 9, 1990, and recorded April 25, 1991, in said Recorder's Office in Misc. Book 396, Page 934, and as further amended by a Third Amendment, dated February 26, 1992, and recorded February 28, 1992, in said Recorder Office in Misc. Book 412, Page 1027, and as further amended by a Fourth Amendment, dated November 12, 1992, and recorded November 13, 1992, in said Recorders Office in Misc. Book 431, Page 188), as required and in accordance with the provisions of the Pennsylvania Uniform Condominium act (Act of July 2, 1980, P.L. 286, No. 82, 68 Pa. C.S.A. Section 3101 et seq., as amended).

TOGETHER with an undivided 2.174% interest in Common Elements, as more particularly defined, limited, subject to adjustment and set forth in the aforesaid Declaration of Condominium and Declaration Plan, and together with the right to use any Limited Common Elements applicable to the Unit being conveyed herein pursuant to said Declaration of Condominium and Declaration Plans.

UNDER AND SUBJECT, NEVERTHELESS, to all agreements, conditions, easements and restrictions of prior record and to the provision, easements, covenants and restrictions as contained in the Declaration of Condominium and Declaration Plans.

BEING THE SAME PREMISES which Jennifer G. Halso, single woman, by Deed dated September 9, 2010 and recorded September 13, 2010 in the Office of the Recorder of Deeds in and for Cumberland County in Deed Instrument Number 201025492,

granted and conveyed unto Sandra J. Griffith, single woman.

122 Easterly Drive, Mechanicsburg, PA 17050.

38-23-0571-190-446.

**Writ No. 2015-1616 Civil Term**

Silver Spring Township Authority  
vs.

Sandra Griffith

Atty.: Scott Dietterick

ALL THAT CERTAIN condominium dwelling unit situate in Westfields Condominium in the Township of Silver Spring, County of Cumberland and Commonwealth of Pennsylvania, BEING designated and known as Unit No. 46 in the Declaration of Condominium and Declaration Plans of said Condominium, as recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Misc. Record Book Volume 371, Page 12 (as amended by a First Amendment thereto dated April 6, 1990 and recorded on the same date in said Recorder's Office in Misc. Record Book Volume 378, Page 940, and as further amended by a Second Amendment, dated November 9, 1990 and recorded April 25, 1991, in said Recorder's Office in Misc. Record Book Volume 396, Page 923, and as further amended by a Third Amendment, dated February 26, 1992 and recorded February 28, 1992 in said Recorder's Office in Misc. Record Book Volume 412, Page 1027, and a further amended by a Fourth Amendment, dated November 12, 1992 and recorded November 13, 1992 in said Recorder's Office in Misc. Record Book Volume 431, page 188), as required and in accordance with the provisions of the Pennsylvania Uniform Condominium Act (Act of July 2, 1980, P.L. 286, No. 82, 68 Pa.C.S.A. 3101 et seq., as amended).

TOGETHER WITH an undivided 2.174% interest in Common Ele-

ments, as more particularly defined, limited, subject to adjustment and set forth in the aforesaid Declaration of Condominium and Declaration Plans, and together with the right to use any Limited Common Elements applicable to the unit being conveyed herein pursuant to said Declaration of Condominium and Declaration Plans.

BEING known and numbered as 122 Easterly Drive, Mechanicsburg, PA 17050.

Parcel No. 38-23-0571-190-446.

BEING the same premises which Jennifer G. Halso, single woman, by her Deed dated September 9, 2010 and recorded on September 13, 2010 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania as Instrument Number 201025492, granted and conveyed unto Sandra J. Griffith, single woman.

PROPERTY ADDRESS: 122 Easterly Drive, Silver Springs Township, Mechanicsburg, PA 17050.

**Writ No. 2015-3936 Civil Term**

Orrstown Bank

vs.

Rodney E. Group, Jr.,  
Douglas M. Greason

Atty.: Scott Dietterick

ALL the following described five tracts of real estate lying and being situate in the Borough of Newville, Cumberland County, Pennsylvania, more particularly described as follows:

Tract No. 1:

BEGINNING at a point on the Southern side of Broad Street, Newville, Cumberland County, Pennsylvania, at a point in Lot NO.3 of a Plan of Lots laid out by And. McElwain, November 12, 1913, and recorded in Plan Book No.1, Page

80; 10 feet West of the division line between Lot Nos. 2 & 3; thence by a line running parallel with the division line between Lot Nos. 2 & 3, 159 feet to an alley in the rear; thence along the Northerly side of said alley, West 40 feet to a point on the North side of said alley in Lot No.4, 15 feet West of the division line between Lot Nos. 3 & 4 of said plan; thence Northerly and parallel with the division line between Lot Nos. 3 & 4, 159 feet to Broad Street; thence along Broad Street in an Easterly direction 40 feet to Broad Street; thence along Broad Street in an Easterly direction 40 feet to the place of beginning. BEING the Westerly 25 feet of Lot NO.3 and the Easterly 15 feet of Lot NO.4 of the said plan above mentioned.

Tract No. 2:

BEGINNING at a point on the southern side of Broad Street, and at a point in the division line between Lot Nos. 2 & 3 of said Plan of Lots; thence by the division line between Lot Nos. 2 & 3 of said Plan of Lots; thence by the division line between Lot Nos. 2 & 3 of said Plan to the alley in the rear; thence along the North side of said alley Westerly 10 feet lot now or formerly of Nancy C. Clugston (Executrix of the Estate of Murray J. Martin, Sr.); thence along the Eastern line of said lot to Broad Street, 159 feet; thence along Broad Street in an Easterly direction, 10 feet to the place of beginning.

Being the remaining part of Lot NO.3 of said Plan not conveyed by Deed dated February 9, 1921.

Tract No. 3:

BEGINNING at a point on Broad Street on south side of Street, and at point 15 feet West of the division line between Lot Nos. 3 & 4 of said Plan; thence running along the South side of Broad Street, in a Westerly direction 20 feet, more or less, to the division line between Lot Nos. 4 & 5; thence along the division line of Lot Nos. 4 & 5, 159 feet to the alley in

the rear; thence in an Easterly direction along the North side of said alley to Lot now or formerly of Nancy C. Clugston (Executrix of the Estate of Murray J. Martin, Sr.); thence along the Western boundary of Lot now or formerly of Nancy C. Clugston (Executrix of the Estate of Murray J. Martin, Sr.) to the place of beginning. Being the remaining part of Lot NO.4 of said Plan not conveyed by Deed dated February 9, 1921.

Tract No. 4:

BEING Lot NO.5 in Plan of Lots Newton Township, adjoining South Ward of the Borough of Newville as laid out by And. McElwain. Said Lot being bounded on the North by Broad Street; on the West by Lot No. 6; on the East by Lot No.4; and on the South by an alley. Having a frontage on Broad Street of 35 feet with and even width and a depth to the alley of 159 feet.

