

**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****Bailes, Christine M.**, dec'd.

Late of Carlisle Borough.  
 Executor: Robert L. Bailes.  
 Attorney: James D. Hughes, Esq.  
 Salzmann Hughes PC  
 354 Alexander Spring Road  
 Suite 1  
 Carlisle, PA 17015.

**Garman, Betty L.**, dec'd.

Late of Upper Allen Township.  
 Co-Executrix: Karen M. Neidigh.  
 Co-Executrix: Maxine L. Barrick.  
 Co-Executrix: Dolores J. Wisner.  
 Attorney: Stephen D. Tiley, Esq.  
 5 South Hanover Street  
 Carlisle, Pennsylvania 17013.

**Lamma, Mary L.**, dec'd.

Late of Middlesex Township.  
 Executor: Stewart E. Lamma.  
 Attorney: Bradley L. Griffie, Esq.  
 Kelso Law  
 1 Tyler Court  
 Suite 1  
 Carlisle, PA 17015.

**Lescanec, Mary M.**, dec'd.

Late of Cumberland County  
 Executor: Anthony Labashousky.  
 Attorney: Shaun E. O'Toole  
 220 Pine Street  
 Harrisburg, PA 17101.

**Nittinger, Judy I.**, dec'd.

Late of the Township of Lower Allen.  
 Executrix: Lisa Ackley.  
 Attorney: Adam R. Deluca, Esq.  
 Stone Shekletski & Deluca  
 414 Bridge Street  
 New Cumberland, PA 17070.

**Orris, David M.**, dec'd.

Late of Silver Spring Township.  
 Executrix: Lynda Uber.  
 Attorney: Craig A. Hatch, Esq.  
 Halbruner, Hatch & Guise, LLP  
 3435 Market Street  
 Camp Hill, PA 17011.

**Owens, Beverly J.**, dec'd.

Late of Upper Allen Township.  
 Executrix: Elizabeth Mshar.  
 Attorney: Edward P. Seeber, Esq.  
 JSDC Law Offices  
 Suite C-400  
 555 Gettysburg Pike  
 Mechanicsburg, PA 17055.

**Reinbrecht, Jeanette G.**, dec'd.

Late of Upper Allen Township.  
 Trustee: Jennifer L. Reinbrecht.  
 Attorney: Edward P. Seeber, Esq.  
 JSDC Law Offices  
 Suite C-400  
 555 Gettysburg Pike  
 Mechanicsburg, PA 17055.

**Roof, Anna Mae**, dec'd.

Late of the Township of Lower Allen.  
 Executor: Gregory C. Roof.  
 Attorney: Adam R. Deluca, Esq.  
 Stone Shekletski & Deluca  
 414 Bridge Street  
 New Cumberland, PA 17070.

**Rupp, Samuel Eugene a/k/a Samuel E.**

**Rupp**, dec'd.  
 Late of Middlesex Township.  
 Executrix: Cortney N. Mahoney.  
 Attorney: Heather D. Royer, Esq.  
 Johnson Duffie  
 301 Market Street  
 Lemoyne, PA 17043.

**Sheely, Jr., Steven Alan**, dec'd.

Late of Upper Allen Township.  
 Administratrix: Audrey Weit.  
 Attorney: Elizabeth H. Feather, Esq.  
 Caldwell & Kearns, P.C.  
 3631 North Front Street  
 Harrisburg, PA 17110.

**Van Hove, Wendy S., a/k/a Wendy Sue Van Hove**, dec'd.

Late of Silver Spring Township.  
 Executor: Shari D. Yost.  
 Attorney: Thomas M. Gish  
 Gibbel Kraybill & Hess LLP  
 P.O. Box 5349  
 Lancaster, PA 17606.

**Wiest, Mary L., a/k/a Mary Louise Wiest**, dec'd.

Late of Hampden Township.  
 Co-Executrix: Donna M. Hoover  
 Co-Executrix: Carol A. Hummel.  
 Attorney: Jessica Fisher Greene, Esq.  
 Walters & Galloway, PLLC  
 54 East Main Street  
 Mechanicsburg, PA 17055.

**SECOND PUBLICATION****Bartlett, Lois S. a/k/a Lois Sherburne Bartlett**, dec'd.

Late of the Borough of Carlisle.  
 Executor: Charles F. Bartlett.  
 Attorney: Robert R. Kreitz  
 1210 Broadcasting Road  
 Suite 103  
 Wyomissing, PA 19610.

**Besch, Nancy A.**, dec'd.

Late of Camp Hill Boro,  
 Co-Executor: Earl Donald Besch, Jr.  
 Co-Executor: Kathy B. Hamilton (a/k/a  
 Mary Katherine Hamilton).  
 Attorney: Kathleen B. Murren, Mette  
 3401 N. Front St.  
 P.O. Box 5950  
 Harrisburg, PA 17110-0950.

**Coulson, Barry N.**, dec'd.

Late of Cumberland County.  
 Executrix: Jody M. Coulson-Robinson.  
 Attorney: Michael A. Scherer, Esq. Baric  
 Scherer LLC  
 19 West South Street  
 Carlisle, PA 17013.

**Denison, Virginia B. a/k/a Virginia Braswell Denison**, dec'd.

Late of Hampden Township.  
 Executrix: Debra Denison Cantor.  
 Attorney: Elizabeth P. Mullaugh, Esq.  
 McNees Wallace & Nurick LLC  
 100 Pine Street  
 P.O. Box 1166  
 Harrisburg, PA 17108-1166.

**Eltringham, Gerald**, dec'd.

Late of Boiling Springs.  
 Executrix: Susan M. Williams.  
 Attorney: Mary-Jo Mullen, CPA, Esq.  
 Halbruner, Hatch & Guise, LLP  
 3435 Market Street  
 Camp Hill, PA 17011.

**Hankins, Alvin R.,** dec'd.

Late of Southampton Township.  
 Executrix: Anne J. Hankins.  
 Attorney: David K James, III, Esq.  
 234 Baltimore Street  
 Gettysburg, PA 17325.

**Harro, Catherine Elisabeth,** dec'd.

Late of Cumberland County.  
 Executor: Michael S. McClure.  
 Attorney: Michael A. Scherer, Esq. Baric  
 Scherer LLC  
 19 West South Street  
 Carlisle, PA 17013.

**Myers, Justin K. D.,** dec'd.

Late of Silver Spring Township.  
 Administratrix: Aundrea I. Myers.  
 Attorney: Hubert X. Gilroy, Esq.  
 Martson Law Offices  
 10 East High Street  
 Carlisle, PA 17013.

**Oiler, Jr., William G.,** dec'd.

Late of Cumberland County.  
 Executrix: Mary R. Reach.  
 Attorney: Stephanie E. Chertok, Esq.  
 Allied Attorneys of Central Pennsylvania,  
 LLC  
 61 West Louthers St.  
 Carlisle, PA 17013.

**Siket, Mary G.,** dec'd.

Late of Hampden Township.  
 Executrix: Carroll S. Freestone  
 Attorney: Edmund G. Myers, Esq.  
 Johnson, Duffie, Stewart & Weidner, P. C.  
 301 Market Street  
 P.O. Box 109  
 Lemoyne, PA 17043.

**Wilder, Richard Stanley a/k/a Richard S. Wilder,** dec'd.

Late of Upper Allen Township.  
 Executor: William F. Wilder.  
 Attorney: Craig A. Hatch, Esq.  
 Halbruner, Hatch & Guise, LLP  
 3435 Market Street  
 Camp Hill, PA 17011.

