

CUMBERLAND LAW JOURNAL

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CUMBERLAND LAW JOURNAL

(USPS 140-000)

Published every Friday by

CUMBERLAND COUNTY BAR ASSOCIATION

Editor

Lisa Marie Coyne, Esq.

Cumberland Law Journal

Telephone: (717) 249-3166

32 South Bedford St.

FAX (717) 249-2663

Carlisle, PA 17013

www.cumberlandbar.com

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Carlisle, Pennsylvania

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

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

Legal advertisements must be received by Friday Noon. All legal advertising must be paid in advance. Subscription \$65.00 per year.

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

Send changes or delivery updates to ccba@cumberlandbar.com.

NOTICE

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

Cumberland Law Journal

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

The annual subscription rate is \$65. Single issues are \$10.00 per issue.

Legal Advertising Rates

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|--------------------------------|-----------------|---|
| Estate Notices | \$105 | Published three consecutive weeks |
| Register of Wills Notice | \$35 | Per account listing—Published two consecutive weeks |
| Sheriff's Notice | \$450 | Flat fee up to 175 lines Plus—\$3.50 per line over 175 lines |
| Tax Sale Notice | \$3.50 per line | |
| All Other <i>Legal</i> Notices | \$105 | One-time publication up to 35 lines Plus—\$3.50 per line over 35 lines |

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| | |
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| Full-page 52 issues | \$3,000 |
| Full-page 26 issues | \$1,700 |
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| Full-page 4 issues | \$525 |
| Full-page 1 issue | \$355 |
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Prepayment is required for the above public notices. Checks are to be made payable to the **Cumberland Law Journal**. The legal journal is published every Friday. The deadline for all submissions is noon Friday of the week prior to publication.

Product or service advertisements do not constitute endorsement by the Cumberland County Bar Association (CCBA).

All advertisements are subject to editorial review by the **Cumberland Law Journal** Editor in consultation with the CCBA Board of Directors.

For further information, please contact the CCBA at (717) 249-3166 X103 or by e-mail at CLJ@cumberlandbar.com.

Effective 7/1/2022

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

Bair, Barbara J. a/k/a Barbara Jean Bair, dec'd.

Late of Upper Allen Township.
 Executor: Stephen M. Bair
 Attorney: James D. Bogar, Esq.
 Bogar & Hipp Law Offices, LLC
 One West Main Street
 Shiremanstown, PA 17011.

Dean, Marilyn J., dec'd.

Late of the Borough of Carlisle,
 Co-Executor: Sharon V. Popper.
 Co-Executor: Kenneth D. Dean.
 Attorney: Matthew A. McKnight, Esq.
 Irwin & McKnight, P.C.
 60 West Pomfret Street
 Carlisle, PA 17013.

Goodale, Peggy Lee, dec'd.

Late of Shippensburg.
 Administratrix: Sarah Lee Goodale.
 Attorney: None.

Heller, Cheri, dec'd.

Late Mt. Holly Springs Borough.
 Co-Administratrix: Courtney Werner.
 Co-Administratrix: Stephanie Walmer
 Attorney: None.

Hess, Erwin C., dec'd.

Late of North Middleton Township.
 Executrix: Heidi C. Blausner.
 Attorney: Matthew A. McKnight, Esq.
 Irwin & McKnight, P.C.
 60 West Pomfret Street
 Carlisle, PA 17013.

Hoffsommer, Jon R., a/k/a Jon Richard Hoffsommer, dec'd.

Late of the County of Cumberland
 Executor: Mark R. Hoffsommer
 Attorney: Reed Law
 4303 Derry Street
 Harrisburg, PA 17111.

Killinger, Valerie June a/k/a Valerie J Killinger, dec'd.

Late of South Middleton Township.
 Co-Executor: Wayne C Killinger.
 Co-Executor: Raymond C Killinger.
 Attorney: None.

Kinter, Eric L., dec'd.

Late of Carlisle Borough.
 Executor: Dawn Colleen Leach.
 Attorney: Aaron B. Holland, Esq.
 Salzmann Hughes PC
 354 Alexander Spring Road, Suite 1
 Carlisle, PA 17015.

Kolseth David A., dec'd.

Late of Hampden Township.
 Administrator, c.t.a.: Thomas David
 Attorney: Jeffrey R. Boswell, Esq.
 Boswell Tintner & Piccola
 3461 Market Street, Suite 105
 Camp Hill, PA 17011.

Kramer, Frances J. a/k/a Frances, Jane Kramer, dec'd.

Late of Hampden Township.
 Executrix: Beverly Heimer.
 Attorney: Scott W. Morrison, Esq.
 6 West Main Street
 P.O. Box 232
 New Bloomfield, PA 17068.

Lenker, George W. a/k/a**George W. Lenker, Sr.**, dec'd.

Late of Upper Allen Township;
 Co-Executrix: Tina L. Leinberger
 Co-Executrix: Tonya A. Traver
 Attorney: James D. Bogar, Esq.
 Bogar & Hipp Law Offices, LLC
 One West Main Street
 Shiremanstown, PA 17011.

Linebaugh, Robert A., dec'd.

Late of South Middleton Township.
 Executor: David Linebaugh.
 6 Silver Maple Dr.
 Boiling Springs, PA 17007.

McBrayer, Sally, a/k/a Sally A.**McBrayer**, dec'd.

Late of Silver Spring Township.
 Executor: Alan McCullough.
 Attorney: Mark E. Halbruner, Esq.
 Halbruner, Hatch & Guise, LLP
 3435 Market Street
 Camp Hill PA 17011.

Riordan, Vicki G., a/k/a Vicki Grubic**Riordan**, dec'd.

Late of Hampden Township
 Executor: Brian S. Riordan
 Attorney: Jennifer B. Hipp, Esq.
 Bogar & Hipp Law Offices, LLC
 One West Main Street
 Shiremanstown, PA 17011.

Seifert, M. Annan, dec'd.

Late of the Borough of Mechanicsburg.
 Executrix: M. Annan Hollinger.
 Attorney: Keith O. Brenneman
 Law Office of Keith O. Brenneman, P.C.
 44 West Main Street
 Mechanicsburg, PA 17055.

Shuster, Anne a/k/a Anna Shuster,
dec'd.

Late of Lower Allen Township.
 Executor: Joseph Shuster.
 Attorney: Edward P. Seeber, Esq.
 JSDC Law Offices
 11 East Chocolate Avenue
 Suite 300
 Hershey, PA 17033.

Smith, Darlene Rae a/k/a Darlene R.**Smith**, dec'd.

Late of the Township of Hampden.
 Co-Executrix: Michelle Quigley
 Co-Executrix: Deborah Baker.
 Attorney: Gerald J. Shekletski, Esq.
 Stone LaFaver & Shekletski
 PO Box E
 New Cumberland, PA 17070.

Smith, Michael L., dec'd.

Late of Upper Allen Township.
 Executrix: Charlotte Andries Smith.
 Attorney: Rosemarie Gavin-Casner
 Gavin Casner Law
 3600 Trindle Road
 Suite 102
 Camp Hill PA 17011.

Stambaugh, E. Maxine, a/k/a**Elinore M. Stambaugh, a/k/a****Elinore Maxine Stambaugh, a/k/a****Maxine Stambaugh, a/k/a Elinore****Stambaugh**, dec'd.

Late of Middlesex Township.
 Executrix: Vicki A. Mullins.
 Attorney: Stephen D. Tiley, Esq.
 5 South Hanover Street
 Carlisle, Pennsylvania 17013.

Weary, Dorothy W., dec'd.

Late of Dickinson Township.
 Executor: George F. Douglas III, Esq.
 Salzmann Hughes PC
 354 Alexander Spring Road
 Suite 1
 Carlisle, PA 17015.

SECOND PUBLICATION

Amos, Alice Romaine, a/k/a Alice R.

Amos, dec'd.
 Late of Hampden Township.
 Executor: Brock L. Amos.
 Attorney: Clifton R. Guise, Esq.
 Halbruner, Hatch & Guise, LLP
 3435 Market Street
 Camp Hill, PA 17011.

Burgard, Carolyn O., dec'd.

Late of Dickinson Township.
 Executrix: Tanya M. Doporcyk.
 Attorney: Bradley L. Griffie, Esq.
 Griffie & Associates, P.C.
 396 Alexander Spring Road
 Suite 1
 Carlisle, PA 17015.

Diehl, Fredith L., dec'd.

Late of Shippensburg Township.
 Executrix: Dorothy L. Wenger.
 Attorneys: Jerry A. Weigle, Esq.
 Weigle & Associates, P.C.
 126 East King Street
 Shippensburg, PA 17257.

Kuhn-Fealtman, Audrey L., a.k.a.

Audrey L. Kuhn a.k.a. Audrey L. Fealtman, dec'd.
 Late of Silver Spring Township.
 Administrator: Charles W. Fealtman, Jr.
 Attorney: Charles E. Shields, III, Esq.
 6 Clouser Rd.
 Mechanicsburg, PA 17055.

Leist, Elaine A., dec'd.

Late of Dickinson Township.
 Executor: Ray A. Leist.
 Attorney: George F. Douglas III Esq.
 Salzmann Hughes PC
 354 Alexander Spring Road
 Suite 1
 Carlisle, PA 17015.

Light, Janice J., dec'd.

Late of Mechanicsburg.
 Co-Executor: Anne Marie Mettus
 Co-Executor: Elaine Price.
 Co-Executor: Patti Jean Savastio
 Attorney: Kevin Koscil, Esq.
 Barley Snyder
 213 Market Street
 12th Floor
 Harrisburg, PA 17101.

Martin, Mildred D., dec'd.

Late of Carlisle Borough.
 Executor: Irvin W. Martin.
 Attorneys: Sheri D. Coover, Esq.
 Coover & Associates, PLLC
 2 S. Hanover Street
 Carlisle, Pa 17013.

Miller, Gretchen Z., a/k/a Gretchen Zeidler Miller, dec'd.

Late of Upper Allen Township,
 Executor: LeTort Management and Trust Company.
 Attorney: Elizabeth P. Mullaugh, Esq.
 McNeese Wallace & Nurick LLC
 100 Pine Street
 P.O. Box 1166
 Harrisburg, PA 17108-1166.

Nguyen, Dat Manh dec'd.

Late of Silver Spring Township.
 Executor: Tam Thi Nguyen.
 Attorney: Peter J. Russo, Esq.
 Law Offices of Peter J. Russo, P.C.
 245 Grandview Ave
 Suite 102
 Camp Hill, PA 17011.