Tract No. 5:

BEING Lot NO.6 in the Plan of lots laid out by Andrew McElwain and recorded in Plan Book 1A, Page 80, having a frontage on Broad Street of 35 feet and an even depth of 159 feet to a 14 foot alley; bounded and the North by Broad Street; on the West by lot now or formerly of Joseph F. Swartz; on the South by a 14 foot alley; and on the east by lot now or formerly of Murray Martin.

BEING KNOWN AND NUMBERED AS 111 Broad Street, Newville, Pennsylvania 17241.

BEING the same premises which Paul M. Gutshall, widower, and Nancy Catherine Martin Clugston, widow, by their Deed dated November 15, 2010 and recorded on December 21, 2010 in and for Cumberland County, as Instrument Number 201037841, granted and conveyed unto Douglas M. Greason, a single man and Rodney E. Group, Jr., a single man, as joint tenants with right of survivorship and not as tenants in common.

Parcel No. 28-21-0361-006A; 28-21-0361-006; 28-21-0361-007.

**Writ No. 2015-2901 Civil Term**

Wells Fargo Bank, N.A.  
vs.

Kenneth Franklin Helstrom,  
Jennifer B. Helstrom  
Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 2015-02901-CIVIL, Wells Fargo Bank, N.A. v. Kenneth F. Helstrom, Jennifer B. Helstrom owner(s) of property situate in the LOWER ALLEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 1415 Wellgate Lane, Mechanicsburg, PA 17055-6760.

Parcel No. 13-11-0270-061.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$294,451.42.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**Writ No. 2015-1109 Civil Term**

The Bank of New York Mellon  
vs.

Albert R. Hykes, Jr., Tricia Hykes,  
The United States of America

Atty.: Christopher DeNardo

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

BEGINNING at a point on the Southern right-of-way line of Hastings Drive (50 feet wide), said point being located at the Northwestern corner of Lot No. 154; then along the Western boundary line of Lot No. 154, South 01 degrees 25 minutes 55 seconds East, and passing through a 25.00 foot wide drainage easement for a distance of 125.00 feet, to a point in line of other lands now or formerly of The McNaughton Company; then along said other lands of McNaughton, and along said 25.00

foot wide drainage easement, South 88 degrees 34 minutes 05 seconds West, for a distance of 80.00 feet, to a point at the southeastern corner of Lot No. 152; then along the Easement boundary line of Lot No. 152, and through said 25.00 foot wide drainage easement, North 01 degrees 25 minutes 55 seconds West, for a distance of 125.00 feet to a point on the Southern right-of-way line of Hastings Drive (50.00 feet wide); then along said right-of-way line North 88 degrees 34 minutes 05 seconds East, for a distance of 80.00 feet, to a point and the place of BEGINNING.

This piece, parcel or lot of land consists of approximately 10,000 square feet of land and is known and numbered as Lot No. 153 on the Final Subdivision Plan for Canterbury Estates, Phases VII and VIII, which is recorded in Cumberland County in Plan Book 77, Page 100.

UNDER AND SUBJECT TO all restrictions, reservations, conditions, covenants, easements and rights of way or prior record.

BEING THE SAME PREMISES which Mark G. Fauber and Kathy S. Fauber, correctly known as Cathy S. Fauber, his wife, by Deed dated 1/30/2007 and recorded 2/1/2007 in the Office of the Recorder of Deeds in and for the County of Cumberland, in Deed Book 0278 and Page 3163, granted and conveyed unto Albert Hykes, Jr. and Tricia Hykes, his wife.

**Writ No. 2015-131 Civil Term**

Deutsche Bank National  
Trust Company  
vs.

Dana L. Keck,  
Kimberly L. Keck

Atty.: Stephen M. Hladik

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



BEGINNING at a point at the corner of lands formerly of Elizabeth Zug; thence South nine and one-half East fifty-four perches; thence by lands now or late of Charles McClure North eighty-nine and one fourth (89 1/4) degrees East ten and one-half (10 1/2) perches to a post; thence by lands now or late of Jacob Burkholder North nine and one-half (91 1/2) degrees West fifty-four (54) perches to a post; thence by lands now or late of James Smith. South eighty-nine and one fourth (89 1/4) degrees West ten and one-half (10 1/2) perches to the place of beginning.

CONTAINING three and one-half (3 1/2) acres more or less.

HAVING erected thereon a frame dwelling and garage frame.

BEING the same premises which Gary R. Fahnestock by Deed dated February 22, 2005 and recorded March 22, 2005 in the Recorder of Deeds Office in and for Cumberland County, PA in Deed Book 268, Page 228 granted and conveyed unto Dana L. Keck and Kimberly L. Keck, husband and wife, in fee.

**Writ No. 2014-7097 Civil Term**

Citifinancial Servicing LLC

vs.

Kenneth L. Keiter, Connie E. Keiter, Edna Marie Stone, Robert W. Keiter, Unknown Heir Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joyce C. Keiter, Deceased

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 14-7097, CitiFinancial Servicing LLC v. Kenneth L. Keiter, Individually and in His Capacity as Heir of Joyce C. Keiter, Deceased, Connie E. Keiter, Edna Marie Stone, in Her Capacity as Heir of Joyce C. Keiter, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title,

or Interest From or Under Joyce C. Keiter, Deceased owner(s) of property situate in the WEST PENNSBORO TOWNSHIP, CUMBERLAND County, Pennsylvania, being 28 Carlisle Road, Newville, PA 17241-9703.

Parcel No. 46-20-1756-042.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$67,031.09.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**Writ No. 2015-724 Civil Term**

Manufacturers and Traders  
Trust Company

vs.

KevinLee E. Kirsch As Personal Representative of the Estate of Eugene G. Kirsch in his Capacity as the Executor or Administrator of this Estate, Eugene G. Kirsch As Personal Representative of the Estate of Joyce L. Kirsch in his Capacity as the Executor and Administrator of this Estate, Kevinlee E. Kirsch as Heir/Devisee of Eugene G. Kirsch and Joyce L. Kirsch, Mylinda L. Andrew as Heir/Devisee of Eugene G. Kirsch and Joyce L. Kirsch

Atty.: Shaan S. Chima

All those tracts and parcels of land situate, lying and being in the Borough of New Cumberland, Cumberland County, Pennsylvania, with all improvements thereon, and more particularly described as follows:

TRACT 1

BEGINNING at a stake on the northeasterly line of Kathryn Street at the dividing line between Lots Nos. 24 and 25 on the hereinafter mentioned Plan of Lots, said point being two hundred ten (210) feet measured northwardly from 15th Street; thence along the northeasterly line of Kathryn Street, North 45 degrees 05 minutes West, a distance of



sixty-eight (68) feet to a stake on the southeasterly line of 15 1/2 Street (not opened); thence along the southeasterly line of 15 1/2 Street (not opened), North 49 degrees 33 minutes East, a distance of one hundred seven and two tenths (107.2) feet to a stake at lands now or formerly of the Northern Central Railway Company; thence by said railway lands, South 37 degrees 49 minutes East, a distance of fifty-nine and eight tenths (59.8) feet to a stake at the dividing line between Lots Nos. 24 and 25 on the hereinafter mentioned Plan of Lots; thence along said dividing line, South 44 degrees 55 minutes West, a distance of ninety-nine and four tenths (99.4) feet to a stake on the northeasterly line of Kathryn Street at the point or place of BEGINNING.