**THIRD PUBLICATION****Barrett, William F.,** dec'd.

Late of East Pennsboro Township.  
 Executrix: Dorothy J. Ewing-Barrett.  
 Attorney: David C. Dagle, Esq.  
 Law Offices of Peter J. Russo, P.C.  
 245 Grandview Ave  
 Suite 102  
 Camp Hill, PA 17011.

**Brevik, Randall C.,** dec'd.

Late of Cumberland County.  
 Executor: Taylor Brevik.  
 Attorney: Ronald L. Finck, Esquire  
 Mette, Evans & Woodside  
 3401 North Front Street  
 P.O. Box 5950  
 Harrisburg, PA 17110-0950.

**Carter, Bobby Gene,** dec'd.

Late of Lemoyne.  
 Executrix: Shawn Doan Carter.  
 Attorney: Jerry A. Philpott  
 Philpott Wilson LLP  
 227 N. High St.  
 PO Box 116  
 Duncannon, PA 17020.

**Giehler, Joann C.,** dec'd.

Late of Hampden Township.  
 Executor: George R. Boyer.  
 Attorney: Edward P. Seeber, Esq.  
 JSDC Law Offices  
 Suite C-400  
 555 Gettysburg Pike  
 Mechanicsburg, PA 17055.

**Gilbert, Anne Marie,** dec'd.

Late of the Township of Hampden.  
 Executor: Timmy J. Gilbert.  
 Attorney: Gerald J. Shekletski, Esq.  
 Stone Shekletski & Deluca  
 414 Bridge Street  
 New Cumberland, PA 17070.

**Golden, Alma M.,** dec'd.

Late of Southampton Township.  
Co-Executor: Pamela J. Strickler  
Co-Executor: Keena W. Golden  
Co-Executor: Deborah A. Davidson.  
Attorney: Jared S. Childers, Esq. Murphy  
& Childers, P.C.  
237 East Queen Street  
Chambersburg, PA 17201.

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**Jumper, Dixie Belle, a/k/a Dixie B. Jumper,** dec'd.

Late of South Middleton Township.  
Administrator: Robert S. Jumper.  
Attorney: Bradley L. Griffie, Esq.  
Kelso Law  
1 Tyler Court, Suite 1  
Carlisle, PA 17015.

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

Late of Mechanicsburg.  
Executrix: Debra Anthony.  
Attorney: Gail L. Hills, Esq.  
PO Box 628  
Carlisle, PA 17013.

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**Nauss, Christine A., a/k/a Christine Ann**

**Nauss,** dec'd.  
Late of Wormleysburg Borough.  
Administrator: Dana L. Costello.  
Administrator: Devin Nauss.  
Attorney: Aaron C. Jackson  
Jackson Law Firm, PLLC  
1215 Manor Dr., #202  
Mechanicsburg, PA 17055.

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**Noyes, Paul R.,** dec'd.

Late of Newville Borough  
Executrix: Martha Lipscomb.  
Attorney: John A. Terrill, Esq.  
Teillon, Terrill & Sager, P.C.  
1001 Conshohocken State Rd., #1-300  
W. Conshohocken, PA 19428.

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**Placey, Richard L.,** dec'd.

Late of Camp Hill Borough.  
Co-Executor: Richard G. Placey  
Co-Executrix: Rosanne T. Placey  
Sunajko.  
Attorney: None.

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**Rhen, Tanya M. a/k/a Tanya Marie Rhen,** dec'd.

Late of Camp Hill Borough.  
Administrator: David R. Maynard.  
Attorney: Aaron C. Jackson  
Jackson Law Firm, PLLC  
1215 Manor Dr., #202,  
Mechanicsburg, PA 17055.

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**Rowland, Richard C., a/k/a Richard Charles Rowland,** dec'd.

Late of E. Pennsboro Twp.  
Executrix: Stacey M. Rowland.  
Attorney: Aaron C. Jackson  
Jackson Law Firm, PLLC  
1215 Manor Dr., #202  
Mechanicsburg, PA 17055.

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**Smith, Polly Y., a/k/a Polly Anne Smith,** dec'd

Late of South Middleton Township.  
Executor: Gretchen A. Strouse.  
Attorney: Mark E. Halbruner, Esq.  
Halbruner, Hatch & Guise, LLP  
3435 Market Street  
Camp Hill PA 17011.

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**Young, Carolyn A., a/k/a Carolyn Ann Young Estate,** dec'd.

Late of Hampden Township.  
Executor: Steven Clayton Cline.  
Attorney: James D. Hughes, Esq.  
Salzmann Hughes PC  
354 Alexander Spring Road  
Suite 1  
Carlisle, PA 17015.

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**Young, Lillian A.,** dec'd.

Late of Lower Allen Township.  
Executor: Joseph Alexander Young.  
Attorney: James W. Kollas, Esq.  
Kollas and Kennedy  
1104 Fernwood Ave.  
Ste. 301  
Camp Hill, PA 17011.

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**IN THE COURT OF COMMON PLEAS  
OF CUMBERLAND COUNTY,  
PENNSYLVANIA**

**CIVIL DIVISION**

**NO. 2025-04216**

**CAPITAL ONE, N.A., SUCCESSOR  
BY MERGER TO DISCOVER BANK  
4950 E. BROAD STREET  
COLUMBUS, OH 43213**

**Plaintiff**

**v.**

**MICHAEL OBRICKI  
111 LAKEVIEW DRIVE  
CARLISLE, PA 17013**

**Defendant**

**NOTICE OF CIVIL ACTION  
COMPLAINT IN CIVIL ACTION**

**NOTICE TO MICHAEL OBRICKI  
111 LAKEVIEW DRIVE  
CARLISLE, PA 17013**

LAWYER REFERRAL SERVICE  
CUMBERLAND COUNTY  
BAR ASSOCIATION  
32 SOUTH BEDFORD STREET  
CARLISLE, PA 17013  
(717) 249-3166

Further inquiry can be directed to counsel for Plaintiff as follows:

Matthew W Pomy, Esq.  
PAID No. 318403  
Weltman, Weinberg & Reis Co., L.P.A.  
Two Allegheny Center, Nova Tower 2,  
Suite 1302  
Pittsburgh, PA 15212  
Tel. (412) 434-7955

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT Capital One, N.A., Successor by Merger to Discover Bank.. filed a Complaint in Civil Action against you in the Court of Common Pleas of Cumberland County, Pennsylvania, Case No.2025-04216. 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 PAPER 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.

**ACTION IN MORTGAGE  
FORECLOSURE**

**Court of Common Pleas  
Cumberland County, PA**

**Civil Action  
Law**

**No. 2025-02932**

**Santander Bank, N.A., Plaintiff  
vs. Wayne B. Barnes, Solely in His  
Capacity as Heir of Joan A. Barnes, De-  
ceased, Richard L. Barnes, Jr., Solely in  
His Capacity as Heir of Joan A. Barnes,  
Deceased, Randall A. Barnes, Solely in  
His Capacity as Heir of Joan A. Barnes,  
Deceased, Douglas E. Barnes, Solely in  
His Capacity as Heir of Joan A. Barnes,  
Deceased and Unknown Heirs, Succes-  
sors and/or Assigns of Joan A. Barnes,  
Deceased, Defendants**

Involving Premises 425 N. West St., Carlisle, PA 17013 - NOTICE BY PUBLICATION - A Complaint in Action of Mortgage Foreclosure and a Praecipe to Reinstate the Complaint have been filed with the Court of Common Pleas of Cumberland County. NOTICE TO DEFEND AND CLAIM RIGHTS - You, Unknown Heirs, Successors and/or Assigns of Joan A. Barnes, Deceased, have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so within twenty (20) days of this Publication, the case may proceed without you and a judgment may be entered against you for the relief requested in the Complaint by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFO. ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFO.

ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Cumberland County Bar Assn., 32 S. Bedford St., Carlisle, PA 17013, 800.990.9108/717.249.3166. MICHAEL S. BLOOM, Atty. for Plaintiff, PRESSMAN & DOYLE, LLC, 215 N. Olive St., #101, Media, PA 19063, 610.532.4222, mbloom@pressmandoyle.com

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**ARTICLES OF  
INCORPORATION**

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Notice is hereby given that on June 26, 2025, Articles of Incorporation were filed with the PA Department of State for Dugan Funeral & Cremation, Ltd. a corporation organized under the Business Corporation law of 1988, as amended, for no other business activity other than that of funeral directing.

## NOTICE

IN RE: RETURN AND REPORT OF AN : IN THE COURT OF COMMON  
 UPSET TAX SALE HELD BY THE : PLEAS CUMBERLAND COUNTY,  
 CUMBERLAND COUNTY TAX CLAIM : PENNSYLVANIA  
 BUREAU ON SEPTEMBER 19, 2025 : 2025-09422, CIVIL

**NOTICE IS HEREBY GIVEN** that the Tax Claim Bureau of Cumberland County, Pennsylvania has presented its Petition for Confirmation to the Court with respect to an Upset Tax Sale of Real Estate held online September 19 through September 22, 2025, and the same was confirmed Nisi on October 10, 2025. Said properties are described as follows:

MAP & PARCEL NUMBER	REPUTED OWNER(S)	PROPERTY LOCATION
01-22-0826-012.	1401 Market St LLC	101 S 15th Street
06-19-1643-142.	Smith, Norma J	361 E Street
06-20-1798-236.	Barnes, Joan A	425 N West Street
09-11-3005-076.	Osborn, John	Belle Vista Drive
09-15-1293-016.	Engel, Jack I	Front Street
09-16-1050-065.	Bryson, George Roy, Jr. & Dorothy E.	13 E Locust Street
09-16-1051-040.	Barton, Shaina R	45 Creekside Drive
10-19-1606-018.- TR07386	Acevedo, Natalie Q	514 Salem Acres
10-20-1844-082.	Shoemaker, Kelly J	5008 Erbs Bridge Road
13-23-0549-072.	Cruz, Alfredo	2303 Gettysburg Road
13-23-0549-073.	Cruz, Alfredo	2305 Gettysburg Road
13-23-0549-234.-U-106-7	Green Terra Realty, LLC	2109 Cedar Run Drive
15-07-0483-018.- TR05754	Johnson, William	113 Conodoguinet M.E.
17-24-0787-091.	Stoner, Dennis J	325 E Marble Street
21-06-0015-002.- TR00006	Walker, Victoria & Christopher	57 Aspen Lane
21-06-0015-002.- TR04231	Torres-Rios, Yareliz & Jorge Arocho	31 Cypress Lane
21-06-0015-002.- TR04603	Rodillosso, Anthony III & Jodene Rodillosso	7 Aspen Lane
21-06-0015-002.- TR04606	Bechtel, Sheri	14 Magnolia Lane
21-06-0015-002.- TR07550	Oriheula, Rfail	40 Redwood Lane
21-06-0015-002.- TR07901	Sepulveda, Jonathan Rosario & Cassie Macatee	23 Aspen Lane
21-06-0015-002.- TR08234	Moore, Jayson	6 Magnolia Lane
21-06-0015-002.- TR09136	Alleyne, Duquan	8 Redwood Lane
21-06-0015-002.- TR09172	Bindus, Amanda	42 Redwood Lane
21-06-0015-002.- TR09248	Wilson, Samantha	43 Creekside Lane
21-17-2692-002.	Krum, Margaret A	26 Evergreen Lane
23-31-2187-054.- TR01260	Hood, Tammy	32 Center Street, Lot 13
23-32-2338-038.- TR09393	Duncan, Heidi	3 Park Street

26-23-0541-001.	Pelorus Properties, LLC	16th Street
26-23-0541-016.	Trusted Source Capital, LLC	129 16th Street
26-23-0541-130.	Kirsch, Kevin Lee E	1517 Kathryn Street
29-15-1251-056.- TR04480	Neidigh, Crystal	141 Tower Circle
29-15-1251-056.- TR05642	Hoppe, Daniel & Morgan	115 Tower Circle
38-07-0463-015.- TR05623	Rupp, Heath	319 Bahama Circle
38-19-1625-008.- TR01729	Ciecierski, Kayla & Roger	207 Key West Boulevard
38-19-1625-008.- TR01980	Gerald, Patricia A	49 Sarasota Circle
38-19-1625-008.- TR03305	Robinson, Cassandra	226 Key West Boulevard
38-19-1625-008.- TR09694	Holmes, Rojohn	424 Hilton Head Avenue
40-24-0759-001.-UE1---1	Marchi, Margaret L & Camille M.	21 Abbey Court
42-30-2108-143.- TR10784	Day, Michael J	5546 Rolo Court
46-09-0515-005.- TR09627	Farner, Brent	144 Big Spring Terrace

Unless objections or exceptions are filed hereto by any owner, lien creditor or other interested party by **November 10, 2025**, with this Court, a decree of absolute confirmation shall be entered as of course by the Cumberland County Office of the Prothonotary.

Cumberland County Tax Claim Bureau  
Melissa F. Mixell, Director  
Keith O. Brenneman, Solicitor

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**SHERIFF'S SALE**

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**WEDNESDAY December 03, 2025**

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 02, 2026 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

**TERMS**

As soon as the property is knocked down to a purchaser, 10% of the purchase price or all costs whichever may be higher, shall be delivered to the Sheriff. If the 10% payment is not made as requested, the Sheriff will direct the auctioneer to resell the property. The balance due shall be paid to the Sheriff by NOT LATER THAN Friday, December 19, 2025 at 12:00 noon, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday January 07, 2026 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

REAL ESTATE SALE  
Date For 2026

Sale Date	Cut-Off Date
March 04, 2026	December 05, 2025

Jody S. Smith, Sheriff  
Cumberland County  
Carlisle, PA

No. 2025-05429

No. 2023-02242

AMERIHOME MORTGAGE COMPANY, LLC

FLAGSTAR BANK NA

vs

vs

JAMES ARMOR JR. A/K/A JAMES P.  
ARMOR, JR.

MATTHEW J BIXLER, MISTY M BIXLER

PROPERTY ADDRESS:

PROPERTY ADDRESS:

1222 Kings Circle, Hampden - Township,  
Mechanicsburg, PA 17050

371 Bobcat Road, Upper Frankford -  
Township, NEWVILLE, PA 17241

Atty Geraldine Linn

Atty ROBERT W WILLIAMS

IMPROVEMENTS consist of a residential dwelling. BEING PREMISES: 1222 Kings Circle Mechanicsburg, PA 17050 SOLD as the property of JAMES ARMOR JR. AKA JAMES P. ARMOR, JR. TAX PARCEL #10-16-1058-224

ALL THAT CERTIN lot or piece of land Situated in Upper Frankford Township, County of Cumberland, Commonwealth of Pennsylvania, being more fully described in Deed dated March 31, 2017 and recorded on April 4, 2017, in the Office of the Cumberland County Recorder of Deeds as Instrument No. 201708089. Being Known as 371 Bobcat Road, Newville, PA 17241 Parcel I.D. No. 43-04-0385-040 Seized and taken in execution to be sold as the property of Matthew J. Bixler and Misty M. Bixler, husband and wife, at the suit of Flagstar Bank, N.A., f/k/a Flagstar Bank, FSB under Cumberland County Court of Common Pleas Number 2023-02242.