Sharp, Marlin Eugene, dec'd.

Late of South Middleton Township.
 Executor: Steven E. Sharp
 Attorney: Law Office of James Clark,
 277 Millwood Road
 Lancaster, Pennsylvania, 17603.

Vollmer, Kenneth Robert dec'd.

Late of Hampden Township.
 Administrator: Scott Andrew Vollmer.
 Attorney: Robert P. Kline, Esq.
 Kline Law Office
 P.O. Box 461
 New Cumberland, PA 17070-0461.

THIRD PUBLICATION

Arbegast, Sara Ann, dec'd.

Late of West Pennsboro Township.
 Executo: Amy Longcor.
 Attorney: Aaron B. Holland, Esq.
 Salzman Hughes PC
 354 Alexander Spring Road
 Suite 1
 Carlisle, PA 17015.

Buffington, Kathryn Emma a/k/a Kathryn E. Buffington, dec'd.

Late of East Pennsboro Township.
 Executrix: Christine M. Miller.
 Attorney: R. Benjamin Cramer, Esq.
 P. O. Box 159
 Duncannon, PA 17020.

Curtis, Mary A., dec'd.

Late of Silver Spring Township.
 Executrix: Michelle R. Leclair.
 Attorney: Edward P. Seeber, Esq.
 JSDC Law Offices
 Suite C-400
 555 Gettysburg Pike
 Mechanicsburg, PA 17055.

Czachur, Mary M., dec'd.

Late of Cumberland County
 Executrix: Christine A. Czachur.
 Attorney: Michael S. Travis, Esq.
 3904 Trindle Road
 Camp Hill, PA 17011.

Dolby-Wright, Shirley A. a/k/a Shirley Ann Dolby-Wright, dec'd.

Late of Monroe Township.
 Executor: Steven J. Dolby.
 Attorney: Andrew H. Shaw, Esq. 2011
 W. Trindle Road
 Carlisle, PA 17013.

Gardner, Alice R., dec'd.

Late of West Pennsboro Township.
 Co-Executor: Michael P. Gardner
 Co-Executor: Ian M. Gardner.
 Attorney: Robert M. Walker, Esq.
 23 Central Boulevard
 Camp Hill, PA 17011.

Madigan, Cosma M. dec'd.

Late of the Township of Lower Allen.
 Executrix: Michele Denk.
 Attorney: Adam R. Deluca, Esq.
 Stone LaFaver & Shekletski
 PO Box E
 New Cumberland, PA 17070.

Reed, Patricia M., dec'd.

Late of the Borough of Newville.
 Executrix: Donna K. Gutshall.
 Attorney: Hubert X. Gilroy, Esq.
 Martson Law Offices
 10 East High Street
 Carlisle, PA 17013.

Robinson, John J., dec'd.

Late of the Township of Lower Allen.
 Executor: Robert P. Ward.
 Attorney: Gerald J. Shekletski, Esq.
 Stone Lafaver & Shekletski
 PO Box E
 New Cumberland, PA 17070.

Sgrignoli, Ruth R., dec'd.

Late of Cumberland County.
 Co-Executor: Renee Farrell.
 Co-Executor: Jacqueline Becker
 Attorney: William R. Kaufman, Esq.
 940 Century Drive
 Mechanicsburg, PA 17055-4376.

Starner, Lois L., dec'd.

Late of West Pennsboro Township.
 Co-Executor: Sharon S. Snyder,
 Co-Executor: Lisa S. Ramsey.
 Attorney: Marcus A. McKnight, III,
 Esq.
 Irwin & McKnight, P.C.
 60 West Pomfret Street
 Carlisle, PA 17013.

Wagner, William L., dec'd.

Late Of Shippensburg.
 Executrix: Deborah L. Clugston.
 Attorney: Melissa L. Kelso, Esq.
 Kelso Law, LLC
 396 Alexander Spring Road
 Suite 1
 Carlisle, PA 17015.

Watson, Ronnie E., dec'd.

Late of Upper Mifflin Township.
Co-Executor: Daryl Watson
Co-Executor: Thomas P. Gleason.
Attorney: Thomas P. Gleason, Esq.
825 West King Street
Suite E
Shippensburg, PA 17257.

Wolf, Virginia A., dec'd.

Late of Penn Township.
Executor: Gary L. Wolf
Attorney: William D. Schrack, III,
Esq.
BENNLAWFIRM
124 W. Harrisburg St.
Dillsburg, PA 17019

Yana, Charles F., dec'd.

Late of North Middleton Township.
Co-Executor: Charles Yana II
Co-Executor: Gregory Barrick.
Attorney: William Braught, Esq.
Andrews, Johnson & Braught
78 West Pomfret Street
Carlisle, PA 17013.

ESTATE & TRUST NOTICE

NOTICE OF ESTATE ADMINISTRATION for the Estate of Henry A. Taitt a/k/a Henry Albert Taitt and NOTICE OF TRUST ADMINISTRATION of the Henry and Nancy Taitt 2018 Living Trust dated October 12, 2018, following the death of Henry A. Taitt, late of Lower Allen Cumberland County, Pennsylvania on June 17, 2024 (the "Decedent"), is hereby given. All persons having claims against the Decedent, Estate, or Trust are requested to present them for settlement and all persons indebted to the Decedent, Estate, or Trust are requested to make immediate payment to:

Katharine A. Ireland, Executrix &
Co-Trustee
Jennifer P. Ross, Co-Trustee
c/o Edward P. Seeber, Esquire
JSDC Law Offices
Suite C-400
555 Gettysburg Pike
Mechanicsburg, PA 17055

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

NO: 2024-06012

**LEGACY MORTGAGE ASSET TRUST
2021-SL1 vs. DAVID H. MIHAN,
SHELBY L. MIHAN,**

NOTICE

TO THE DEFENDANTS:

You are hereby notified Legacy Mortgage Asset Trust 2021-SL1, has filed a Complaint in Mortgage Foreclosure with regard to 1231 Timber View Drive, Mechanicsburg, PA 17050, endorsed with a Notice to Defend, against you at No. 2024-06012 in the Civil Division of the Court of Common Pleas of Cumberland County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Cumberland County Sheriff. 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.

Cumberland County
Lawyer Referral Service
Cumberland County
Bar Association
32 S. Bedford Street
Carlisle, PA 17013
(717) 249-3166
(800) 990-9108

PLAINTIFF'S ATTORNEY:
ROBERT W. WILLIAMS, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521

**IN RE: CERTIFICATE FOR TITLE
FOR 1998 JEEP
VIN#1J4GZ88Z6WC120182**

**IN THE COURT OF COMMON
PLEAS CUMBERLAND COUNTY,
PENNSYLVANIA
2024-08683**

**COURT ORDER
BRIGHT ZENGE, DEFENDANT**

This office represents Raza Khan. On August 23, 2024, a Petition for Certification for Title was filed with the Cumberland County Prothonotary, to a 1998 Jeep VIN #1J4GZ88Z6WC120182, which was abandoned at 605 Brentwater Road, Camp Hill, Cumberland County, PA. A hearing on this Petition is scheduled for November 20, 2024, at 9:00 a.m. in Courtroom #6, Cumberland County Courthouse, 1 Courthouse Square, Carlisle, PA 17013.

Any questions regarding this matter should be directed to Kimberly A. Bonner, Esquire; JSDC Law Offices, 11 E. Chocolate Avenue, Suite 300, Hershey, PA 17011 (717) 298-2032.

**IN RE: CERTIFICATE FOR TITLE
FOR 2017 TOYOTA RAV 4
VIN#JTMRJREVOHD140101**

**IN THE COURT OF COMMON
PLEAS CUMBERLAND COUNTY,
PENNSYLVANIA
2024-08682**

**COURT ORDER
VIRAL B. JAIN, DEFENDANT**

This office represents Raza Khan. On August 23, 2024, a Petition for Certification for Title was filed with the Cumberland County Prothonotary, to a 2017 Toyota Rav 4, VIN#JTMRJREVOHD140101, which was abandoned at 1959 McIntosh Drive, Mechanicsburg, Cumberland County, PA. A hearing on this Petition is scheduled for November 20, 2024, at 9:00 a.m. in Courtroom #6, Cumberland County Courthouse, 1 Courthouse Square, Carlisle, PA 17013.

Any questions regarding this matter should be directed to Kimberly A. Bonner, Esquire; JSDC Law Offices, 11 E. Chocolate Avenue, Suite 300, Hershey, PA 17011 (717) 298-2032.

CHANGE OF NAME NOTICE

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

**CIVIL ACTION - LAW
NO. 2024-07959**

Notice is hereby given that the Petition of Albert Evans was filed on August 6, 2024 in the Court of Common Pleas of Cumberland County, Pennsylvania. Name to be changed from Albert Jaylen Evans to Albert Jaylen Thomas. The Court has fixed November 18, 2024, at 10:00 a.m., at 1 Courthouse Square, Court Room #7, Carlisle, PA, 17013, as the time and place for the hearing. All persons interested may appear, and show cause, if any they may have, why the prayer should not be granted.

CHANGE OF NAME NOTICE

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

**CIVIL ACTION - LAW
NO. 2024-03850**

Notice is hereby given that the Petition of Minor N.R.M. was filed on in the Court of Common Pleas of Cumberland County, Pennsylvania. Name to be changed from Nathaniel Ronald Miller to Nathaniel Ronald Tyrie Ransom. The Court has fixed October 29, 2024, at 9:30 a.m., at 1 Courthouse Square, Court Room #, Carlisle, PA, 17013, as the time and place for the hearing. All persons interested may appear, and show cause, if any they may have, why the prayer should not be granted.

DISSOLUTION

NOTICE IS HEREBY GIVEN that the directors of Tantrumcontrol.com, LLC, a PA LLC having its registered office at 497 N. 25th St., Camp Hill, PA 17011, approved a proposal to dissolve the corporation and that the Board of Directors is now engaged in winding down and settling the affairs of said corporation in accordance with the provisions of the PA Business Corporation Law of 1988, as amended. CHEREWKA LAW, P.C., Solicitors, 624 N. Front St., Wormleysburg, PA 17043

NOTICE

IN RE: RETURN AND REPORT OF AN UPSET TAX SALE HELD BY THE CUMBERLAND COUNTY TAX CLAIM BUREAU ON SEPTEMBER 13, 2024

IN THE COURT OF COMMON PLEAS CUMBERLAND COUNTY, PENNSYLVANIA 2024-10538, 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 13 through September 16, 2024, and the same was confirmed Nisi on October 7, 2024. Said properties are described as follows:

Owner(s)/Reputed Owner(s)

Carlisle Borough

Peter Robert Jordan, Sr.