BEING the same as surveyed by D. P. Raffensperger, R.S., on July 12, 1966.

BEING the major portion of Lots Nos. 25 and 26 on the Plan of Elkwood as recorded in the Cumberland County Recorder's Office in Plan Book 2, Page 74.

#### TRACT 2

BEGINNING at a point on the northeasterly line of Kathryn Street at the dividing line between Lots Nos. 22 and 23 on the hereinafter mentioned Plan of Lots; thence along the northeasterly line of Kathryn Street, North 45 degrees 05 minutes West, a distance of seventy (70) feet to the dividing line between Lots Nos. 24 and 25 on the hereinafter mentioned Plan of Lots, at corner of lands of the Grantors therein; thence along said dividing line, being lands of the Grantors therein, North 44 degrees 55 minutes East, a distance of ninety-nine and four tenths (99.4) feet to a point at lands now or formerly of the Northern Central Railway Company; thence South 37 degrees 49 minutes East, a distance of seventy and fifty-seven hundredths (70.57) feet to the dividing line between Lots Nos. 22

and 23 on the hereinafter mentioned Plan of Lots; thence along said dividing line, South 44 degrees 55 minutes West, a distance of ninety and forty-seven hundredths (90.47) feet to the northeasterly line of Kathryn Street at the point or place of BEGINNING.

BEING Lots Nos. 23 and 24 on the Plan of Elkwood as recorded in the Cumberland County Recorder's Office in Plan Book 2, Page 74. Being the same as surveyed by D. P. Raffensperger, R.S., on July 26, 1968.

TRACT 1 and TRACT 2 being the same premises which Walter K. Chiles, et ux., by Deeds dated July 20, 1966 and July 7, 1969 and recorded in the Cumberland County Recorder's Office in Deed Book "A", Volume 22, Page 1072 and Deed Book "H", Volume 23, Page 230, respectively, granted and conveyed unto Eugene G. Kirsch and Joyce L. Kirsch, his wife.

TRACT 1 and TRACT 2 together being the same premises which Eugene G. Kirsch and Joyce L. Kirsch, his wife, by Deed dated November 28, 1988 and recorded in the Cumberland County Recorder's Office in Book R33, Page 711, granted and conveyed unto Eugene G. Kirsch and Joyce L. Kirsch, his wife.

#### TRACT 3

BEGINNING at a point at the southwestern corner of Lot No. 23 and the northerly right-of-way of Kathryn Street thence, from said point of beginning, the following four courses and distances: along the northerly right-of-way of said Kathryn Street North 44 degrees 03 minutes 00 seconds West a distance of 20.59 feet to a point at the southeast corner of Lot No. 6; thence along the eastern line of Lot No. 6 North 49 degrees 33 minutes 00 seconds West a distance of 124.89 feet to a point on the south side of a 10 foot wide abandoned alley; thence along said alley South 38 degrees 00 minutes 24 seconds East a distance of 20.57 feet to a point on the western line of

Lot No. 23 thence along the western line of Lot No. 23; South 49 degrees 33 minutes.

Said tract containing 2,544.73 square feet, or 0.058 acres.

BEING identified on the drawing prepared by John K. Murphy, P.E., P.L.S. of Alpha Consulting Engineers, Inc. and attached to the Deed referenced below as Exhibit "A" and made a part hereof.

BEING the same premises which Eugene G. Kirsch and Joyce L. Kirsch, his wife, by Deed dated September 29, 1998 and recorded in the Cumberland County Recorder's Office in Book 186, Page 175, granted and conveyed unto Eugene G. Kirsch and Joyce L. Kirsch, his wife.

Eugene G. Kirsch is deceased, having passed away on March 20, 2013. Kevin lee E. Kirsch has been appointed executor and personal representative of the Estate of Eugene G. Kirsch. Joyce L. Kirsch is also deceased, having passed away on December 16, 2003.

1515 Kathryn Street, New Cumberland, PA 17070

Being identified as Tax Parcel Number 26-23-0541-129

#### **Writ No. 2015-3170 Civil Term**

LSF9 Master Participation Trust

vs.

Virginia Kise

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 2015-03170-CIVIL, LSF9 Master Participation Trust v. Virginia Kise owner(s) of property situate in the CUMBERLAND County, Pennsylvania, being 1 Sherwood Drive, Mechanicsburg, PA 17055-1746.

Parcel No. 18-22-0519-194.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$212,357.66.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

#### **Writ No. 2015-1903 Civil Term**

Wells Fargo Bank, N.A.

vs.

Kevin M. Leggore

Atty.: Robert W. Williams

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN piece or parcel of land situate in East Pennsboro Township, County of Cumberland, Pennsylvania, having thereon erected one-half of a two story frame double dwelling house and garage and being known and described as follows:

BEGINNING at a point on the state road; thence in a northerly (incorrectly referred to on previous deeds as westerly) direction through the center of a partition wall of a double frame dwelling house a distance of 61 feet ,more or less; thence in a north-westerly direction a distance of 12 feet, more or less, to a stable; thence in a northerly direction through said stable (incorrectly referred to in previous deeds as "to said stable") a distance of 22 feet, more or less, to Clay Street; thence in an easterly direction along said Clay Street a distance of 36 feet more or less, to property now or late of W.A. Cripple ; thence in a southerly direction along the line of property now or late of W.A. Cripple, a distance of 126 feet, more or less, to the state road; thence in a westerly direction along said state road, a distance of 44 feet, more or less, to the point or place of BEGINNING.

Title to said Premises vested in Kevin Leggore, single man by Deed from P. John Sopensky, single man dated 06/13/2006 and recorded on 06/28/2006 in the Cumberland County Recorder of Deeds in/at Deed Book 275 Page 1688 Being known as 229 State Street, Enola, PA 17025.

Tax Parcel Number: 45-17-1044-202.

**Writ No. 2015-1457 Civil Term**

Lakeview Loan Servicing, LLC

vs.