No. 2024-12155

US BANK NATIONAL ASSOCIATION  
vs  
TERESA CATALANO

PROPERTY ADDRESS:  
5112 Erbs Bridge Road, Hampden -  
Township, Meachanicsburg, PA 17050

Atty Carolyn Treglia

By virtue of a Writ of Execution No. 2024-12155 U.S. BANK NATIONAL ASSOCIATION v. TERESA CATALANO owner(s) of property situate in the HAMPDEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 5112 ERBS BRIDGE RD, MECHANICSBURG A/K/A HAMPDEN, PA 17050 Tax ID No. 10-20-1844-011, 10-20-1844-003A (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$180,123.25  
Attorneys for Plaintiff Brock & Scott, PLLC

No. 2025-00682

THE BOROUGH OF CAMP HILL  
vs  
PATRICE A CROWLEY

PROPERTY ADDRESS:  
3012 Yale Avenue, Camp Hill -  
Borough, Camp Hill, PA 17011

Atty Kimberly Bonner

By virtue of a Writ of Execution No. 2025-00682 The Borough of Camp Hill v. Patrice A. Crowley Property situated in The Borough of Camp Hill Cumberland County, Pennsylvania, being known as 3012 Yale Avenue, Camp Hill, PA 17011 Parcel # 01-22-0533-028 Improvements thereon: Dwelling known as 3012 Yale Avenue, Camp Hill, PA 17011 Judgment Amount: \$2,353.05

No. 2025-00447

LAKEVIEW LOAN SERVICING, LLC  
vs  
DEREK CHRISTOPHER DAVIS, KAESIE  
DAVIS

PROPERTY ADDRESS:  
1240 Cross Creek Drive, Hampden -  
Township, Mechanicsburg, PA 17050

Atty Emmanuel Argentieri

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CROSS CREEK DRIVE AT THE COMMON FRONT PROPERTY CORNER OF UNIT NO. G-4 AND UNIT NO. H-4 AS SHOWN ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID RIGHT-OF-WAY LINE OF CROSS CREEK DRIVE BY A CURVE HAVING A RADIUS OF 60.00 FEET AND AN ARC LENGTH OF 20.00 FEET TO A POINT AT THE DIVIDING LINE BETWEEN UNIT NO. G-3 AND UNIT NO. G-4; THENCE ALONG SAID DIVIDING LINE SOUTH 51 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 13.35 FEET TO A POINT; THENCE CONTINUING SOUTH 70 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 89.23 FEET TO A POINT, THENCE SOUTH 19 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 34.00 FEET TO A POINT; THENCE NORTH 70 DEGREES 30 MINUTES 20 SECONDS WEST, A DISTANCE OF 84.83 FEET TO A POINT AT THE DIVIDING LINE BETWEEN UNIT NO. G-4 AND UNIT NO. H-1; THENCE ALONG SAID DIVIDING LINE NORTH 32 DEGREES 18 MINUTES 30 SECONDS WEST, A DISTANCE OF 33.48 FEET TO A POINT, SAID POINT BEING THE PLACE OF BEGINNING. BEING UNIT NO. G-4 ON PLAN ENTITLED "FINAL SUBDIVISION PLAN PHASE THREE OF THE TOWNES AT CROSS CREEK", HAMPDEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA PREPARED BY ALPHA CONSULTING ENGINEERS, INC.

AND RECORDED ON APRIL 24, 2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA IN PLAN BOOK 87, PAGE 20.  
Containing one thousand, eight hundred and forty (1,840.00) Square feet. The improvements thereon being known as 1240 Cross Creek Drive, Mechanicsburg, PA 17050.  
TAX MAP NO. 10-17-1031-280  
TITLE TO SAID PREMISES IS VESTED IN Derek Christopher Davis and Kaesie Davis, Husband and Wife as Tenants by Entireties, by Deed from Ashfaque Faruki and Leanna Faruki, Husband and Wife, dated October 19, 2017, recorded November 13, 2017 in the Cumberland County Clerk's/Register's Office in Instrument No. 201729244

No. 2025-03835

WILMINGTON SAVINGS FUND SOCIETY, FSB

vs

ANGELA J. FISHER, KEVIN M. FISHER

PROPERTY ADDRESS:

12 A West Glenwood Drive, East Pennsboro - Township, Camp Hill, PA 17011

Atty Jill M Fein

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED IN ACCORDANCE WITH SURVEY OF D.P. RAFFENSPERGER, REGISTERED SURVEYOR, OF CAMP HILL, PENNSYLVANIA, DATED JUNE 7, 1967, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE EASTERLY LINE OF GLENWOOD DRIVE (WEST), WHICH POINT IS 475.54 FEET NORTH OF THE NORTHEASTERLY CORNER OF GLENWOOD DRIVE (WEST) AND ERFORD ROAD AND AT DIVIDING LINE BETWEEN LOTS NOS. 17 AND 17X, BLOCK "G", ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG THE EASERTLY LINE OF GLENWOOD DRIVE (WEST) IN AN ARC HAVING A RADIUS OF 350 FEE IN A NORTHEASTERLY DIRECTION TO THE RIGHT, 42.05 FEET TO A POINT AT DIVIDING LINE BETWEEN LOTS NOS. 17 AND 16X, BLOCK "G", ON SAID PLAN; THENCE ALONG SAID DIVING LINE SOUTH 55 DEGREES 32 MINUTES EAST 112.26 FEET TO A POINT; THENCE ALONG THE LINE OF LOT 8, BLOCK "G", ON SAID PLAN, SOUTH 35 DEGREES 51 MINUTES WEST 28.79 FEET TO A POINT AT DIVIDING LINE BETWEEN LOTS NOS. 17 AND 17X, BLOCK "G", AFORESAID; THENCE ALONG SAID DIVIDING LINE NORTH 62 DEGREES 25 MINUTES WEST AND THROUGH THE CENTER OF APARTITION WALL AND BEYOND 109.83 FEET TO A POINT, THE PLACE OF BEGINNING AND BEING LOT NO. 17, BLOCK "G", ON PLAN NO. 10, OF RIDLEY PARK, WHICH

PLAN IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN PLANT BOOK 18, PAGE 47. BEING THE SAME PROPERTY WHICH KEVIN M. FISHER AND ANGELA J. FISHER, ADULT INDIVIDUALS, BY DEED DATED OCTOBER 19, 2013 AND RECORDED OCTOBER 28, 2013 IN THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY AS INSTRUMENT NO. 201334997 CONVEYED TO ANGELA J. FISHER, ADULT INDIVIDUAL.