Property Description

Bldg. & lot 0.03 acre:
208 N. West Street

Tax parcel no.
05-20-1798-172

Owner(s)/Reputed Owner(s)

Carlisle Borough

Daniel L. Dum

Property Description

Bldg. & lot 0.07 acre:
07 B Street

Tax parcel no.
06-19-1645-057

Owner(s)/Reputed Owner(s)

Dickinson Township

Brinton E. Fox

Property Description

Bldg. & lot 1.51 acre;
138 Pine Grove Road

Tax parcel no.
08-14-0146-034

Owner(s)/Reputed Owner(s)

East Pennsboro Township

Ruth Kelly, John Kelly,
Mary Lou Kelley, Charlotte Kelly

Property Description

Mobile Home & lot 2.14 acre;
691 Magaro Road

Tax parcel no. 09-15-1288-043

Owner(s)/Reputed Owner(s)

Hampden Township

C. Steven Miller

Property Description

Bldg. & lot 2.85 acre;
1500 Lambs Gap Road

Tax parcel no. 10-16-1064-002B

Owner(s)/Reputed Owner(s)

Hampden Township

William A. & Marjorie A. Holsberg

Property Description

Bldg. & lot 0.21 acre;
940 Grandon Way

Tax parcel no.
10-17-1035-194

Owner(s)/Reputed Owner(s)
Lower Allen Township
Stephanie Frye Pastore

Property Description
Bldg. & lot 0.15 acre;
1191 Letchworth Road

Tax parcel no. 13-23-0545-078

Owner(s)/Reputed Owner(s)
Lower Frankford Township
Judith S. Laws

Property Description
Bldg. & lot 0.85 acre;
454 Stone Church Road

Tax parcel no. 14-05-0423-018D

Owner(s)/Reputed Owner(s)
Lower Mifflin Township
Ben Zimmerman

Property Description
Mobile Home 0.00 acre;
168 Conodoguinet Mobile Est.

Tax parcel no.
15-07-0483-018 TR05927

Owner(s)/Reputed Owner(s)
Mechanicsburg Borough
Shirley L. Kyle

Property Description
Bldg. & lot 0.17 acre;
421 W. Simpson Street

Tax parcel no 20-24-0785-156.

Owner(s)/Reputed Owner(s)
Middlesex Township
Sheri M. Stewart

Property Description
Mobile Home 0.00 acre:
38 Aspen Lane

Tax parcel no
21-06-0015-002.-TR04980
VIN VAFU19A27546CM

Owner(s)/Reputed Owner(s)
Middlesex Township
Christy Powel

Property Description
Mobile Home 0.00 acre:
37 Buckeye Lane

Tax parcel no
21-06-0015-002.-TR05093
VIN 24818397605H

Owner(s)/Reputed Owner(s)
Middlesex Township
Jared Jones

Property Description
Mobile Home 0.00 acre:
50 Aspen Lane

Tax parcel no
21-06-0015-002.-TR05869
VIN 521917143

Owner(s)/Reputed Owner(s)
Middlesex Township
David Emeigh

Property Description
Mobile Home 0.00 acre:
37 Peach Lane

Tax parcel no
21-06-0015-002.-TR06106
VIN 1104974

Owner(s)/Reputed Owner(s)
Middlesex Township
Jeremy Leake

Property Description
Mobile Home 0.00 acre:
52 Buckeye Lane

Tax parcel no
21-06-0015-002.-TR06921
VIN 11106592

Owner(s)/Reputed Owner(s)
Middlesex Township
Robert & Stephanie Ickes

Property Description
Mobile Home 0.00 acre:
16 Walnut Lane

Tax parcel no
21-06-0015-002.-TR07713
VIN E160701

Owner(s)/Reputed Owner(s)
Middlesex Township
Edward C. Burns

Property Description
Mobile Home 0.00 acre:
33 Creekside Lane

Tax parcel no
21-06-0015-002.-TR08556
VIN 12210173

Owner(s)/Reputed Owner(s)
Mt. Holly Springs Borough
The Williams Group

Property Description
Mobile Home 0.00 acre:
8 Stover MHP

Tax parcel no
23-32-2338-043.-TR01274
VIN 12661770

Owner(s)/Reputed Owner(s)
North Middleton Township
Jesse Kelley & Star Hershey

Property Description
Mobile Home 0.00 acre:
13 Heather Drive

Tax parcel no.
29-15-1251-056.-TR07946
VIN 076329C6487

Owner(s)/Reputed Owner(s)
North Middleton Township
James Dale Roelke

Property Description
Bldg. & lot 0.18 acre;
105 Cavalry Road

Tax parcel no.
29-19-1639-086.

Owner(s)/Reputed Owner(s)
Shippensburg Township
Trindel Brothers Landscaping

Property Description
Bldg. & lot 0.7 acre;
347 Baltimore Road
Outdoor Design, LLC

Tax parcel no. 36-35-2386-010

Owner(s)/Reputed Owner(s)
Silver Spring Township
Felix Maisonet

Property Description
Mobile Home 0.00 acre:
309 Bahama Circle

Tax parcel no.
38-07-0463-015.-TR05624
VIN 38178098207EA

Owner(s)/Reputed Owner(s)
Silver Spring Township
Cody Smyth

Property Description
Mobile Home 0.00 acre;
247 Key West Blvd.

Tax parcel no
38-19-1625-008.-TR01956
VIN N/A

Owner(s)/Reputed Owner(s)
Silver Spring Township
Stella Richwine

Property Description
Mobile Home 0.00 acre;
530 Palm Beach Ave.

Tax parcel no
38-19-1625-008.-TR07555
VIN YAP95029

Owner(s)/Reputed Owner(s)
Southampton Township
Calaina Schneider

Property Description
Mobile Home 0.00 acre;
150 Rustic Drive

Tax parcel no
39-13-0102-008A-TR11024
VIN PAFL22AB55561EW13

Owner(s)/Reputed Owner(s)
Southampton Township
Norman E & Jane E. Wilson

Property Description
Bldg. & lot 0.34 acre;
611 Walnut Bottom Road

Tax parcel no 39-33-1883-018.

Owner(s)/Reputed Owner(s)
South Middleton Township
Kyle & Stephanie Hockenberry

Property Description
Mobile Home 0.00 acre;
62 Spring Garden Est.

Tax parcel no
40-09-0531-009D-TR06082
VIN 2683AB

Owner(s)/Reputed Owner(s)
Upper Allen Township
Michael Lieberman

Property Description
Mobile Home 0.00 acre;
4518 Rolo Court MHP

Tax parcel no
42-30-2108-143.-TR03173
VIN 12208163

Owner(s)/Reputed Owner(s)
Upper Frankford Township
Taland Luckette

Property Description
Bldg. & lot 0.06 acre;
429 Potato Road

Tax parcel no
43-06-0029-012.

Owner(s)/Reputed Owner(s)
West Fairview/East Pennsboro Township

Philip W. Seilhamer, Sr.
Nancy L. Seilhamer

Property Description
Bldg. & lot 0.08 acre;
1116 Second Street

Tax parcel no 45-17-1044-222

Owner(s)/Reputed Owner(s)
West Pennsboro Township
Melanie Chestnut

Property Description
Mobile Home 0.00 acre;
9 Peipers Court

Tax parcel no

VIN 641221106

Unless objections or exceptions are filed hereto by any owner, lien creditor or other interested party by November 8, 2024, 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

SHERIFF'S SALE

WEDNESDAY December 04, 2024

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 03, 2025 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, September 20, 2024 at 12:00 noon, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday October 02, 2024 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

REAL ESTATE SALE

DATES FOR 2025

| Sale Date | Cut-Off Date |
|----------------|----------------|
| March 04, 2024 | Dec. 06, 2024 |
| June 04, 2025 | March 07, 2025 |

Jody S. Smith, Sheriff
Cumberland County
Carlisle, PA

No. 2024-04055

FREEDOM MORTGAGE CORP
vs
JONATHAN R BARGER

PROPERTY ADDRESS:
3 South Road,
Silver Spring - Township,
Mechanicsburg, PA 17050

Atty Jacob Wertz

Judgment Amount: \$173,060.11

DESCRIPTION

Parcel ID No. 38-22-0144-043
All those two (2) certain tracts or parcels of land situate in the Township of Silver Spring, County of Cumberland and State of Pennsylvania, being more particularly bounded and described in accordance with a survey by Louis J. Harford, P.L.S., dated August 31, 2010, as follows, to wit:
Tract No. 1:
Beginning at a point on the easterly line of South Road, at the corner of lands now or formerly of Arlene E. Byers; thence along the line of said lands now or formerly of Arlene E. Byers North 67 degrees 08 minutes 43 seconds East, a distance of one hundred sixty and eighty-seven hundredths (160.87) feet to a point on the line of Tract No. 2, below; thence along the line of Tract No. 2, below, South 56 degrees 45 minutes 00 seconds East, a distance of eighty-four and sixty-five hundredths (84.65) feet to a point on the line of lands now or formerly of Sue A. Harley; thence along the line of said lands now or formerly of Sue A. Harley South 26 degrees 06 minutes 00 seconds West, a distance of one hundred two and sixty-eight hundredths (102.68) feet to a point on the line of lands now or formerly of Barbara E. Hake; thence along the line of said lands now or formerly of Barbara E. Hake North 84 degrees 05 minutes 32 seconds West, a distance of one hundred sixty-seven

and twenty-five hundredths (167.25) feet to an iron pin on the easterly line of South Road; thence along the easterly line of South Road by an arc or curve to the left having a radius of one hundred twenty-two and ninety-six hundredths (122.96) feet, an arc distance of fifty-nine and forty-one hundredths (59.41) feet to an iron pin at the corner of lands now or formerly of Arlene E. Byers, the point and place of Beginning.
Being Lot No. 52 on the Plan of Lots for Northfield Farms, said Plan being recorded in the Office of the Recorder of Deeds in and for Cumberland County in Plan Book 8, Page 22.
Being the same premises which Andrew S. Casale and Jeffrey S. Casale by Deed intended for immediate recording in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, granted and conveyed unto Jonathan R. Barger, Mortgagor(s) herein.
TITLE TO SAID PREMISES VESTED IN Jonathan R. Barger, by Deed from Andrew S. Casale and Cassandra Casale, husband and wife and Jeffrey S. Casale and Mary Ann Casale, husband and wife, dated May 3, 2019, recorded May 7, 2019, in Instrumen number 201909381.
Tax Parcel No: 38-22-0144-043.
Premises known as: 3 South Road, Mechanicsburg, PA 17050
To Be Sold as the property of Jonathan R. Barger
Docket No: 2024-04055