Evan Macurak

Atty.: Michael McKeever

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1287 High Street, Boiling Springs, PA 17007.

SOLD as the property of EVAN MACURAK.

TAX PARCEL #22-28-2401-083.

**Writ No. 2015-2885 Civil Term**

U.S. Bank National Association

vs.

Shannon O. McGuire

Atty.: Leon P. Haller

ALL that certain lot of ground with the improvements thereon designated on a "Plan of Lots at Toland", Cumberland Plan Book 3, Page 68, designated as Lot No. 17, and HAVING THEREON ERECTED A DWELLING KNOWN AS 221 PINE GROVE ROAD, GARDNERS, PA 17324.

TAX PARCEL NO. 08-38-2172-017.

CUMBERLAND INSTRUMENT NO. 2009-35211.

**Writ No. 2014-1783 Civil Term**

Lakeview Loan Servicing, LLC

vs.

Brandon Miller

Heather Miller

Atty.: Michael McKeever

IMPROVEMENTS consist of a single family residential dwelling.

BEING PREMISES: 81 West Main Street New Kingstown, PA 17072.

SOLD as the property of BRANDON MILLER and HEATHER MILLER.

TAX PARCEL #38-19-1621-061.

**Writ No. 2015-1067 Civil Term**

East Pennsboro Township

vs.

Frederick E. Mills

Atty.: Scott Dietterick

By virtue of a Writ of Exectuion No. 2015-1067 Civil Term.

East Pennsboro Township v. Frederick E. Mills.

Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 1523 Second Street, Enola, PA 17025.

Parcel No. # 45-16-1049-033.

Improvements thereon: Dwelling.

Judgment Amount: \$8,801.36.

**Writ No. 2015-1068 Civil Term**

East Pennsboro Township

vs.

Frederick E. Mills

Atty.: Scott Dietterick

By virtue of a Writ of Exectuion No. 2015-1068 Civil Term, East Pennsboro Township v. Frederick E. Mills.

Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 1525 Second Street, Enola, PA 17025.

Parcel No. # 45-16-1049-033.

Improvements thereon: Dwelling.

Judgment Amount: \$8,771.36.

**Writ No. 2015-2902 Civil Term**

Santander Bank, N.A.

vs.

Sean O. Morgan

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 2015-02902-CIVIL, Santander Bank, N.A. v. Sean O. Morgan owner(s) of property situate in the CARLISLE BOROUGH, 1ST, CUMBERLAND County, Pennsylvania,

being 116 North East Street, Carlisle, PA 17013-2510.

Parcel No. 02-21-0318-224A.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$90,596.31.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

#### **Writ No. 2015-2695 Civil Term**

Charles Schwab Bank, N.A.

vs.

Unknown Heirs, Executors  
Administrators and Devisees of the  
Estate of Ann M. Morris Deceased

Atty.: Steven Eisenberg

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

BEGINNING at a railroad spike in Timber Road (T-575) at line of land now or formerly of Emmanuel Spera; thence by said center line, south 4 degrees 30 minutes west 200 feet to a point, line of Lot NO.7 on the hereinafter mentioned Subdivision Plan; thence by said lot NO.7, north 89 degrees 56 minutes west 175 feet to an iron pipe; thence by land now or formerly of Leon J. Zeigler, et al., north 4' degrees 30 minutes east 195. 19 feet to a concreted iron pipe; thence along said land now or formerly of Emmanuel Spera, north 88 degrees 30 minutes 30 seconds east 175.44 feet to the place of BEGINNING.

BEING Lot NO.8 in the Subdivision Plan, Section 1, of Timber Road Estates, as recorded in the Office of the Recorder of Deeds for Cumberland County in Plan Book 22, page 150; and being Subject to certain restrictions, etc., as recorded subsequent to said Subdivision Plan.

KNOWN AS 17 Timber Road, Mechanicsburg, PA 17050.

PARCEL NO. 38-24-0773-008.

Fee Simple Title Vested in Richard P. Morris and Ann M. Morris, his wife by deed from, Charles W. Balton and Donna Lee Balton, his wife, dated 6/8/1984, recorded 6/12/1984, in the Cumberland County Recorder of deeds in Deed Book 530, Page 765.

and the said Richard P. Morris, died 5/26/2002, whereupon title to premises in question became vested in Ann M. Morris, by right of survivorship and the said Ann M. Morris died 1/26/2015 intestate.

#### **Writ No. 2009-3600 Civil Term**

The Bank of New York Mellon

vs.

Brian Myers

Atty.: Daniel Schmieg

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JP Morgan Chase Bank N.A. as Trustee for Ramp 2004Rs1 v. Brian Myers owner(s) of property situate in NEW CUMBERLAND BOROUGH, CUMBERLAND County, Pennsylvania, being 407 Ninth Street, New Cumberland, PA 17070-1513 Parcel No. 26-24-0811-200.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$97,218.45.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

#### **Writ No. 2015-2359 Civil Term**

PNC Bank, National Association

vs.

Tina M. Olewiler

Atty.: Mark Udren

PNC Bank, National Association, Plaintiff v. TINA OLEWILER a/k/a TINA M. OLEWILER, Defendant(s).

ATTORNEY FOR PLAINTIFF  
MARK J. UDREN.

COURT OF COMMON PLEAS,  
CIVIL DIVISION, Cumberland County,  
MORTGAGE FORECLOSURE, NO.  
2015-02359.

ALL THAT CERTAIN LOT OF  
LAND SITUATE IN LOWER ALLEN  
TOWNSHIP, CUMBERLAND COUN-  
TY, PENNSYLVANIA:

BEING KNOWN AS 5544 More-  
land Court (Lower Allen Township),  
Mechanicsburg, PA 17055.

PARCEL NUMBER: 13-24-0791-  
002D-05544.

**Writ No. 2015-1331 Civil Term**

East Pennsboro Township  
vs.

John D. Orner DECEASED  
Ada F. Orner

Atty.: Scott Dietterick

By virtue of a Writ of Execution  
No. 2015-1331.

East Pennsboro Township v. John  
D. Orner and Ada Orner (owners).

Of property situate in East Penns-  
boro Township, Cumberland County,  
Pennsylvania, being known as 33  
Columbia Road, Enola, PA 17025.

Parcel No. # 09-13-1002-316

Improvements thereon: Dwell-  
ing known as 33 Columbia Road,  
Enola, PA.

Judgment Amount: \$6,679.05.

**Writ No. 2014-7378 Civil Term**

LSF8 Master Participation Trust  
vs.

Calvin L. Ott,  
Wendy Lou Ott

Atty.: Keri P. Ebeck

LSF8 Master Participation Trust,  
v. Calvin L. Ott and Wendy L. Ott.

Attorney for Plaintiff: Weltman,  
Weinberg, and Reis Co. LPA.