COMMONLY KNOWN AS: 12 A W GLENWOOD DR, CAMP HILL, PA 17011  
PARCEL NUMBER: 09-16-1050-309

No. 2025-05619

FIFTH THIRD BANK,  
NATIONAL ASSOCIATION  
vs  
SANDRA J HEIKES

PROPERTY ADDRESS:  
300 East Louther Street, Carlisle -  
Borough, Carlisle, PA 17013

Atty Cierra Mendez

ALL THOSE CERTAIN LOTS OR PIECES  
OF GROUND SITUATE IN THE BOROUGH  
OF CARLISLE, CUMBERLAND COUNTY,  
PENNSYLVANIA: BEING KNOWN AS: 300  
EAST LOUTHER STREET CARLISLE, PA  
17013 BEING PARCEL NUMBER: 02-21-  
0318-331 IMPROVEMENTS: RESIDENTIAL  
PROPERTY

No. 2025-05317

SELENE FINANCE, LP  
vs  
CHARLES L. HILL, LINDA H. HILL

PROPERTY ADDRESS:  
303 E Garfield Street, Shippensburg -  
Borough, SHIPPENSBURG, PA 17257

Atty Adrienna Hunsberger

ALL THOSE CERTAIN LOTS OR PIECES  
OF GROUND SITUATE IN SHIPPENSBURG  
BOROUGH, CUMBERLAND COUNTY,  
PENNSYLVANIA: BEING KNOWN AS: 303  
E GARFIELD STREET SHIPPENSBURG, PA  
17257 BEING PARCEL NUMBER: 32-34-  
2413-069

No. 2025-01974

No. 2025-02362

EAST PENNSBORO TOWNSHIP  
vs  
KENDRE LLP

WELLS FARGO BANK NA  
vs

GLEN ALAN KERSTETTER JR, UNKNOWN  
HEIRS AND/OR ADMINISTRATORS TO  
THE ESTATE OF, THE UNITED STATES OF  
AMERICA DEPARTMENT OF TREASURY  
INTERNAL REVENUE SERVICE

PROPERTY ADDRESS:  
305 High Street, East Pennsboro -  
Township, Enola, PA 17025

PROPERTY ADDRESS:  
250 F Street, Carlisle - Borough,  
Carlisle, PA 17013

Atty Kimberly Bonner

Atty Kimberly Hong

By virtue of a Writ of Execution No. 2025-01974 East Pennsboro Township v. Kendre LLP Property situated in East Pennsboro Township, Cumberland County, Pennsylvania, Being known as 305 High Street, Enola, PA 17025, a/k/a 305 High Street, Summerdale, a/k/a 305 High Street, East Pennsboro, PA 17025.  
Parcel # 09-12-2994-026  
Improvements thereon: Dwelling known as 305 High Street, Enola, PA 17025, a/k/a 305 High Street, Summerdale, a/k/a 305 High Street, East Pennsboro, PA 17025.  
Judgment Amount: \$2,703.77

ALL that certain piece or parcel of land situate in the Borough of Carlisle, County of Cumberland, Commonwealth of Pennsylvania, bounded and described as follows to wit:  
Parcel No.: 06-19-1643-135  
BEING known and numbered as: 250 F Street, Carlisle, PA 17013  
Being the same property conveyed to Glen Alan Kerstetter, Jr. who acquired title by virtue of a deed from Richard A. Adams, dated November 26, 2013, recorded November 27, 2013, as Instrument Number 201338101, Office of the Recorder of Deeds, Cumberland County, Pennsylvania

No. 2025-03724

CARRINGTON MORTGAGE SERVICES,  
LLC  
vs

LOUISE A. KITNER, KNOWN HEIR OF  
BETTY JANE KITNER, DECEASED, SHIR-  
LEY M. HOCKENBERRY, KNOWN HEIR OF  
BETTY JANE KITNER, DECEASED, LEON  
VANCE KITNER, KNOWN HEIR OF BETTY  
JANE KITNER, DECEASED, UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS AND  
ALL PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER BETTY JANE KITNER,  
DECEASED

11,2007, recorded in Book 279, Page 475,  
Vance Leon Kitner Jr. having died on July  
19, 2012 and Betty Jane Kitner having  
died October 1, 2024, thereby passing their  
interest in the premises unto Louise A.  
Kitner, known Heir of Betty Jane Kitner,  
deceased; Shirley M. Hockenberry, known  
Heir of Betty Jane Kitner, deceased; Leon  
Vance Kitner, known Heir of Betty Jane  
Kitner, deceased; and Unknown Heirs,  
Successors, Assigns and All Persons, Firms  
or Associations Claiming Right, Title or  
Interest from or under Betty Jane Kitner,  
deceased.  
423 West Penn Street, Carlisle, PA 17013  
Parcel No. 05-20-1796-017

PROPERTY ADDRESS:

423 West Penn Steet, Carlisle - Borough,  
Carlisle, PA 17013

Atty Samantha Gable

ALL THAT CERTAIN LOT OF GROUND,  
SITUATE IN THE FOURTH WARD OF THE  
BOROUGH OF CARLISLE, CUMBERLAND  
COUNTY, PENNSYLVANIA, BOUNDED AND  
DESCRIBED AS FOLLOWS:

ON THE SOUTH BY WEST PENN STREET;  
ON THE EAST BY PROPERTY NOW OR  
FORMERLY OF WILLIAM KELLER, BEING  
LOT NO. 79 ON THE HEREINAFTER  
MENTIONED PLAN OF LOTS, HAVING  
ON THE NORTH A SIXTEEN (16) FOOT  
ALLEY; AND ON THE WEST BY LOT NO.  
77 ON THE HEREINAFTER MENTIONED  
PLAN OF LOTS, HAVING A FRONTAGE  
ON PENN STREET OF THIRTY (30) FEET  
AND EXTENDING IN DEPTH A DISTANCE  
OF 169.35 FEET TO SAID ALLEY ON  
THE NORTH AND BEING LOT NO. 78 ON  
THE PLAN OF LOTS KNOWN AS ROBERT  
THOMPSON'S ADDITION OF TOWN LOTS,  
WHICH SAID PLAN IS RECORDED IN  
CUMBERLAND COUNTY, PENNSYLVANIA,  
PLAN BOOK 1, PAGE 41.

Commonly known as: 423 W PENN ST,  
CARLISLE, PA 17013  
APN #: 05-20-1796-017

BEING the same property as conveyed to  
BETTY JANE KITNER AND VANCE LEON  
KITNER, JR., AS JOINT TENANTS AND  
NOT AS TENANTS IN COMMON, THE  
SURVIVOR OF THEM in Deed dated March

No. 2025-04220

NEWREZ LLC D/B/A SHELLPOINT MORT-  
GAGE SERVICING

vs

DANA T. LIONETTI

PROPERTY ADDRESS:

1609 Main Street, Lower Allen -  
Township, Mechanicsburg, PA 17055

Atty Jill Fein

ALL THE FOLLOWING DESCRIBED TRACTS OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND LIMITED AND FOLLOWS, TO WIT:

TRACT NO. 1: ON THE SOUTH BY THE PUBLIC STREET OF LISBURN ON THE EAST BY LOT THE BETHEL CHURCH PARSONAGE, ON THE NORTH BY LAND NOW OR FORMERLY OF JACOB BARBER'S HEIRS, AND ON THE WEST BY LOT NOW OR FORMERLY OF A.M. GHER,-- BEING SIXTY FEET (60'), MORE OR LESS, IN FRONT AND REAR, AND ONE HUNDRED SIXTY FEET (160'), MORE OR LESS, IN DEPTH.