No. 2024-06169

NATIONSTAR MORTGAGE LLC
vs
ALICIA M BOARTS

PROPERTY ADDRESS: 202 Britton
Road, Shippensburg - Township,
Shippensburg, PA 17257

Atty Nicole Rizzo

ALL the following real estate lying
and being situate in the Township of
Shippensburg, County of Cumberland,
and Commonwealth of Pennsylvania,
more fully bounded and described as
follows:

BEGINNING at a railroad spike in
Legislative Route 21048; thence in
Legislative Route 21048, South 1
degree 00 minutes 43 seconds East,
111.56 feet to a nail; thence continu-
ing in Legislative Route 21048, South
3 degrees 1 minute 37 seconds West
63.44 feet to a railroad spike at comer
of lands now or formerly of George
L. Bigler, Sr. and Mary M. Bigler, his
wife; thence along lands now or for-
merly of George L. Bigler, Sr. and Mary
M. Bigler, his wife; North 72 degrees
37 minutes 21 seconds West, 134.70
feet to an iron pin; thence continu-
ing along lands now or formerly of
George L. Bigler, Sr. and Mary M.
Bigler, North 15 degrees 33 minutes
00 seconds East, 82.65 feet to a post
a comer of lands now or formerly of
Lawrence Marra, North 50 degrees 33
minutes 17 seconds East, 72.10 feet
to a post; thence continuing along the
same, North 79 degrees 57 minutes 00
seconds East, 52.89 feet to the place
of BEGINNING. CONTAINING 0.336
acres, more or less, according to draft
of survey of John R. Kissinger, R.S.,
dated May 1, 1983 and approved by
the Cumberland County Planning
Commission on May 24, 1983 and
approved by the Cumberland Coun-
ty Planning Commission on May 24,
1983 and also approved by Shippens-
burg Township Supervisors on May

19,1983 and recorded in Plan Book
44, Page 118. BEING all of Lot No. 1
on said plan.
BEING KNOWN AS: 202 BRITTON RD
SHIPPENSBURG, PA 17257
PARCEL NUMBER: 36-33-1869-001B
TITLE TO SAID PREMISES IS VEST-
ED IN ALICIA M. BOARTS, SINGLE
WOMAN BY DEED FROM ASHLEY E.
ALLEMAN, NOW BY MARRIAGE, ASH-
LEY E. LACASSE AND JACOB S. LAC-
ASSE, WIFE AND HUSBAND DATED
09/08/2021 RECORDED 09/10/2021
INSTRUMENT NUMBER 202132575

No. 2024-01804

LAKEVIEW LOAN SERVICING, LLC
C/O FLAGSTAR BANK, N.A.

vs

KYLE M. BYERS, AS SURVIVING HEIR
OF MICHAEL L. BYERS, DECEASED,
CORY L. BYERS, AS SURVIVING HEIR
OF MICHAEL L. BYERS, DECEASED,
UNKNOWN SURVIVING HEIRS OF
MICHAEL L. BYERS, DECEASED

PROPERTY ADDRESS: 5 Ridge Road,
Southampton - Township,
Biglerville, PA 17307

Atty Robert Williams

ALL THAT CERTIN lot or piece of
land Situated in the Southampton
Township, County of Cumberland,
Commonwealth of Pennsylvania, being
more fully described in Deed dated
August 31, 2011 and recorded on
September 12, 2011, in the Office of
the Cumberland County Recorder of
Deeds as Instrument No. 201125207.
Being Known as 5 Ridge Road, Bigler-
ville, PA 17307
Parcel I.D. No. 39-16-0224-016
Seized and taken in execution to
be sold as the property of Michael
L. Byers, Deceased, at the suit of
Lakeview Loan Servicing, LLC under
Cumberland County Court of Common
Pleas Number 2024-01804.

No. 2024-03479

SILVER SPRING TOWNSHIP
AUTHORITY

vs

EMILO CALZADA

PROPERTY ADDRESS: 18 Grayhawk
Way North, Silver Spring - Township,
Mechanicsburg, PA 17050

Kimberly Bonner
By virtue of a Writ of Execution No.
2024-03479
Silver Spring Township Authority v.
Emilio Calzada

Property situate in Silver Spring Town-
ship Authority Being known as 18
Grayhawk Way North, Mechanicsburg,
PA 17050
Parcel # 38-07-0461-301
Improvements thereon: Dwelling
known as 18 Grayhawk Way North,
Mechanicsburg, PA 17050
Judgment Amount: \$2,819.67

No. 2024-00597

PENNYMAC LOAN SERVICES
vs
TYLER CLIBER

PROPERTY ADDRESS: 21 North
Queen Street, Shippensburg -
Borough, Shippensburg, PA 17257

of the Recorder of Deeds of Cum-
berland County on 7/18/2022 in
Instrument 202220034, granted and
conveyed unto Tyler Cliber.
BEING known as 21 North Queen
Street, Shippensburg, Pennsylvania
17257
PARCEL # 32-33-1869-027

Atty Jill Manuel Coughlin

ALL THAT CERTAIN REAL ESTATE
AND LOT OF GROUND WITH HALF
OF A BRICK DWELLING HOUSE
THEREON ERECTED KNOWN AS NO.
21 NORTH QUEEN STREET, SITUATE
IN THE BOROUGH OF SHIPPENS-
BURG, COUNTY OF CUMBERLAND
AND COMMONWEALTH OF PENNSYL-
VANIA, BOUNDED AND DESCRIBED
AS FOLLOWS:

ON THE WEST BY NORTH QUEEN
STREET; ON THE NORTH BY PROP-
ERTY NOW OR FORMERLY OF EM-
ORY KANN AND BERTHA KANN, HIS
WIFE; ON THE EAST BY A PUBLIC
ALLEY; AND ON THE SOUTH BY
PROPERTY NOW OR FORMERLY OF
H. GLENN SMITH AND PEARL HOCH
SMITH, HIS WIFE; SAID LOT HAVING
A FRONTAGE ON NORTH QUEEN
STREET AFORESAID OF 19 FEET 9
INCHES, MORE OR LESS, FROM THE
CENTER OF THE DIVIDING WALL BE-
TWEEN THE HOUSE ONTHIS PROP-
ERTY, THE HOUSE ON THE PROPER-
TY NOW OR FORMERLY OF THE SAID
H. GLENN SMITH AND PEARL HOCH
SMITH, HIS WIFE, WHICH SAID
SMITH PROPERTY IS KNOWN AS NO.
19 NORTH QUEEN STREET, EX-
TENDING TO THE KANN PROPERTY
ON THE NORTH AND EXTENDING IN
DEPTH EASTWARDLY TO THE ALLEY
IN THE REAR, 269 FEET, MORE OR
LESS.

BEING THE SAME PREMISES which
Dennis C. Coons and Sharon E.
Coons, Husband and Wife and Cur-
tis N. Coons and Angela J. Coons,
Husband and Wife, by Deed dated
6/17/2022 and recorded in the Office

No. 2018-02963

DITECH FINANCIAL LLC
vs
MICHELLE ANN COLLER

PROPERTY ADDRESS: 885 Creek
Road, West Pennsboro - Township,
Carlisle, PA 17015

Atty Michael McKeever

IMPROVEMENTS consist of a residen-
tial dwelling.
BEING PREMISES: 885 Creek Road
Carlisle, PA 17015
SOLD as the property of MICHELLE A.
COLLER
TAX PARCEL #46-07-0475-017

No. 2024-04212

M & T BANK
vs
DAISY CUBITT AS EXECUTRIX OF
THE ESTATE OF SHARON A MYERS
AKA SHARON MYERS, DECEASED

PROPERTY ADDRESS: 26 Vine Street,
Newville - Borough,
Newville, PA 17241

Atty Michael McKeever

IMPROVEMENTS consist of a residen-
tial dwelling.
BEING PREMISES: 26 Vine Street
Newville, PA 17241
SOLD as the property of DAISY
CUBITT as Executrix of the Estate of
SHARON A. MYERS AKA SHARON
MYERS, Deceased
TAX PARCEL #28-20-1754-041

No. 2023-02829

ALLY BANK

v.

JERRY L CUSTER;
JENNIFER A CUSTER

owner(s) of property situate in the
5TH WARD IN THE BOROUGH OF
MECHANICSBURG, CUMBERLAND
County, Pennsylvania, being
417W SIMPSON ST,
MECHANICSBURG, PA 17055

Tax ID No. 20-24-0785-154
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$153,500.31

No. 2024-06793

NATIONSTAR MORTGAGE LLC

vs

DEVAN R DODD

PROPERTY ADDRESS: 272 Susque-
hanna Avenue, East Pennsboro -
Township, Enola, PA 17025

Atty Carolyn Treglia

ALL THAT CERTAIN lot or tract of
land, situate in the Village of Enola,
East Pennsboro Township, Cumber-
land County, Pennsylvania, more
particularly bounded and described
according to a survey by Charles W.
Junkins, Registered Surveyor, dated
May 22, 1972, as follows:
BEGINNING at a point on the north-
erly line of Susquehanna Avenue said
point being located a distance of nine-
ty (90) feet measured eastwardly along
the said line of Susquehanna Avenue
from the arc of a curve connecting the
said lines of Susquehanna Avenue
with the easterly line of Wyoming
Avenue, said point being marked by
an X cut in the concrete wall; thence
along the line of lands now or former-
ly of Harvey K. Waggoner North ten (10)
degrees twenty (20) minutes West, a
distance of one hundred forty (140)
feet to a stake on the line of lands now
or formerly of Raymond L. Sisk; thence
along said line of lands now or former-
ly of Raymond L. Sisk, North seven-
ty-nine (79) degrees forty (40) minutes
East, a distance of twenty- five (25)
feet to a stake at the comer of lands
now or formerly of Lynn J. Wolfgang;
thence along the line of said lands
now or formerly of Wolfgang South
ten (10) degrees twenty (20) minutes
East, a distance of one hundred forty
(140) feet to a stake on the northerly
line of Susquehanna Avenue aforesaid;
thence along the said Northerly line of
Susquehanna Avenue, South seven-
ty-nine (79) degrees forty (40) minutes
West, a distance of twenty-five (25) feet
to the point and Place of BEGINNING.