All the right, title, interest, and  
claim of Calvin L. Ott and Wendy L.  
Ott of, in and to: All of the following  
described real estate situated in the

Township of Southampton, County  
of Cumberland, Commonwealth of  
Pennsylvania. Having erected thereon  
a dwelling known and numbered as  
999 Three Turn Road, Shippensburg,  
PA 17257. Deed Book 216, Page 99,  
Parcel Number 39-15-0181-003.

**Writ No. 2015-3016 Civil Term**

OneWest Bank N.A.

vs.

Ellen E. Owen

Atty.: Terrence McCabe

ALL THAT CERTAIN tract of land  
with the improvements thereon  
erected situate on the southwestern  
side of Mountain View Drive in East  
Pennsboro Township, Cumberland  
County, Pennsylvania, being known  
as Lot #3, Block E, on a Plan of Lots  
of Mountain View Estates, recorded  
in Cumberland County Plat Book 19,  
Page 69, and being more fully bound-  
ed and described in accordance with  
a Plan of Survey by Irwin Engineering  
Associates, Inc., dated November 30,  
1977 and bearing Drawing No. 77-65,  
as follows, to wit:

BEGINNING at a stake located on  
the southwestern side of Mountain  
View Drive (25.00 feet wide) and a  
corner of Lot #2, Block E, on the  
above mentioned plan, said stake  
being measured along Mountain  
View Drive, 205.00 feet from the  
intersection of north line of Cordial  
Drive; thence extending from said  
beginning stake and measured along  
Lot #2, Block E, South 71 degrees  
18 minutes 00 seconds West, 170  
feet to an iron pin; thence extend-  
ing North 16 degrees 31 minutes 00  
seconds East, 104.04 feet to an iron  
pin at a corner of Lot #4, Block E,  
on the above mentioned plan; thence  
extending along line of same, North  
71 degrees 18 minutes 00 seconds  
East, 110.00 feet to a stake on the  
southwestern side of Mountain View  
Drive, aforesaid; thence extending  
along line of same, South 18 degrees

42 minutes 00 seconds East, 85.00 feet to the first mentioned stake and place of the BEGINNING.

Premises: 105 Mountain View Drive, Enola, Pennsylvania 17025.

BEING the same premises which Donald E. Owen and Ellen E. Owen by deed dated November 16, 1999 and recorded January 19, 2000 in Deed Book 215, Page 64, granted and conveyed unto Ellen E. Owen.

TAX MAP PARCEL NUMBER: 09-12-2991-018.

#### **Writ No. 2015-1330 Civil Term**

East Pennsboro Township

vs.

Robin J. Parker

Atty.: Scott Dietterick

ALL THAT CERTAIN condominium unit in the property known, name and identified in the Declaration referred to below, as "Pennsboro Square Townhouse Condominium", of East Pennsboro Township, Cumberland County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Code Act, 68 Pa. CSA §3101, et seq., by the recording in the Cumberland County Recorder of Deeds Office a Declaration dated March 28, 1983, and recorded March 31, 1983, in Misc. Book 285, Page 152, together with an undivided interest in the Common Elements of 5.9% (subject to amendment) being and designated on Exhibit "B" of such Declaration as Unit No. 115B, and also known as 115B Bungalow Road, Enola, Pennsylvania, as more fully described in such Declaration.

HAVING THEREON ERECTED A PREMISES AND BEING KNOWN AS 129 BUNGALOW ROAD, ENOLA, PA 17025.

UNDER AND SUBJECT to certain covenants, conditions and restrictions of record.

Parcel #09-13-1002-210.

#### **Writ No. 2015-968 Civil Term**

LSF8 Master Participation Trust  
vs.

Timothy J. Parry, M. Pilar Parry  
a/k/a Pilar Parry

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 2015-00968.

Lsf8 Master Participation Trust v. Timothy J. Parry M. Pilar Parry a/k/a Pilar Parry owner(s) of property situate in the CUMBERLAND COUNTY, Pennsylvania, being 130 Hickory Road, Carlisle, PA 17015-9704.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$262,584.59.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

#### **Writ No. 2013-5203 Civil Term**

Metro Bank

vs.

Richard E. Phelan,  
Linda Phelan

Atty.: Marc A. Hess

ALL THAT CERTAIN tract of land situate in the, Second Ward of the Borough of Carlisle, Cumberland County, Pennsylvania, bounded on the North by land now or formerly of Hannah Jones, on the East and South by lands now or formerly of Jenks and on the West by South Hanover Street and measuring 150 feet: more or less from North to South on South Hanover Street, and extending in depth 230 feet, more or less, on both the North and South bounds from South Hanover Street land now or formerly of Jenks on the East bound, and improved with a stone dwelling house known and numbered as 735 South Hanover Street.

BEING the same premises which Lawrence W, Lynch and Jean E.

Lynch, his wife, granted and conveyed to Richard E. Phelan and Linda L. Phelan, his wife, by Deed dated May 14, 1984, and recorded May 30, 1984 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Book R-30 at Page 1144.

KNOWN AS 735 South Hanover Street, Carlisle, Pennsylvania.

PARCEL NO. 03-22-0483-012.

**Writ No. 2015-1918 Civil Term**

Ocwen Loan Servicing, LLC

vs.

Ruth A. Price

John W. Price, Jr.

Atty.: Mark Udren

Ocwen Loan Servicing, LLC,  
Plaintiff v. RUTH A PRICE, JOHN  
PRICE, JR. ALSO KNOWN AS JOHN  
W PRICE, JR., Defendant(s).

ATTORNEY FOR PLAINTIFF  
MARK J. UDREN.

COURT OF COMMON PLEAS,  
CIVIL DIVISION, Cumberland County,  
MORTGAGE FORECLOSURE.

NO. 2015-01918.

ALL THAT CERTAIN LOT OF  
LAND SITUATE IN TOWNSHIP OF  
MONROE, CUMBERLAND COUNTY,  
PENNSYLVANIA:

BEING KNOWN AS 944 Nixon  
Drive, Monroe Township, PA 17055.

PARCEL NUMBER: 22-24-0781-  
011.

IMPROVEMENTS: Residential  
Property.

**Writ No. 2013-1011 Civil Term**

Wells Fargo Bank, N.A.

vs.