TRACT NO. 2: BEGINNING AT A POINT ON THE NORTHERLY LINE OF MAIN STREET, AT THE WETERLY LINE OF LOT 19 ON A PLAN OF LISBURN, THE PROPERTY OF THE TRUSTEES OF THE LISBURN METHODIST CHURCH; THENCE IN A WESTERLY DIRECTION ALONG SAID LINE OF MAIN STREET FORTY FEET (40') TO A POINT; THENCE NORTHWARDLY AT RIGHT ANGLES TO MAIN STREET ALONG LANDS NOW OR FORMERLY OF RAYMOND D. YINGER AND HIS WIFE, ONE HUNDRED SIXTY FEET (160') TO A POINT ON LANDS NOW OR FORMERLY OF JACOB BARBER' S HEIRS; THENCE BY THE LATTER LAND EASTWARDLY FORTY FEET (40') TO A POINT ON THE LINE OF LANDS OF LISBURN METHODIST CHURCH; THENCE BY THE LATTER LAND, SOUTHWARDLY ONE HUNDRED SIXTY FEET (160') TO THE PLACE OF BEGINNING. BEING THE EASTERLY PORTION OF LOT

NO. 20 OF THE UNRECORDED PLAN OF LISBURN. UNDER AND SUBJECT, NEVERTHELESS, TO THE CONDITION THAT THE WITHIN DESCRIBED PREMISES NOT BE UTILIZED AS A CHURCH STRUCTURE WITHIN TEN (10) YEARS FROM THE DATE HEREOF, WITHOUT THE CONSENT OF THE TRUSTEES OF THE LISBURN UNITED METHODIST CHURCH AND THE CABINET OF THE CENTRAL PENNSYLVANIA CONFERENCE OF THE UNITED METHODIST CHURCH. IN ADDITION THERETO, THE STRUCTURE SHALL NOT BE UTILIZED AS A BAR, CARE, OR HOUSE OF ILL REPUTE, FOR A PERIOD OF AT LEAST TEN (10) YEARS. BEING THE SAME PROPERTY WHICH JEFFREY S. FACKLER, EXECUTOR OF THE ESTATE OF TERRY E. FACKLER, BY DEED DATED DECEMBER 15, 2020 AND RECORDED JANUARY 15, 2021 IN THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY AS INSTRUMENT NO. 202101971 CONVEYED TO DANA T. LIONETTI, INDIVIDUAL. COMMONLY KNOWN AS: 1609 MAIN STREET, MECHANICSBURG, PA 17055 PARCEL NUMBER: 13-31-2134-003

No. 2025-00755

COURTYARDS OF CARLISLE UNIT OWNERS ASSOCIATION INC

vs

ALAN MILLER

PROPERTY ADDRESS:

11 Courtyard Drive U23, Carlisle -  
Borough, Carlisle, PA 17013

Atty Sara Austin

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

TOGETHER WITH the limited common elements appurtenant as more fully shown on the Declaration Plan recorded in right-of-way Plan Book 78, Page 117, the Condominium Declaration Plat/Plan for a portion

of Lot 1 Phase 1, Buildings 2 and 2.3 and Public Improvements recorded in right-of-way Plan Book 12, Page 83 on October 27, 1999; amendments to Plots and Plans, Building 3 recorded in Right-of-way Plan Book 81, Page 2 and New Declaration Plan dated April 19, 2001 and recorded in right-of-way Plan Book 83, Page 24, Building 4, covering Units 41, 42, 44 and 45, together with all amendments and supplements thereto recorded on or before the date hereof.

Parcel No. 06-18-1371-002 -U23

Address: 11 Courtyard Drive, Carlisle, PA 17013

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

No. 2025-06699

PENNSYLVANIA HOUSING FINANCE  
AGENCY  
vs  
ABRIAH MOORE

PROPERTY ADDRESS:  
1445 2nd Street, East Pennsboro -  
Township, Enola, PA 17025

Atty Leon Haller

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

No. 2025-02151

NATIONS DIRECT MORTGAGE, LLC  
vs  
ARCILIO M RHETTE, VALERIA A RHETTE

PROPERTY ADDRESS:  
63 Carpenter Lane, Hopewell -  
Township, Newburg, PA 17240

Atty Karen Schweiger

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

No. 2025-02777

EAST PENNSBORO TOWNSHIP  
vs  
JULIA SERINO

PROPERTY ADDRESS:  
206 Glenn Road, East Pennsboro  
Township, Camp Hill, PA 17011

Atty Kimberly A Bonner

dated May 15, 2013, and recorded on  
May 31, 2013, with the Cumberland  
County Recorder of Deeds to Instrument  
#201318091, granted and conveyed to  
Julia Serino.  
Parcel #09-17-1042-145

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

BEGINNING at a point on the north side  
of Glenn Road, said point being also a dis-  
tance of 175 feet east of the intersection of  
the east side of Clove Road and the north  
side of Glenn Road; thence by the division  
line between Lot No 10, Block "D" and Lot  
No. 9, Block "D", north thirty one degrees  
fifteen minutes west, a distance of one  
hundred thirty-seven and thirty-seven  
hundredths (137.37) feet to a point on the  
line of Lot No. 12, Block "D"; thence by  
same, north thirty-eight degrees thirty-one  
minutes thirty-seconds east, a distance  
of seventy-nine and seventy-nine and  
ninety-three hundredths (79.93) feet to a  
point on the division line between Lot No. 8  
Block "D" and Lot No. 9, Block "D"; thence  
by same, south thirty-one degrees fifteen  
minutes east, a distance of one hundred  
sixty-five (165) feet to a point on the north  
side of Glenn Road; thence by same south  
fifty-eight degrees forty-five minutes west,  
a distance of seventy five (75) feet to point,  
being the place of BEGINNING.

BEING LOT NO. 9, Block UDU, Plan 1  
Edan Place West, which Plan is recorded  
with the Cumberland County Recorder of  
Deeds Office in Plan Book 13, Page 14.

HAVING THEREON ERECTED a dwelling  
house known and numbered as 206 Glenn  
Road, Camp Hill, Pennsylvania 17011.

UNDER AND SUBJECT to covenants, ease-  
ments and restrictions of record.

BEING THE SAME PREMISES that Vickie  
R. Lewis and Julia Serino, Joint Tenants  
with the Right of Survivorship and Not  
as Tenants in Common, by their deed

No. 2025-04387

No. 2025-00763

FREEDOM MORTGAGE CORPORATION  
vs  
DANIEL RICHARD SERVISS, JR.,  
JODY SHIELDS-GIBSON

WILMINGTON SAVINGS  
FUND SOCIETY FSB  
vs

JOHN S SHILLINGSFORD, JR. SOLEY IN  
HIS CAPACITY AS KNOWN HEIR OF JOHN  
S SHILLINGSFORD A/K/A JOHN SHIL-  
LINGSFORD, DECEASED, THE UNKNOWN  
HEIRS OF DAVID S SHILLINGSFORD, THE  
UNKNOWN HEIRS OF JOHN S SHILLINGS-  
FORD A/K/A JOHN SHILLINGSFORD,  
DECEASED

PROPERTY ADDRESS:  
890 Sandbank Road, Dickinson -  
Township, Mount Holly Springs, PA 17065

PROPERTY ADDRESS:  
29 Central Boulevard, Hampden -  
Township, Camp Hill, PA 17011

Atty Karin Schweiger

Atty Andrew Marley

By virtue of a Writ of Execution No. 2025-04387 FREEDOM MORTGAGE CORPORATION v. DANIEL RICHARD SERVISS, JR.; JODY SHIELDS-GIBSON owner(s) of property situate in the TOWNSHIP OF DICKINSON, CUMBERLAND County, Pennsylvania, being 890 SANDBANK ROAD, MOUNT HOLLY SPRINGS, PA 17065  
Tax ID No. 08-12-0338-042  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$166,856.40

ALL THAT CERTAIN TRACT OR PARCEL OF LAND and premises, situate, lying and being in the Township of Hampden, County of Cumberland, Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point, the northeast corner of Central Boulevard and Park Street as shown on the hereinafter mentioned Plan of Lots; thence northwardly along the Eastside of Central Boulevard a distance of one hundred and zero hundredths (100.00) feet to Lot No. 6, Block I; thence along said Lot No. 6, Block I eastwardly a distance of one hundred fifty and zero hundredths (150.00) feet to Lot No. 10, Block I; thence southwardly along Lots Nos. 10 and 9, Block I, a distance of one hundred and zero hundredths (100.00) feet to Park Street; thence westwardly along the North side of Park Street, a distance of one hundred fifty and zero hundredths (150.00) feet to Central Boulevard the Place of BEGINNING. Being Lots Nos. 7 and 8, Block I as shown on a Plan of Lots known as "Oakwood Park" which Plan is recorded in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, in Plan Book 2, Page 59.