BEING the westerly portion of a lot of ground (having thereon erected the western half of a double frame dwelling known as NO. 272 Susquehanna Avenue).

Being the same premises which Patrick J. Forsburg and Leslie G. Forsburg, by Deed dated 05/02/2022 and recorded 05/11/2022, in the Office of the Recorder of Deeds in and for the County of Cumberland, in Deed Instrument No. 202213416, granted and conveyed unto Devan R. Dodd, in fee. Tax Parcel: 09-14-0832-096 Premises Being: 272 Susquehanna Avenue, Enola, PA 17025

No. 2016-02821

THE BANK OF NEW YORK MELLON vs JULIET A FULLER AKA JULIET FULLER

PROPERTY ADDRESS: 457 Heisey Road, Monroe - Township, Mechanicsburg, PA 17055

Atty Danielle Dileva

ALL THAT CERTAIN lot or parcel of land situate in Monroe Township, Cumberland County, Pennsylvania previously, bounded and described as follows:

BEGINNING at a point on the eastern dedicated right of way line of Heisey Road (T-450), said point being at the northwest corner of said Lot No. 9 herein; thence along the southern property lines of property now or formerly of James V. Wade and Denise E. Wade, and Sandra L. Sellick, as shown on the hereinafter mentioned Subdivision Plan, North 82 degrees 10 minutes 40 seconds East 201.70 feet to a point; thence along the western property line of Lot No. 10A, South 00 degrees 23 minutes 05 seconds East 126.11 feet to a rebar; thence along land now or formerly of Samuel L. and June M. Nedrow South 89 degrees 36 minutes 55 seconds West 200.00 feet to a point on the Eastern right of way line of Heisey Road (T-560) thence along said Road North 00 degree 23 minutes 05 seconds West 100.00 feet to a point, the place of BEGINNING.

CONTAINING 22,612 square feet or 0.519 acres.

BEING all of Lot No. 9 and Lot No. 10 of the Final Subdivision Plan for James V. Wade dated July 16, 2004, last revised September 21, 2004 and being recorded in the Cumberland County Recorder of Deeds Office in Plan Book 90, Page 64.

BEING KNOWN AS: 457 HEISEY ROAD, MECHANICSBURG, PA 17055 PROPERTY ID NUMBER: 22-11-0280-

083

BEING THE SAME PREMISES WHICH
MICHAEL D. MCCORKEL AND JENNI-
FER J. MCCORKEL, PUS WIFE BY
DEED DATED 7/31/2006 AND RE-
CORDED 8/10/2006 IN THE OFFICE
OF THE RECORDER OF DEEDS IN
DEED
BOOK 276 AT PAGE 595, GRANTED
AND CONVEYED UNTO JULIET A.
FULLER, AN INDIVIDUAL.

No. 2023-09562

EAST PENNSBORO TOWNSHIP
vs
JOHN A. HAMILTON

PROPERTY ADDRESS: 401 Chestnut
Street, East Pennsboro - Township,
Enola, PA 17025

Kimberly Bonner

By virtue of a Writ of Execution No.
2023-09562 East Pennsboro Township
v. John A. Hamilton
Of property situate in
East Pennsboro Township
Cumberland County, Pennsylvania,
being known as 401 Chestnut Street,
Enola, PA 17025
Tax Parcel #45-17-1044-013
Improvements thereon: Dwelling
known as 401 Chestnut Street,
Enola, PA 17025 Judgment Amount:
\$2,296.35

No. 2024-02729

MID PENN BANK

vs

RICHARD E HARPER,

DEBORAH J HARPER

PROPERTY ADDRESS: 1942 Monterey Drive, Hampden - Township, Mechanicsburg, PA 17050

Atty Steven Schiffman

ALL THAT certain tract of land situate in Hampden Township, Cumberland County, Pennsylvania, being Lot No. 103 as shown on the Plan entitled Pinehurst Final Subdivision Plan Phase IVB, dated August 22, 1996, and recorded in Cumberland County Plan Book 73, Page 66, more particularly bounded and described as follows:

BEGINNING at an iron pin, lying in an easterly right-of-way line of Monterey Drive (50 foot right-of-way) and being a southerly corner of Lot No. 104; thence along Lot No. 104, North 82 degrees 47 minutes 44 seconds East, 187.31 feet to an iron pin, being an easterly corner of Lot No. 104 and lying in a westerly corner of lands now or formerly of Jack A. and Patricia L. Brightbill; thence along said lands, South 09 degrees 24 minutes 15 seconds East, 195.00 feet to an iron pin being a southerly corner of lands now or formerly of Brightbill and lying in a northerly line of Lot No. 101; thence along Lots No. 101 and 102, South 82 degrees 47 minutes 44 seconds West, 194.79 feet to an iron pin, being a westerly corner of Lot No. 102 and lying in an easterly right-of-way line of Monterey Drive; thence along said right-of-way, North 07 degrees 12 minutes 16 seconds West, 194.86 feet to an iron pin, being the place of BEGINNING.

CONTAINING 0.855 acre and being known and numbered as 1942 Monterey Drive. LOT NO. 103 is subject to a wetland area, being bounded and

described as follows:

BEGINNING at a concrete monument, lying in a northerly line of Lot No. 102 and lying in a southerly line of Lot No. 103; thence traversing through Lot No. 103, North 07 degrees 42 minutes 26 seconds West, 59.70 feet to a concrete monument; thence South 85 degrees 25 minutes 24 seconds East, 146.95 feet to a concrete monument; thence South 72 degrees 18 minutes 25 seconds East, 36.63 feet to a concrete monument; thence South 68 degrees 08 minutes 16 seconds West, 56.39 feet to a concrete monument, lying in a southerly line of Lot No. 103 and lying in a northerly line of Lot No. 102; thence along said line, South 82 degrees 47 minutes 44 seconds West, 122.00 feet to a concrete monument, being the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to Declaration of Covenants, Easements, Restrictions, Equitable Servitudes, Charges and Liens dated October 4, 1989, and recorded October 5, 1989, in Cumberland County Miscellaneous Book 370, Page 86, as adopted by Amendment dated December 4, 1996, and recorded December 6, 1996, in Cumberland County Miscellaneous Book 536, Page 398. UNDER AND SUBJECT, NEVERTHELESS, to Declaration of Conservation Easement dated December 4, 1996, and recorded December 6, 1996, in Cumberland County Miscellaneous Book 536, Page 393.

BEING THE SAME PREMISES which Krestu A. Tsenoff and Melissa Tsenoff, husband and wife, by Deed dated August 26, 2005, and recorded September 8, 2005, in the Office of the Recorder of Deeds in and for Cumberland County in Book 270, Page 4345, granted and conveyed unto Richard E. Harper and Deborah J. Harper, husband and wife.

BEING TAX PARCEL NO.: 10-14-0842-141

PREMISES BEING: 1942 Monterey Drive Mechanicsburg, PA 17070

No. 2024-03816

EAST PENNSBORO TWP
vs
JERAMIE R JOHNSON,
TONYA JOHNSON

PROPERTY ADDRESS: 20 Roosevelt
Street, East Pennsboro - Township,
Enola, PA 17025

Atty Kimberly Bonner

By virtue of a Writ of Execution No.
2024-03816 East Pennsboro Town-
ship v. Jeramie R. Johnson and Tonya
Johnson Of property situate in East
Pennsboro Township, Cumberland
County, Pennsylvania, being known as
20 Roosevelt Street, Enola, PA 17025
Tax Parcel #09-15-1291-013
Improvements thereon: Dwelling
known as 20 Roosevelt Street, Eno-
la, PA 17025 Judgment Amount:
\$3,100.74

No. 2023-01045

U S BANK NATIONAL ASSOCIATION
vs
RICHARD L JURY

PROPERTY ADDRESS:
12 Mountain Street,
Mount Holly Springs - Borough,
MT HOLLY SPRINGS, PA 17065

Atty Richard Nalbandian

PROPERTY INFORMATION:
ALL THAT PARCEL OF LAND IN
BOROUGH OF MT HOLLY SPRINGS,
CUMBERLAND COUNTY, COM-
MONWEALTH OF PENNSYLVANIA,
AS MORE FULLY DESCRIBED IN
DEED BOOK 253, PAGE 1566,
ID#23120342001, BEING KNOWN
AND DESIGNATED AS METES AND
BOUNDS PROPERTY.
DEED FROM VIOLET C. MCCAUSLIN,
WIDOWED AS SET FORTH IN DEED
BOOK 253, PAGE 1566 DATED
08/26/2002, CUMBERLAND COUNTY
RECORDS, COMMONWEALTH OF
PENNSYLVANIA.
Commonly known as 12 Mountain
Street, Mount Holly Springs, PA 17065
Parcel ID: 23120342001

No. 2024-02503

LAKEVIEW LOAN SERVICING, LLC
v.
ADIN S KENES

owner(s) of property situate in the
LOWER ALLEN TOWNSHIP, CUMBER-
LAND County, Pennsylvania, being
1423 WOOLFORD WAY, MECHANICS-
BURG, PA 17055

Tax ID No. 13-10-0256-222U369
(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$278,510.26

No. 2024-02304

NEWREZ LLC DBA SHELLPOINT
MORTGAGE SERVICING
vs

CECILIA J KENT

PROPERTY ADDRESS: 836 Anthony
Drive, Hampden - Township,
Mechanicsburg, PA 17050

Atty Jill Fein

ALL THAT parcel of land and prem-
ises, situate in Township of Hampden,
County of Cumberland, Common-
wealth of Pennsylvania, described as
follows:

BEGINNING at a point on the westerly
side of Anthony Drive (formerly Marga-
ret Road) at the dividing line between
Lots Nos. 34 and 35 of the hereinafter
Plan; thence by the westerly side of
Anthony Drive South 28 degrees 26
minutes 24 seconds East 44.69 feet
to a point; thence continuing along
the westerly side of Anthony Drive by
an arc curving to the left, having a
radius of 350 feet, an arc distance of
52.31 feet to a point at the dividing
line between Lot s35 and 26; thence
by said dividing line South 52 degrees
59 minutes 50 seconds West 300 feet
to a point; thence continuing along
the dividing line aforesaid, South 55
degrees 15 minutes 45 seconds West
143.48 feet to a point on the eastern
side of Beech Run Lane; thence by the
eastern side of Beech Run Lane North
4 degrees 10 minutes 17 seconds West
172.45 feet to a point at the dividing
line between Lots Nos. 35 and 34;
thence by said dividing line North 61
degrees 33 minutes 36 seconds East
364.49 feet to a point on westerly side
of Anthony Drive, the point and place
of BEGINNING.