Donna A. Renaut,

Daryle Eliot Renaut

Atty.: Jaime R. Ackerman

ALL THAT CERTAIN lot of ground  
situate in West Pennsboro Township,  
Cumberland County, Pennsylvania,

more particularly bounded and described as follows:

BEGINNING at a point on the northern line of Woodcrest Drive on the dividing line between Lots Nos. 5 and 6 on the hereinafter-mentioned Plan of Lots; thence by said dividing line, North 17 degrees 09 minutes 38 seconds West 276.52 feet to a point at lands now or formerly of Charles F. Nelson; thence by lands now or formerly of Charles F. Nelson, North 70 degrees 44 minutes 10 seconds East 150.00 feet to a point on the dividing line between Lots Nos. 6 and 7 on the hereinafter-mentioned Plan of Lots; thence by said dividing line, South 17 degrees 09 minutes 38 seconds East 282.03 feet to a point on the northern line of Woodcrest Drive; thence by the northern line of Woodcrest Drive, South 72 degrees 50 minutes 22 West 150.00 feet to a point; the Place of BEGINNING.

BEING Lot No. 6 of Section "C" of Plan of Lots known as Land Subdivision for Guy H. Foster, which Plan is recorded in Cumberland County Plan Book 29, Page 60.

HAVING thereon erected a dwelling house being known and numbered as 29 Woodcrest Drive, Carlisle, PA, 17015-9482.

BEING the same premises which Roger G. Lebo, widower, by Deed dated May 21, 2004 and recorded May 24, 2004 in and for Cumberland County, Pennsylvania, in Deed Book Volume 263, Page 702, granted and conveyed unto Daryle E. Renaut and Donna A Renaut, husband and wife, as tenants by the entirety.

Tax Map No.: 46-20-1780-034.

**Writ No. 2015-1693 Civil Term**

PHH Mortgage Corporation

vs.

Howard S. Rife, The United

States of America, Alison M.

Cooper a/k/a Alison Rife

Atty.: Joseph Schalk

By virtue of a Writ of Execution  
No. 2015-01693.



PHH Mortgage Corporation f/k/a PHH Mortgage Services Corporation v. Howard S. Rife, Alison M. Cooper a/k/a Alison Rife owner(s) of property situate in SHIPPENSBURG TOWNSHIP, CUMBERLAND County, Pennsylvania, being, 6 Dogwood Circle, Shippensburg, PA 17257.

Parcel No. 36-35-2385-103.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$134,691.22.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

**Writ No. 2015-462 Civil Term**

US Bank National Association

vs.

Yvonne Risser

Atty.: Robert W. Williams

ALL THAT CERTAIN piece or parcel of land situate in the Township of Lower Allen, County of Cumberland and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southerly line of Carlisle Road, said point of beginning being at a distance of 45.05 feet measured in an easterly direction along the Carlisle Road from a pin, which pin is at the distance of 1924.95 feet, measured in an easterly direction along Carlisle Road from the easterly line of Eighteenth Street; thence along the southerly line of Carlisle Road, South 88 degrees 24 minutes East 60 feet to a point; thence in a southerly direction, along the right angles to Carlisle Road 130 feet to a point; thence in a westerly direction along line parallel with Carlisle Road 60 feet to a point; thence in a northerly direction along the line at right angles to Carlisle Road 130 feet to a point, the place of BEGINNING.

BEING improved with a brick and frame bungalow dwelling, numbered 1517 Carlisle Road, Camp Hill, Pennsylvania.

Title to said Premises vested in Yvonne C. Risser, married individual by Deed from Yvonne C. Sigrignoli n/k/a Yvonne C. Risser, and Robert A. Risser, her husband, Married date 11/29/02 and recorded on 12/11/02 in the Cumberland County Recorder of Deeds in/at Deed book 254 page 4599.

Being known as 1517 Carlisle Road, Camp Hill, PA 17011.

Tax Parcel Number: 13-23-0547-500.

**Writ No. 2013-283 Civil Term**

SABR Mortgage Loan 2008-1  
REO Subsidiary-1 LLC

vs.

Robert Romberger a/k/a  
Robert R. Romberger, Jr.

Atty.: Steven Eisenberg

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

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

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

BEING KNOWN AS 15 Lilac Drive, Mechanicsburg, PA 17050.

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

PARCEL NO. 38-21-0284-105.

**Writ No. 2015-3302 Civil Term**

Pacific Union Financial LLC

vs.

Kenneth Schlangen

Atty.: Terrence McCabe

All that certain piece or parcel or Tract of land situate Middlesex Township, Cumberland County, Pennsylvania, and being known as 17 Hickorytown Road, Carlisle, Pennsylvania 17015.

TAX MAP AND PARCEL NUMBER: 21-09-0535-038.

THE IMPROVEMENTS THEREON ARE: Residential Dwelling.

REAL DEBT: \$239,831.41.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kenneth M. Schlangen a/k/a Kenneth Schlangen.

McCABE, WEISBERG

AND CONWAY, P.C.

123 South Broad Street

Suite 1400

Philadelphia, PA 19109

**Writ No. 2014-632 Civil Term**

Green Tree Servicing, LLC

vs.

Summer Shelley a/k/a Summer Minnich in her capacity as Executrix and Devisee of the Estate of Debra L. Stum a/k/a Debra L.

Stauffer, Autumn Shelley in her Capacity as Executrix and Devisee of the Estate of Debra L. Stum a/k/a Debra L. Stauffer

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 14-632-CIVIL, Green Tree Servicing LLC v. Summer Shelley a/k/a Summer Minnich, in Her Capacity as Executrix and Devisee of The Estate of Debra L. Stum a/k/a Debra L. Stauffer, Autumn B. Shelley, in Her Capacity as Devisee of The Estate of Debra L. Stum a/k/a Debra L. Stauffer owner(s) of property situate in the MECHANICSBURG BOROUGH, CUMBERLAND County, Pennsylvania, being 15 West Locust Street, Mechanicsburg, PA 17055-6332.

Parcel No. 16-23-0565.061.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$154,835.12.

**Writ No. 2015-1614 Civil Term**

Silver Spring Township Authority  
vs.

George K. Solis, Jr.

Atty.: Scott Dietterick

ALL THAT CERTAIN piece or parcel of land, together with the improvements thereon erected, situated in the Village of New Kingstown, Silver Spring Township, Cumberland County, Pennsylvania, bounded and described as follows:

BOUNDED on the South by the State Highway (formerly Carlisle and Chambersburg Turnpike); on the East by land now or formerly of Henry A. Walter; on the North by a Public Alley; and on the West by land now or formerly of George Sadler.

CONTAINING forty-three (43) feet, more or less, in front on said State Highway and extending back an even width two hundred twenty (220) feet to said public alley.

HAVING thereon erected a two and one-half story frame dwelling house and other outbuildings, pres-

ently known and numbered as 46 West Main Street, New Kingstown, Pennsylvania.

BEING the same premises, which Alan F. Bingaman and Sara E. Bingaman, husband and wife, by Deed dated August 18, 2006 and recorded August 22, 2006 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Deed Book 276, Page 1302, granted and conveyed unto George K. Solis, Jr., single adult man.

### **Writ No. 2014-5928 Civil Term**

LSF8 Master Participation Trust  
vs.