BEGINNING at a point on the eastern right of way line of Central Boulevard, as shown on the Plan of Lots known as Oakwood Park, as recorded in the Office of the Re-

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

No. 2025-04015

TRUIST BANK  
 vs  
 KIRK W. SHUMAKER, ALFREDO CRUZ

PROPERTY ADDRESS:  
 2303 & 2305 Gettysburg Road,  
 Lower Allen - Township,  
 CAMP HLL, PA 17011

Atty Chelsea Nixon

ALL THAT CERTAIN lot or tract of land situate in Lower Allen Township, Cumberland County, Pennsylvania, more particularly bounded and described as follows according to survey of Ernest J. Walker, Professional Engineer, dated May 15, 1970, to wit: BEGINNING at a point on the South side of Pennsylvania Avenue, a/k/a Gettysburg Road, as shown on Plan of Spring Lake, recorded in the Cumberland County Recorder's Office in Miscellaneous Book 14, Page 287, said point being 320.0 feet Eastwardly by the Southern line of Gettysburg Road from the Southeast corner of the intersection of Pennsylvania Avenue and Schuylkill Avenue on said Plan and being at corner of lot now or late of George Sponsler; thence along Pennsylvania Avenue South eighty-five (85) degrees thirty (30) minutes East twenty-four (24) feet to a point at corner of lot now or late of William H. Simmons and Thelma B. Simmons, his wife, of which this was a part; thence by said lot now or late of William H. Simmons and Thelma B. Simmons, his wife, and passing through the center line of the double frame dwelling house erected on the lot hereby conveyed and on the said lot now or late of William H. Simmons and Thelma B. Simmons, his wife, South four (04) degrees thirty (30) minutes West at right angles to Pennsylvania Avenue one hundred fifty (150) feet to the Northern line of Nina Avenue; thence along the Northern line of Nina Avenue North eighty-five (85) degrees thirty (30) minutes West twenty-four (24) feet to a lot now or late of George Sponsler aforesaid; thence by the same North four (04) degrees thirty (30) minutes East one hundred fifty (150) feet to Pennsylvania Avenue, the place of BEGINNING. HAVING THEREON

erected the western half of a 2 1/2 story frame dwelling known and numbered as 2305 Gettysburg Road, Camp Hill, Pennsylvania Map and Parcel ID: 13-23-0549-072 & 13-23-0549-073

Being known as: 2303 & 2305 Gettysburg Road, Camp Hill, Pennsylvania 17011.

Title to said premises is vested in Kirk W. Shumaker and Alfredo Cruz by deed from CUMBERLAND TAX CLAIM BUREAU, BY ITS DIRECTOR, MELISSA F. MIXWELL, TRUSTEE FOR THE KIRK W. SHUMAKER AND HIS HEIRS dated January 26, 2023 and recorded February 13, 2023 in instrument Number 202302671.

No. 2019-09688

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
vs  
NAKEYA H SMITH

PROPERTY ADDRESS:  
25 Court Lane Unit 64, Carlisle -  
Borough, Carlisle, PA 17013

Atty Michael J. Clark

By virtue of a writ of execution case number: 2019-09688

Plaintiff: NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Vs. Defendant: NAKEYA H. SMITH Owner(s) of the property situate in the Borough of Carlisle, Cumberland County, and Commonwealth of Pennsylvania:

Being parcel number and pin number: 06-18-1371-002U64

Property being known as: 25 Court Lane, Carlisle, PA 17013

Improvements thereon: Residential dwelling

Attorney: Michael J. Clark, Esquire (202929)

Kiera McFadden-Roan, Esquire (205514)  
PINCUS LAW GROUP, PLLC  
Five Greentree Centre  
525 Route 73 North, Suite 309  
Marlton, NJ 08053  
Telephone: 484-575-2201

No. 2025-06476

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES vs PAUL D SNYDER JR.

PROPERTY ADDRESS:

22 Liberty Drive, Mount Holly Springs - Borough, Mount Holly Springs, PA 17065

Atty Dylan Chess

By virtue of a Writ of Execution No. 2025-06476 Servis One, Inc. DBA BSI Financial Services v. Paul D. Snyder, Jr.

All that certain tract of land, situate in the Borough of Mount Holly Springs, Cumberland County, Pennsylvania, bounded and described in accordance with a Plan prepared by Walter N. Heine, Associates, Inc., dated December 08, 1989, and recorded in Plan Book 64, Page 90.

Parcel No. 340-010-01-00-0008-00

Property Address: 22 Liberty Drive, Mount Holly Springs, PA 17065

Improvements thereon: Single-Family Residential Dwelling

Judgment Amount: \$295,118.82

Attorney for Plaintiff:

McCalla Raymer Leibert Pierce, LLP 485F Route 1 South, Suite 300 Iselin, NJ 08830-3072

No. 2025-04230

EAST PENNSBORO TOWNSHIP vs LARRY D. SWEIGERT

PROPERTY ADDRESS:

750 Trail Lane, East Pennsboro - Township, Enola, PA 17025

Atty Kimberly Bonner

By virtue of a Writ of Execution No. 2025-04230 East Pennsboro Township v. Larry M. Sweigert

Property situated in East Pennsboro Township, Cumberland County, Pennsylvania, Being known as 750 Trail Lane, Enola, PA 17025.

Parcel # 09-11-3005-001

Improvements thereon: 1

Improvements thereon: Dwelling known as 750 Trail Lane, Enola, PA 17025.

Judgment Amount: \$2,660.27

No. 2025-06015

No. 2023-06904

EAST PENNSBORO TOWNSHIP

vs

THE REDEEMED CHRISTIAN CHURCH OF GOD- FIRST HAITIAN CHRISTIAN ASSEMBLY HARRISBURG

PROPERTY ADDRESS:

265 North Enola Drive, East Pennsboro - Township, Enola, PA 17025

Atty Kimberly Bonner

MCLP ASSET COMPANY INC

vs

NATASCHA THOMAS A/K/A NATASCHA WALLACE ESTATE OF, JESSE A WALLACE, KNOWN HEIR OF THE ESTATE OF NATASHCA THOMAS A/K/A NATASCHA WALLACE, DECEASED, JAMES THOMAS

PROPERTY ADDRESS:

332 Roxbury Road, Lower Mifflin - Township, Newville, PA 17241

Atty Jacqueline McNally

By virtue of a Writ of Execution No. 2025-06015 East Pennsboro Township v. The Redeemed Christian Church of God-First Haitian Christian Assembly Harrisburg Property situated in East Pennsboro Township, Cumberland County, Pennsylvania, Being known as 265 N. Enola Drive, Enola, PA 17025. Parcels# 09-14-0832-001EX; 09-14-0832-00011EX; 09-14-0832-002EX; and 09-14-0832-011 Improvements thereon known as 265 N. Enola Drive, Enola, PA 17025 Judgment Amount: \$6,503.61