BEING all of Lot No. 35 on Final Plan
No. 2, Section II, Deimler Manor,
recorded in Cumberland County Plan
Book 33, Page 10.

Having there on erected a residential
dwelling known and numbered as 836

Anthony Drive Mechanicsburg, PA 17055.
 Tax Parcel No. 10-17-1037-035
 Being the same premises which John J. Perry, Jr. and Janell M. Perry, by Deed recorded in the Recorder of Deeds Office of Cumberland County on July 6, 1993 conveyed to Joseph Y. Kent and Cecilia J. Kent, husband and wife. Joseph Y. Kent passed away on October 8, 2019, leaving title vested solely in Cecilia J. Kent by virtue of law.

No. 2024-05092

NEWREZ LLC DBA SHELLPOINT
 MORTGAGE SERVICING
 vs
 KENNETH LEE KUHN, JR

PROPERTY ADDRESS: 201 Garland Drive, Carlisle - Borough, Carlisle, PA 17013

Atty Cierra Mendez

BEING ALL OF THOSE THREE CERTAIN tracts of land situate in the Borough of Carlisle, Cumberland County, Pennsylvania, bounded and described as follows:
 TRACT NO. 1: BEGINNING at a point on the northern right-of-way line of Garland Drive, said point being located and referenced North 83 degrees 13 minutes West, a distance 130 feet from the centerline of South West Street projected to the northern right-of-way line of Garland Drive; thence along the said right-of-way line of Garland Drive, North 83 degrees 13 minutes West, a distance of 40 feet to a point; thence along land now or formerly of Richard Madison, et ux, North 6 degrees 47 minutes East, a distance of 140 feet to a point; thence along the southern right-of-way line of Interstate Route 81, South 83 degrees 13 minutes East, a distance of 40.0 feet to a point; thence along land now or formerly of George Milos, et ux, South 6 degrees 47 minutes West, a distance of 140.0 feet to a point the place of BEGINNING. Said tract containing 5,600 square feet.
 AND BEING the eastern 40 feet of Lot No. 88, Section "F" of the Chapel Hill, Inc. Plan of Lots No. 2, as recorded in the Office of the Recorder of Deeds for Cumberland County in Plan Book No. 8, Page 10.
 TRACT NO.2: LOT NO. 89, Section "F", of Chapel Hill, Inc. Plan of Lots No. 2 as recorded in the Office of the Recorder of Deeds for Cumberland County in Plan Book No. 8, Page 10; having a

frontage on the South of 100 feet on Garland Drive; a depth on the East of 140 feet along South West Street, a depth on the West of 140 feet and a width in the rear of 100 feet, and being improved with a dwelling house known as No. 201 Garland Drive.

TRACT NO. 3: BEGINNING at the southeast corner of Lot No. 89, Section "F" of Chapel Hill, Inc. Plan of Lots No. 2 as recorded in the Office of the Recorder of Deeds for Cumberland County in Plan Book No. 8, Page 10, and proceeding in an eastwardly direction along the northern line of Garland Drive, 30 feet to a point; thence in a northwardly direction 140 feet to a point; thence in a westwardly direction 30 feet to a point; said point being the northeast corner of Lot No. 89 on the above plan of lots; thence in a southwardly direction along the eastern line of Lot No. 89 on said plan of lots 140 feet to a point, the place of BEGINNING.

SAID TRACT being the western 30 feet of South West Street between Lot No. 7 on Chapel Hill, Inc. Plan of Lots No. 1, as recorded in the Office aforesaid in Plan Book No. 6, Page 26, and Lot No. 89 on the above Plan of Lots.

BEING KNOWN AS: 201 GARLAND DR CARLISLE, PA 17013

PARCEL NUMBER: 04-23-0600-004
TITLE TO SAID PREMISES IS VESTED IN KENNETH LEE KUHN, JR., SINGLE INDIVIDUAL BY

DEED FROM GERALD E. DURHAM AND RONDA K. DURHAM, HUSBAND AND WIFE DATED

08/20/2015 RECORDED 08/21/2015 INSTRUMENT NO. 201521241

No. 2023-06249

PENNYMAC LOAN SERVICES, LLC
vs
CEDRIC R MARTIN, TAMMY L MARTIN, UNITED STATES OF AMERICA
C/O UNITED STATES ATTORNEY FOR MIDDLE DISTRICT OF PENNSYLVANIA

PROPERTY ADDRESS: 15 Courtney Drive, Southampton - Township, Shippenburg, PA 17257

Atty Christine Graham

All the following described real estate, together with improvements thereon erected, lying and being situate in Southampton Township, Cumberland County, Pennsylvania, more particularly described as follows:

Beginning at an iron pin at corner of Lot B-14 on the hereinafter referred to plan of lots on the Southerly edge of a Cul-De-Sac which is the termination point of Courtney Drive; thence with said Lot B-14, South 10 degrees 21 minutes East 77.5 feet to an iron pin on line of Lot A-7 on said plan of lots; thence by said Lot A-7 South 79 degrees 39 minutes West through an iron pin on line, 114.29 feet to a point at corner of Lot B-16 on said plan of lots; thence by said Lot B-16 North 10 degrees 21 minutes West 115 feet to an iron pin on the Southerly side of Courtney Drive; thence with the Southerly side of Courtney Drive, North 79 degrees 39 minutes East 42.49 feet to an iron pin; thence by the same on a curve to the right having a radius of 25 feet, a chord bearing of South 72 degrees 46 minutes 30 seconds East a chord length of 23.15 feet to an iron pin; thence by the same, on a curve to the left having a radius of 62.5 feet, a chord bearing of South 72 degrees 46 minutes 30 seconds East, a chord length of 57.86 feet to an iron pin, the place of beginning.

Map and Parcel ID: 39-37-2092-102
Being known as: 15 Courtney Drive,

Shippensburg, Pennsylvania 17257.
Title to said premises is vested in
Cedric R. Martin and Tammy L. Martin
by deed from Jason Thomas Mickel,
Executor, under the Last Will and
Testament of the Estate of Thomas
Myles Mickel, a/k/a Thomas M. Mickel,
deceased dated July 17, 2017 and
recorded August 8, 2017 in Instrument
Number 201720161.

No. 2024-02340

WELLS FARGO BANK NA
vs
KEITH MICHAEL MASELLI

PROPERTY ADDRESS: 5000 Men-
denhall Drive, Hampden - Township,
MECHANICSBURG, PA 17050

Atty Katherine Wolf

ALL that certain piece or parcel of land
situate in the Township of Hampden,
County of Cumberland, Common-
wealth of Pennsylvania, bounded and
described as follows to wit:

Parcel No.: 10-15-1282-005U148
BEING known and numbered as: 5000
Mendenhall Drive, Mechanicsburg, PA
17050

Being the same property conveyed
to Keith Michael Maselli, single man
who acquired title by virtue of a deed
from Lance M. Rouguex and Martha
L. Perez now by marriage Martha L.
Rougeux, husband and wife, dated
January 24, 2012, recorded Janu-
ary 30, 2012, at Instrument Number
201202851, Office of the Recorder of
Deeds, Cumberland County, Pennsyl-
vania

No. 2022-02961

AMERIHOM MORTGAGE
COMPANY LLC
vs
BROOKE E MCCALISTER

MATHEW N. MATSUNAGA AND JULIE
HARRIS-MATSUNAGA, HUSBAND
AND WIFE, DATED
11/21/2019 RECORDED 12/16/2019
INSTRUMENT NO. 201930721

PROPERTY ADDRESS: 8 Osprey Way,
Southampton - Township,
Shippensburg, PA 17257

Atty Cierra Mendez

ALL the following described real estate lying and being situate in Southampton Township, Cumberland County, Pennsylvania, bounded and limited as follows:

BEGINNING at a point along the eastern right-of-way line of Osprey Way, a fifty (50) foot street, at the corner of Lot 39 as shown on the hereinafter referred to subdivision plan; thence along Osprey Way, North 01° 26' 36" East 86.50 feet to a point at corner of Lot 41 as shown on said plan; thence by Lot 41, North 88° 33' 24" East 159.94 feet to a point on line of Lot 53; thence by Lot 53 and Lot 54, South 01° 26' 36" East 86.50 feet to a point at corner of Lot 39; thence by Lot 39, South 88° 33' 24" West 159.94 feet to a point along the eastern right-of-way line of Osprey Way, the place of BEGINNING.

BEING Lot No. 40 and containing 13,835 square feet as per survey entitled "Timberland Estates, Phase 2, Southampton Township, Cumberland County, Pennsylvania", prepared by Martin and Martin, Incorporated, dated March 17, 2006, with revisions, which, together with the necessary municipal approvals, is recorded in the Office of the Recorder of Deeds of Cumberland County, PA, Plan Book Volume 94, Page 14.

BEING KNOWN AS: 8 OSPREY WAY
SHIPPENSBURG, PA 17257
PROPERTY ID: 39-14-0169-257
TITLE TO SAID PREMISES IS VESTED
IN BROOKE E. MCCALISTER, MARRIED WOMAN BY DEED FROM

No. 2023-06548

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRPL TRUST 2019-1

vs

DENNIS MCCOMMONS

PROPERTY ADDRESS: 229 Chestnut Street, Mount Holly Springs - Borough, MT HOLLY SPRINGS, PA 17065

Atty Robert Williams

ALL THAT CERTIN lot or piece of land Situated in the Borough of Mount Holly Springs, County of Cumberland, Commonwealth of Pennsylvania, being more fully described in Deed dated May 23, 2001 and recorded on May 30, 2001, in the Office of the Cumberland County Recorder of Deeds in Deed Book Volume 245 at Page 557, as Instrument No. 200116007. Being Known as 229 Chestnut Street, Mount Holly Springs, PA 17065 Parcel I.D. No. 23-32-2336-170 Seized and taken in execution to be sold as the property of Dennis Mc-Commons, at the suit of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of NRPL Trust 2019-1 under Cumberland County Court of Common Pleas Number 2023-06548.