Georgialee Gould Sorrow,  
Randall Edward Sorrow  
Atty.: Richard M. Squire

ALL THAT CERTAIN piece or parcel lot of land situate in the Township of Lower Allen Cumberland County, Pennsylvania, according to a survey thereof prepared by D.P. Raffensperger, Registered Surveyor, dated March 27, 1952, more particularly bounded and described as follows to wit:

BEGINNING at a point on the southern side of Cherokee Avenue, two hundred seventy-five and thirty-tree one-hundredths (275.33) feet east of the Southeast corner of Cherokee Avenue and Rosemont Avenue, said point also being at the dividing line between Lots Nos. 167 and 168 on Plan of Lots hereinafter mentioned; thence eastwardly along the southern side of Cherokee Avenue, fifty-four and ninety-two one-hundredths (54.95) feet to a point on the dividing line between lot Nos. 166 and 167 on said Plan; thence South six (06) degrees fifty-six (56) minutes West along said dividing line, two hundred forty-four and eight-tenths (244.8) feet to a point; thence North sixty-seven (67) degrees seventeen (17) minutes West one hundred seven and sixty-nine one-hundredths (107.9) feet to a point on the dividing line between Lots Nos. 167 and

168 aforesaid; thence North nineteen (19) degrees thirty-three (33) minutes East along said dividing line, two hundred twenty-three and ninety-one one-hundredths (239.91) feet to a point, the place of BEGINNING.

BEING Lot No. 167 on Plan of Lots known as Keewaydin, recorded in the Office of the Recorder of Deeds in and for Cumberland County in Plan Book 4, Page 42 (erroneously stated as Pages 42 and 87 in prior deed)

HAVING THEREON ERECTED a one-story frame dwelling house being known and numbered as 4063 Cherokee Avenue, Camp Hill Pennsylvania.

UNDER AND SUBJECT nevertheless, to easements, restrictions, reservations, conditions and rights of way of record or visible upon inspection of premises.

Being the same premises which Michael J. Eckert, single person by Deed dated 10/15/2015 and Recorded 10/19/2015 in the County of Cumberland and Commonwealth of Pennsylvania in Deed Book 209, Page 1149 conveyed unto Randall E. Sorrow and Georgialee G. Sorrow, husband and wife, grantors herein.

### **Writ No. 2013-91 Civil Term**

Wells Fargo Bank, N.A.  
vs.

Shirley G. Sowden  
Atty.: Joseph Schalk

By virtue of a Writ of Exectuion No. 13-91-CIVIL, Wells Fargo Bank, N.A. v. Shirley G. Sowden owner(s) of property situate in the HAMPDEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 3656 Chestnut Street, Camp Hill, PA 17011-4329.

Parcel No. 10-21-0275-127.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$65,440.98.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**Writ No. 2015-3294 Civil Term**

Wells Fargo Bank, N.A.  
vs.

Catherine J. Squires a/k/a  
Catherine Squires

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 2015-03294 CIVIL, Wells Fargo Bank, N.A. v. Catherine J. Squires a/k/a Catherine Squires owner(s) of property situate in the CUMBERLAND County, Pennsylvania, being 104 Hemlock Road, Mechanicsburg, PA 17055-5817.

Parcel No. 42-31-2151-075.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$141,365.10.

**Writ No. 2015-876 Civil Term**

Lakeview Loan Servicing, LLC  
vs.

Claudia D. St. Onge

Atty.: Michael McKeever

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 942 Allenview Drive, Mechanisburg, PA 17055.

SOLD as the property of CLAUDIA D. ST. ONGE.

TAX PARCEL #42-28-2423-235.

**Writ No. 2014-264 Civil Term**

Lakeview Loan Servicing, LLC  
vs.

Barbara A. Stains  
Kevin W. Stains

Atty.: Michael McKeever

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 609 Brookhaven Road, New Cumberland, PA 17070.

SOLD as the property of BARBARA A. STAINS and KEVIN W. STAINS.

TAX PARCEL #26-24-0809-320.

**Writ No. 2015-3172 Civil Term**

Deutsche Bank National  
Trust Company

vs.

Carmen G. Stanton  
Joseph C. Stanton a/k/a  
Joseph C. Stanton, Jr.

Atty.: Mark Udren

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

Beginning at a point on the North side of East Coover Street (50 feet wide) said point being the dividing line between Lots Nos. 9 and 10, Block "B", on the hereinafter mentioned plan of lots; thence North 72 degrees 48 minutes East along the North side of East Coover Street 70.48 feet to a point on East Coover Street; thence along a curve to the North having a radius of 15 feet an arc distance of 25.28 feet to a point on the West side of Filbert Street; thence North 23 degrees 45 minutes West along the West side of Filbert Street 130.08 feet to a point at land now or formerly of Wilbur Fought; thence South 72 degrees 48 minutes West 70.54 feet to Lot No. 9, Block "B"; thence South 17 degrees 12 minutes East along said Lot No. 98, Block "B" 145.94 feet to the North side of Coover Street, the Place of Beginning.

Being Lot No. 10, Block "B" in the Plan of Blackburn Village as recorded in Cumberland County Recorder's Office in Plan Book 5, Page 26.

Having thereon erected a single dwelling house known as No. 419 East Coover Street, Mechanicsburg, PA 17055.

Being part of the same premises which Isabel A. Shumberger, an unmarried person, by deed dated October 22, 2001, and recorded October 25, 2001 in the Office of the

Recorder of Deeds in and for Cumberland County, Pennsylvania in Deed Book 248, Page 4528, granted and conveyed unto Thomas D. Jones and Shirley A Jones, husband and wife, Grantors herein.

BEING KNOWN AS: 419 E Coover St, Mechanicsburg, PA 17055  
PROPERTY ID NO.: 17-24-0789-001

TITLE TO SAID PREMISES IS VESTED IN BY DEED FROM DATED 04/17/2006 RECORDED 04/20/2006 IN DEED BOOK 274 PAGE 514.

**Writ No. 2013-6852 Civil Term**

Wells Fargo Bank  
National Association  
vs.

Gina L. Swartz  
J. T. Duncan a/k/a Jamey Duncan  
Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 13-6852-CIVIL, Wells Fargo Bank, N.A. v. Gina L. Swartz, J.T. Duncan a/k/a Jamey Duncan owner(s) of property situate in EAST PENNSBORO TOWNSHIP, CUMBERLAND County, Pennsylvania, being 223 Pennsylvania Avenue, Enola, PA 17025-3031.

Parcel No. 45-16-1050-147.  
Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$113,120.07.  
PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorneys for Plaintiff

**Writ No. 2015-1458 Civil Term**

Nationstar Mortgage, LLC d/b/a  
Champion Mortgage Company  
vs.