Parcel No. 1: ALL THE FOLLOWING described real estate lying and being situate in Lower Mifflin Township, Cumberland County, Pennsylvania, referred to as Lot No. C more particularly described in accordance with subdivision plan entitled "Final Subdivision Plan for Edgar Stum", prepared by Eric L. Diffenbaugh, professional land surveyor, which said subdivisions plan has been approved by the appropriate municipal authorities and is recorded in Cumberland County Plan Book 79, Page 145, as follows: BEGINNING at a set railroad spike in public road SR-0997 (Roxbury Road) at corner of the within described parcel and parcel B on the above referred to subdivision plan; thence along Roxbury Road, North 48 degrees 51 minutes 49 seconds East, 50.00 feet to a point, in line of land now or formerly of Wayne F. Peters, which lands the within described parcel is being added to as a lot addition; thence along Peters' lands, South 48 degrees 20 minutes 14 seconds east, 249.10 feet to a set iron pin, in line of lands now or formerly of Elwood R. and David W. Gutshall; thence along line of lands of Gutshall, South 33 degrees 22 minutes 56 seconds West, 50.13 feet to a set iron pin at a corner of Parcel B; thence along line of Parcel B, North 48 degrees 20 minutes 14 seconds West, 262.59 feet to the set railroad spike at point and place of beginning. CONTAINING 0.2914 Acres, in accordance with the above-referred to subdivision plan. Parcel No. 2: ALL THAT CERTAIN lot of ground situate

in Lower Mifflin Township, Cumberland County, Pennsylvania, bounded and described in accordance with survey made by Thomas A. Neff, on March 27, 1968, a draft of said survey being attached hereto and incorporated herein by reference, as follows: BEGINNING at a spike in the center line of a public road known as legislative Route 21001 at the Northwestern Comer of land now or formerly of William G. Wert, which spike at the place of beginning is One Thousand, Three Hundred Sixty (1,360) feet West of the Center Line of legislative Route 21036; thence from said spike at the place of beginning along said line of land now or formerly of William G. Wert, South 58 degrees 45 minutes East, a distance of two hundred (200) feet to a stake in line of land now or formerly of G. Herbert Richardson; thence along said line of land now formerly of G. Herbert Richardson, South 42 degrees 17 minutes 20 seconds West, a distance of One Hundred (100) feet to a stake in line of land now or formerly of Lester L. Clever; thence along said line of land now or formerly of Lester L. Clever, North 58 degrees 45 minutes West, a distance of Two Hundred (200) feet to a spike in the center line of Legislative Route 21001; thence along the centerline of said 100) feet to a spike, the place of beginning, Legislative Route 21001, North 42 degrees 17 minutes 20 seconds East, a distance of One Hundred ( CONTAINING one hundred (100) feet in front along the center line of legislative route 21001 and extending southwardly therefrom at an even width a distance of two hundred (200) feet, comprising an area of Forty-Five One Hundredths (.45) Acre, and having thereon erected a one story brick and aluminum siding covered dwelling house.  
BEING Parcel No. 15-05-0411-018

No. 2025-05946

PENNSYLVANIA HOUSING FINANCE AGENCY  
vs  
RYAN J. THOMAS

PROPERTY ADDRESS: 505 North Pitt Street, Carlisle - Borough, Carlisle, PA 17013

Atty Leon Haller

By virtue of a Writ of Execution No. 2025-05946 PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff vs RYAN J. THOMAS Defendant  
Real Estate: 505 NORTH PITT STREET, CARLISLE, PA 17013  
Municipality: BOROUGH OF CARLISLE  
Dimensions: 73 X 17  
See Instrument: 2020-24286  
Tax Parcel #: 06-20-1798-060  
Improvement thereon: a residential dwelling house as identified above  
TO BE SOLD AS THE PROPERTY OF RYAN J. THOMAS ON JUDGMENT NO. 2025-05946

No. 2025-05127

No. 2024-09443

WILMINGTON SAVINGS FUND SOCIETY, FSB

NEW AMERICAN FUNDING LLC

vs

KRYSTINA M WITHROW

ASHLEIGH MICHELLE WEIBLEY A/K/A ASHLEY MICHEL WEIBLEY, BRANDON KYLE WEIBLEY

PROPERTY ADDRESS: 950 South 30th Street, Lower Allen - Township, Camp Hill, PA 17011

PROPERTY ADDRESS:

4 Alexandria Court, Silver Spring - Township, Mechanicsburg, PA 17050

Atty Robert Smithson, Jr.

Atty Robert Williams

Case No. 2024 09443

Judgment Amount: \$176,394.58

Attorney: FEIN, SUCH, KAHN & SHEPARD,

P.C. ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING AT AN IRON PIN ON THE WESTERN LINE OF THIRTIETH STREET, SAID PIN BEING ONE HUNDRED FIFTY FOUR (154) FEET FROM THE NORTHWEST CORNER OF THE GETTYSBURG HARRISBURG HIGHWAY AND THIRTIETH STREET; THENCE WESTWARDLY ALONG THE LINE OF PROPERTY NOW OR LATE OF J. PAUL WRIGHTSTONE AND ELLEATHA M. WRIGHTSTONE, HIS WIFE, ONE HUNDRED SIXTY (160) FEET TO AN IRON PIN; THENCE NORTHWARDLY ALONG THE LINE OF PROPERTY NOW OR LATE OF LE VAN SMYTHE AND JANET SMYTHE, HIS WIFE, SIXTY (60) FEET TO AN IRON PIN; THENCE EASTWARDLY, ONE HUNDRED SIXTY (160) FEET ALONG THE LINE OF PROPERTY NOW OR LATE OF A. RICHART BITTLE, JR., AND DOROTHY M. BITTLE, HIS WIFE, TO AN IRON PIN ON THIRTIETH STREET; THENCE SOUTHWARDLY ALONG THIRTIETH STREET, SIXTY (60) FEET TO A PIN, THE PLACE OF BEGINNING.

HAVING THEREON ERECTED A FRAME HOUSE KNOWN AS AND NUMBERED 950 SOUTH THIRTIETH STREET, CAMP HILL, PENNSYLVANIA.

PARCEL ID: 13 23 0551 048

TO BE SOLD AS THE PREMISES OF KRYSTINA M WITHROW

ALL THAT CERTAIN lot or piece of land Situated in the Silver Spring Township, County of Cumberland, Commonwealth of Pennsylvania, being more fully described in Deed dated January 20, 2023 and recorded on January 25, 2023, in the Office of the Cumberland County Recorder of Deeds in Deed Book Volume at Page as Instrument No. 202301472.

Being Known as 4 Alexandria Court, Mechanicsburg, PA 17050

Parcel I.D. No. 38-07-0461-115

Seized and taken in execution to be sold as the property of Brandon Kyle Weibley and Ashleigh Michelle Weibley, husband and wife, at the suit of Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for ISV Trust 1A under Cumberland County Court of Common Pleas Number 2025-05127.

No. 2025-04673

M&T BANK

vs

SCOTT C. YOUNG, IN HIS CAPACITY AS  
ADMINISTRATOR AND HEIR OF THE  
ESTATE OF CHRISTOPHER S. YOUNG,  
DECEASED, CYNTHIA L. YOUNG, AS HEIR  
OF THE ESTATE OF CHRISTOPHER S.  
YOUNG, DECEASED

PROPERTY ADDRESS:

393 Sherwood Drive, Middlesex -  
Township, Carlisle, PA 17015

Atty Kristen Bleiweis

By virtue of a Writ of Execution Case Num-  
ber 2025-04673

Issued by Plaintiff: M&T Bank v. Scott C.  
Young, in his capacity as administrator  
and heir of the estate of Christopher S.  
Young, and Cynthia L. Young, as heir of  
the estate of Christopher S. Young

Property Being Known As: 393 Sherwood  
Drive, Carlisle, PA 17015

Parcel No. 49-011-163

Improvements thereon: Single-Family Resi-  
dential Dwelling

Judgment Amount: \$62,919.34

Attorney for Plaintiff:

McCalla Raymer Leibert Pierce, LLP

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

**LCL-PA**

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