No. 2023-08377

CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST

vs

CHARLENE M MCCURDY, THOMAS A MCCURDY

PROPERTY ADDRESS: 513 Herman Avenue, Lemoyne - Borough, Lemoyne, PA 17043

Atty Matthew Fallings

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATED IN THE BOROUGH OF LEMOYNE, COUNTY OF CUMBERLAND AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEING THE EASTERN HALF OF LOT NO. 41, SECTION "D", IN A PLAN OF LOTS KNOWN AS PLAN NO.1, RIVERTON, PENNSYLVANIA, SAID PLAN BEING RECORDED IN THE RECORDER'S OFFICE IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, AT CARLISLE, PENNSYLVANIA, IN DEED BOOK "J", VOL. 4, PAGE 40, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERN LINE OF HERMAN AVENUE IN THE CENTER OF LOT NO. 41 AND EXTENDING THROUGH THE CENTER WALL OR PARTITION IN HOUSE KNOWN AS 513-515 HERMAN AVENUE, IN A NORTHWARDLY DIRECTION ONE HUNDRED AND FIFTY (150) FEET TO A PEACH ALLEY; THENCE EASTWARDLY SEVENTEEN (17) FEET AND SIX (6) INCHES; THENCE SOUTHWARDLY ONE HUNDRED FIFTY (150) FEET TO THE NORTHERN LINE OF HERMAN AVENUE; THENCE WESTWARDLY TO POINT OF BEGINNING. HAVING THEREON ERECTED THE EASTERN HALF OF A TWO AND ONE-HALF STORY FRAME DWELLING HOUSE, KNOWN AS NO. 513 HEIMAN AVENUE, LEMOYNE, PENNSYLVANIA

Premises being: 513 Herman Avenue,
 Lemoyne, PA 17043-1823
 Parcel No.: 12-22-0822-020
 BEING the same premises, which
 GERTRUDE A. MCCURDY, AN ADULT
 INDIVIDUAL by Deed dated February
 10, 1999, and recorded in the Office
 of Recorder of Deeds of Cumberland
 County on April 27, 1999, at Book
 198, Page 234 granted and conveyed
 unto THOMAS A. MCCURDY AND
 CHARLENE M. MCCURDY, HIS WIFE.

No. 2024-06239

MIDFIRST BANK
 vs
 PAUL A MILLER

PROPERTY ADDRESS: 403 South
 York Street, Mechanicsburg - Bor-
 ough,
 MECHANICSBURG, PA 17055

Atty Katherine Wolf

ALL that certain piece or parcel of land
 situate in the Borough of Mechanics-
 burg, County of Cumberland, Com-
 monwealth of Pennsylvania, bounded
 and described as follows to wit:
 Parcel No.: 20-24-0785-403
 BEING known and numbered as: 403
 South York Street, Mechanicsburg, PA
 17055
 Being the same property conveyed
 to Paul A. Miller who acquired title
 by virtue of a deed from Colleen R.
 Markel, formerly known as Colleen
 R. Stough, and Charles V. Markel,
 her husband, dated April 23, 2012,
 recorded May 3, 2012, as Instrument
 Number 201213072, Office of the Re-
 corder of Deeds, Cumberland County,
 Pennsylvania

No. 2023-09230

EAST PENNSBORO TOWNSHIP
vs
JENNIFER LYNNE MUNOZ-DUGAN

PROPERTY ADDRESS: 117 Sherman Avenue, East Pennsboro - Township, Enola, PA 17025

Atty Kimberly Bonner

By virtue of a Writ of Execution No. 2023-09230
East Pennsboro Township v. Jennifer Lynne Munoz-Dugan
Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as
117 Sherman Street, Enola, PA 17025
Tax Parcel #09-14-0834-293
Improvements thereon: Dwelling known as 117 Sherman Street, Enola, PA 17025
Judgment Amount: \$2,296.35

No. 2023-01223

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
PAUL J. OLSON, SHARON T OLSON

PROPERTY ADDRESS: 260 Chestnut Drive, Southampton - Township, SHIPPENSBURG, PA 17257

Attorney Robert Williams

ALL THAT CERTAIN lot of ground situate in Southampton Township, Cumberland County, Pennsylvania, known and numbered as Lot No. 39 on a subdivision plan for Mountainview Phase P-2 and 3 of G & C Associates by John R. Kissinger Surveying, and recorded in the Cumberland County Recorder of Deeds Office, Plan Book 81, Page 27, being more particularly bounded and described as follows, to wit:
BEGINNING at a point along Chestnut Drive and Lot No. 38 of the aforesaid subdivision; thence along Chestnut Drive, along a curve having a radius of 175.00 feet an arc length of 72.00 feet a chord bearing North 35 degrees 10 minutes 32 seconds West, a chord distance of 71.49 feet to a point; thence along Lot No. 40 of the aforesaid subdivision, North 43 degrees 02 minutes 17 seconds East, a distance of 221.63 feet to a point; thence along lands now or formerly of Conrail, South 78 degrees 03 minutes 45 seconds East, a distance of 208.25 feet to a set concrete monument; thence along other lands now or formerly of Grantors South 23 degrees 45 minutes 26 seconds West a distance of 56.17 feet to a point at corner of Lot 38; thence along Lot No. 38 of the aforesaid subdivision plan, South 66 degrees 36 minutes 40 seconds East, a distance of 317.27 feet to the point and place of BEGINNING.
CONTAINING 0.8831 Acres, more or less.
BEING all of Lot 39 as shown on Sub-division Plan for Mountain View Phase "P-1" dates January 16, 1996, and

recorded in Cumberland County Plan Book 81, Page 27.
 Under and subject to the One Hundred Fifty foot wide electric right of way as shown on said Plan.
 BEING THE SAME PREMISES which Michael J. Cassidy and Julie A. Cassidy, husband and wife, co-partners, t/d/b/a G&C Associates, by Deed dated January 13, 2005 and recorded on January 24, 2005, in the Cumberland County Recorder of Deeds Office at Deed Book Volume 267 at Page 1312, granted and conveyed unto Paul J. Olson and Sharon T. Olson, husband and wife.
 Being Known as 260 Chestnut Drive, Shippensburg, PA 17257 Parcel I.D. No. 39-35-2383-048

No. 2022-09735

US BANK TRUST NATIONAL ASSOCIATION

vs

STEPHEN PEDERSON, JI-ZHOU Z. PEDERSON

PROPERTY ADDRESS: 1078 Country Club Road, East Pennsboro - Township, Camp Hill, PA 17011

Atty Patrick Wesner

All that certain piece or parcel of land situated in East Pennsboro Township, Cumberland County, Pennsylvania, more particularly bound and described as follows, to wit: Beginning at a point on the northern side of Marina Drive, at the corner of Lot G-15; thence along the line of Lot G-16, North 16 degrees 10 minutes 00 seconds West, a distance of 154.34 feet to a point; thence along the line of Lot K-1, North 73 degrees 50 minutes 00 seconds East, as distance of 110.00 feet to a point on the western side of Country Club Road; thence along the western side of Country Club Road, South 16 degrees 10 minutes 00 seconds East, a distance of 134.34 feet to a point; thence by a curve to the right, having a radius of 20.00 feet, and arc length of 31.42 feet to a point on the northern side of Marina Drive; thence continuing along the northern side of Marina Drive, South 73 degrees 50 minutes 00 seconds West, a distance of 90.0 feet to a point, the point and place of beginning, being Lot G-16 as shown on the final subdivision plan of Floribunda Heights, Phase I, Section IV, and recorded in Cumberland County Recorder of Deeds office in Plan Book 67, page 54.

No. 2024-03664

EAST PENNSBORO TWP
vs
WILLIAM S POLLY

PROPERTY ADDRESS: 833 Charlotte
Way, East Pennsboro - Township,
Enola, PA 17025

Kimberly Bonner

By virtue of a Writ of Execution No.
2024-03664 East Pennsboro Township
v. Willam S. Polly Of property situate in
East Pennsboro Township,
Cumberland County, Pennsylvania,
being known as 833 Charlotte Way,
Enola, PA 17025
PARCEL#09-12-2992-001A-U228334
Improvements thereon: Dwelling
known as 833 Charlotte Way, Enola,
PA 17025
Judgment Amount: \$2,292.40

No. 2024-03124

TOWD POINT MORTGAGE TRUST
2016-2, US BANK NANTIONAL
ASSOCIATION AS INDENTURE
TRUSTEE

vs
CHARLES PURDUE AS SURVIVING
HEIR OF PHILLIP K. BROWN, UN-
KNOW SURVIVING HEIRS PHILLIP K
BROWN, A/K/A PHILLIP KILBOURNE
BROWN, DECEASED

PROPERTY ADDRESS: 99 Hillcrest
Road, Hampden - Township,
Camp Hill, PA 17011

Atty Robert Williams

ALL THOSE CERTAIN two tracts or
parcels of land and premises, situate,
lying and being in the Township of
Hampden, in the County of Cumber-
land and Commonwealth of Pennsyl-
vania, more particularly described as
follows, to wit:
PARCEL NO. 1
BEGINNING at a point on the Easterly
line of a forty (40) foot private road,
formerly Zimmerman Road and now
known as Hillcrest Road, at the South-
erly line of lands now or late of Frank
M. Green; thence along the latter lands
North eighty-nine (89) degrees forty-five
(45) minutes East one hundred fifty
(150) feet to an iron pin on line of lands
now or late of Ira Dale Meals; thence
by the latter lands South zero (0)
degrees fifteen (15) minutes East one
hundred (100) feet to a point on line of
other lands now or formerly of George
DeBoard and Ruby D. DeBoard, his
wife; thence by the latter South eOig-
hty-nine (89) degrees forty-five (45)
minutes West one hundred fifty (150)
feet to a point on the Easterly line of
Hillcrest Road; thence by the latter
North zero (0) degrees fifteen (15) min-
utes West one hundred (100) feet to the
place of BEGINNING.
PARCEL NO. 2 BEGINNING at a point
on the Easterly line of a forty (40) foot
street (Hillcrest Road) at the intersec-

tion of said line with the Southerly line of lands now or formerly of Eugenia A. Brown, said point being at a distance of four hundred forty-four and five tenths (444.5) feet measured in a Northerly direction along Hillside Road from the original Northern line of the Harrisburg - Carlisle Turnpike; thence along lands now or formerly of Eugenia A. Brown, North eighty-nine (89) degrees forty-five (45) minutes East one hundred fifty (150) feet to a point; thence along lands now or formerly of Ira D. Meals South zero (0) degrees fifteen (15) minutes East sixty (60) feet to a point; thence along other lands now or formerly of Eugenia A. Brown South eighty-nine (89) degrees forty-five (45) minutes West one hundred fifty feet to a point on the Easterly line of Hillcrest Road; thence along the latter line Northwardly sixty (60) feet to the place of BEGINNING.