Leslie Mark Treece as  
Executor of the Estate of  
Audrey J. Treece, Deceased

Atty.: Michael McKeever

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 609 5th Street, New Cumberland, PA 17070.

SOLD as the property of LESLIE MARK TREECE as Executor of the Estate of Audrey J. Treece Deceased.  
TAX PARCEL #25-24-0811-177.

**Writ No. 2015-3462 Civil Term**

Federal National  
Mortgage Association  
vs.

Meichelle L. Trent  
Atty.: Terrence McCabe

ALL THAT CERTAIN home and lot of ground located in the Borough of Carlisle, Cumberland County Pennsylvania, and known as 133 East Louther Street more particularly bounded and described as follows; to wit:

BOUNDED on the South by East Louther Street; on the West and North by lot of ground now or formerly of Helen West; and on the East by lot of ground now or formerly of William Strohm; containing in front on said East Louther Street seventeen (17) feet four (4) inches and extending back at that width the depth of the house erected on said lot; and from there on to the foot of said lot at a width of fifteen (15) feet; the whole depth of said lot being one hundred twenty (120) feet.

BEING the same premises which Dale G. Wickard and Sarah J. Wickard, husband and wife, by their Deed dated May 26, 2004 and to be recorded herewith, granted and conveyed unto Meichelle L. Trent, single woman.

Premises: 133 East Louther Street, Carlisle, Pennsylvania 17013.

BEING the same premises which Dale G. Wickard and Sarah J. Wickard, husband and wife, by deed dated May 26, 2004 and recorded May 28, 2004 in Deed Book 263, Page 1246, granted and conveyed unto Meichelle L. Trent.

TAX MAP PARCEL NUMBER: 02-21-0318-207.

**Writ No. 2015-3502 Civil Term**

U.S. Bank National Association  
vs.

Charles A. Turns  
Atty.: Leon P. Haller

ALL THAT CERTAIN lot or piece of ground in Upper Mifflin Township, Cumberland County, Pennsylvania, being Lot No.2 of the final minor subdivision plan for Rhodella Alice Losh, John G. Moffit and Kenwood Losh, Cumberland County Plan Book 42, Page 79, and HAVING THEREON ERECTED A DWELLING KNOWN AS 47 SUBDIVISION ROAD, NEWVILLE, PA 17241.

TAX PARCEL NO. 44-06-0037-024A.

Cumberland County Instrument No. 2010-18402.

TO BE SOLD AS THE PROPERTY OF CHARLES A. TURNS ON JUDGMENT NO. 2015-03502.

**Writ No. 2013-6650 Civil Term**

The Bank of New York Mellon,  
f/k/a The Bank of New York  
vs.

Steve Gilligan, as Known Heir of Dennis Van Bomel a/k/a Dennis G. Van Bomel Last Record Owner  
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Dennis Van Bomel a/k/a Dennis G. Van Bomel, Last Record Owner, Dennis Van Bomel, as Known Heir of Dennis Van Bomel a/k/a Dennis G. Van Bomel, Last Record Owner, Matthew Van Bomel, As Known Heir of Dennis Van Bomel a/k/a Dennis G. Van Bomel, Last Record Owner, Michael Van Bomel, As Known Heir of Dennis Van Bomel a/k/a Dennis G. Van Bomel, Last Record Owner, Gayle Van Bomel a/k/a Gayle M. Van Bomel,

Individually and As Known Heir of Dennis Van Bomel a/k/a Dennis G. Van Bomel, Last Record Owner, Dennis Van Bomel a/k/a Dennis G. Van Bomel, Last Record Owner

Atty.: Mark Udren

ALL THAT CERTAIN LOT OF LAND SITUATE IN EAST PENNSBORO, CUMBERLAND COUNTY, PENNSYLVANIA:

BEING KNOWN AS 109 Laurel Drive, Enola, PA 17025.

PARCEL NUMBER: 09-12-2991-106.

IMPROVEMENTS: Residential Property.

**Writ No. 2014-6502 Civil Term**

Wells Fargo Bank, N.A.  
vs.

Heather Nicole Wakefield,  
Scott Michael Wakefield

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 14-6502-CIVIL, Wells Fargo Bank, N.A. v. Heather Wakefield, Scott Wakefield owner(s) of property situate in NEW CUMBERLAND BOROUGH, CUMBERLAND County, Pennsylvania, being 511 Fifth Street, New Cumberland, PA 17070-1817.

Parcel No. 25-24-0811-153.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$131,868.16.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

**Writ No. 2015-262 Civil Term**

Bank of America N.A.  
vs.

Charles F. Walunas

Atty.: Michael McKeever

Bank of America, N.A., 7105 Corporate Drive, PTX B-209, Plano, TX 75024 vs. Charles Walunas, 114

Slover Road, Mechanicsburg, PA 17055.

Attorney for Plaintiff: Victoria Chen.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 114 Slover Road Mechanicsburg, PA 17055.

SOLD as the property of CHARLES F. WALUNAS.

TAX PARCEL #42-30-2108-168.

#### **Writ No. 2015-2482 Civil Term**

Wells Fargo Bank

vs.

Christopher W. Webb, Jr.

Atty.: Joseph Schalk

By virtue of a Writ of Execution No. 2015-02482-CIVIL, Wells Fargo Bank, N.A. v. Christopher W. Webb, Jr owner(s) of property situate in UPPER ALLEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 14 Pocono Drive, Mechanicsburg, PA 17055-5569.

Parcel No. 42-28-2421-042.

Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$151,350.61.

PHELAN HALLINAN

DIAMOND & JONES, LLP

Attorneys for Plaintiff

#### **Writ No. 2015-1812 Civil Term**

Nationstar Mortgage, LLC

vs.

Gerry L. White

Atty.: Michael McKeever

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 24 East Wind-ing Hill Road, Mechanicsburg PA 17055.

SOLD as the property of GERRY L WHITE as Executrix of the Estate of Susan L. Anderson Deceased.

TAX PARCEL #42-26-0241-039.

#### **Writ No. 2014-6159 Civil Term**

M&T Bank

vs.

Elizabeth A. Youells

Atty.: Michael McKeever

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1705 Cornell Road, Camp Hill, PA 17011.

SOLD as the property of ELIZABETH A. YOEUELLS.

TAX PARCEL #1-20-1854-229.

#### **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 Monday, December 28, 2015 at 12:00 noon, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on December 30, 2015 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

#### **REAL ESTATE SALE**

##### **DATES FOR 2016**

##### **Sale Dates**

Mar. 2, 2016

June 1, 2016

##### **Cut-Off Dates**

Dec. 4, 2015

Mar. 4, 2016

Ronny R. Anderson, Sheriff

Cumberland County

Carlisle, PA

Oct. 2, 9, 16