Is BEING THE SAME PREMISES which Phillip K. Brown, married man, by Deed dated October 10, 2005 and recorded on October 12, 2005, in the Cumberland County Recorder of Deeds Office at Deed Book Volume 271 at Page 2055, granted and conveyed unto Phillip K. Brown, married man. The said Phillip K. Brown a/k/a Phillip Kilbome Brown departed this life on or about November 5, 2022. The Cumberland County Register of Wills has confirmed that no estate has been raised. Upon information and belief, his known surviving heir is Charles Purdue. Whereby operation of law, title vested in Charles Purdue, as Surviving Heir of Phillip K. Brown, Deceased and Unknown Surviving Heirs of Phillip K. Brown a/k/a Phillip Kilbome Brown, Deceased. Being Known as 99 Hillcrest Road, Camp Hill, PA 17011 Parcel I.D. No. 10-21-0277-033

No. 2024-05446

PENNYMAC LOAN SERVICES, LLC
vs
DENA ROBINSON

PROPERTY ADDRESS: 744 Forge Road,
South Middleton Township,
Carlisle, PA 17015

Atty Harry Reese

ALL THAT CERTAIN LOT OF GROUND WITH IMPROVEMENTS ERECTED THEREON, SITUATE IN SOUTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A RAILROAD SPIKE SET ON THE RIGHT-OF-WAY LINE OF LEGISLATIVE ROUTE 21008 KNOWN AS FORGE ROAD AT CORNER OF LANDS NOW OR FORMERLY OF JAMES WATSON AND PATRICIA STARNER; THENCE BY LANDS NOW OR FORMERLY OF WATSON -STARNER KNOWN AS LOT NO. 2 ON THE HEREINAFTER DESCRIBED SUB-DIVISION PLAN, SOUTH SIXTY-FOUR (64) DEGREES FIFTY-FOUR (54) MINUTES FORTY-FIVE (45) SECONDS WEST, ONE HUNDRED FIFTEEN AND FORTY-EIGHT HUNDREDTHS (115.48) FEET TO AN IRON PIN; THENCE BY LAND NOW OR FORMERLY OF IVO V. OTTO, NORTH FIVE (05) DEGREES FIFTY (50) MINUTES ZERO (00) SECONDS EAST, TWO HUNDRED NINETEEN AND NINETY-SIX HUNDREDTHS (219.96) FEET TO AN IRON PIN; THENCE BY THE SAME NORTH SIXTY-SIX (66) DEGREES ZERO (00) MINUTES EAST, SIX AND THREE HUNDREDTHS (6.03) FEET TO AN IRON PIN; THENCE ALONG THE RIGHT-OF-WAY LINE OF THE ABOVE-MENTIONED FORGE ROAD, SOUTH TWENTY-FOUR (24) DEGREES ZERO (00) MINUTES ZERO (00) SECONDS EAST, ONE HUNDRED EIGHTY-EIGHT AND SIXTY-TWO HUNDREDTHS (188.62) FEET TO A RAILROAD SPIKE,

THE PLACE OF BEGINNING.
 CONTAINING 11,463.80 SQUARE
 FEET AND KNOWN AS LOT NO. 1 AS
 PER SUBDIVISION DRAFT PREPARED
 BY STEPHEN G. FISHER, R.S., DATED
 FEBRUARY 20, 1981, AND RECORD-
 ED IN CUMBERLAND COUNTY PLAN
 BOOK 39, PAGE 104.
 UNDER AND SUBJECT TO THE SAME
 RIGHTS, PRIVILEGES, AGREEMENTS,
 RIGHT-OF-WAYS, EASEMENTS, CON-
 DITIONS, EXCEPTIONS, RESTRIC-
 TIONS, AND RESERVATIONS AS EXIST
 BY VIRTUE OF PRIOR RECORDED
 INSTRUMENTS, PLANS, DEEDS OF
 CONVEYANCE, OR VISIBLE ON THE
 GROUND.
 BEING THE SAME PREMISES which
 Gregeory J. McDannell and Birttany L.
 McDannell, by Deed dated 8/18/2021
 and recorded in the Office of the
 Recorder of Deeds of Cumberland
 County on 8/26/2021 in Instrument
 202130823, granted and conveyed
 unto Dena Robinson.
 BEING known as 744 Forge Road,
 Carlisle, Pennsylvania 17015
 PARCEL # 40-09-0533-002

No. 2024-00334

PENNYMAC LOAN SERVICES LLC
 vs
 TONIA N STUM

PROPERTY ADDRESS: 1071 Lancaster
 Boulevard Unit 14,
 Upper Allen Township,
 Mechanicsburg, PA 17055

Atty Michael McKeever

IMPROVEMENTS consist of a residen-
 tial dwelling.
 BEING PREMISES: 1071 Lancaster
 Boulevard Unit 14 Mechanicsburg, PA
 17055
 SOLD as the property of TONIA N.
 STUM TAX PARCEL #42-24-0792-
 041U107114

No. 2019-07927

PENNSYLVANIA STATE
EMPLOYEES CREDIT UNION

vs

TERRY TAYLOR EXECUTOR OF THE
ESTATE OF JOANNE TAYLOR, ESTELA
MARROQUIN

PROPERTY ADDRESS: 1001 Drexel
Hills Boulevard, New Cumberland -
Borough, NEW CUMBERLAND, PA
17070

Atty Benjamin Hoen

ALL THAT CERTAIN LOT, PIECE
OR PARCEL OF LAND SITUATE IN
BOROUGH OF NEW CUMBERLAND,
CUMBERLAND COUNTY, PENNSYLVANIA,
MORE PARTICULARLY BOUNDED
AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE
EASTERLY LINE OF DREXEL HILLS
BOULEVARD THREE HUNDRED TEN
AND FORTY-SEVEN HUNDREDTHS
(310.47) FEET MEASURED SOUTH-
WARDLY ALONG SAID LINE OF DREXEL
HILLS BOULEVARD FROM THE
SOUTHEAST CORNER OF DREXEL
HILLS BOULEVARD AND BROOKHAVEN
ROAD; THENCE EASTWARDLY
ALONG THE SOUTHERLY LINE OF AN
EIGHT (8) FOOT RIGHT-OF-WAY, ONE
HUNDRED TWENTY AND TWENTY-SIX
HUNDREDTHS (120.26) FEET TO
A POINT; THENCE SOUTHWARDLY
ALONG THE WESTERLY LINE OF
LOT NO. 21, BLOCK "D" ON THE
HEREINAFTER MENTIONED PLAN
OF LOTS ONE HUNDRED NINETEEN
AND FOURTENTHS (119.4) FEET TO A
POINT ON THE NORTHERLY LINE OF
PARK AVENUE; THENCE WESTWARDLY
BY SAID LINE TWO AND THIRTY-
SEVEN HUNDREDTHS (2.37) FEET
TO A POINT; THENCE NORTHWARDLY
ALONG SAID LINE OF PARK AVENUE
AND ALONG THE EASTERLY LINE
OF DREXEL HILLS BOULEVARD BY
A CURVE TO THE RIGHT HAVING A
RADIUS OF ONE HUNDRED TEN (110)
FEET, AN ARC DISTANCE OF ONE

HUNDRED SIXTY AND THIRTY-SEVEN
HUNDREDTHS (160.37) FEET TO THE
PLACE OF BEGINNING
Commonly known as 1001 Drexel Hills
Boulevard, New Cumberland, PA 17070
Being Parcel No. 26-24-0809-336
BEING THE SAME PREMISES WHICH
TAX CLAIM BUREAU, OF THE COUNTY
OF CUMBERLAND, PENNSYLVANIA,
AS TRUSTEE, BY DEED DATED
09/19/2019, AND RECORDED
11/13/2019, IN THE OFFICE OF THE
RECORDER OF DEEDS IN AND FOR
THE COUNTY OF CUMBERLAND AS
DEED INSTRUMENT NO. 2019-27452
GRANTED AND CONVEYED UNTO
ESTELA MARROQUIN, IN FEE.

No. 2024-03663

EAST PENNSBORO TWP
vs
DANE S TILDEN

PROPERTY ADDRESS: 708 West Shady Lane, East Pennsboro - Township, Enola, PA 17025

Atty Kimberly Bonner

By virtue of a Writ of Execution No. 2023-03663 East Pennsboro Township v. Dane S. Tilden
Of property situate in East Pennsboro Township Cumberland County, Pennsylvania, being known as 708 W. Shady Lane, Enola, PA 17025 Parcel # 09-13-1000-133
Improvements thereon: Dwelling known as 708 W. Shady Lane, Enola, PA 17025 Judgment Amount: \$2292.40

No. 2024-03661

EAST PENNSBORO TOWNSHIP
vs
BRADLEY R. ULCO

PROPERTY ADDRESS: 1433 3rd Street, East Pennsboro - Township, Enola, PA 17025

Atty Kimberly Bonner

By virtue of a Writ of Execution No. 2024-03661
East Pennsboro Township v. Bradley R. ULCO
Of property situate in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 1433 3rd Street, Enola, PA 17025 Tax Parcel # Tax Parcel #45-17-1044-036.
Improvements thereon: Dwelling known as 1433 3rd Street, Enola, PA 17025
Judgment Amount: \$2,411.95

No. 2017-07726

BANK OF AMERICA, N.A.
vs

JACKIE WALKER, JAMES WALKER

PROPERTY ADDRESS: 157 Brookwood Drive, North Middleton - Township, Carlisle, PA 17013

Atty Chelsea Nixon

and covenants as set forth in said Plot Plan.

Map and Parcel ID: 29-16-1092-004
Being known as: 157 Brookwood Drive, Carlisle, Pennsylvania 17013.

Title to said premises is vested in James Walker and Jackie Walker, husband and wife, by deed from David Knowlton, Michael Knowlton, and Steven Knowlton dated August 21, 2007 and recorded August 24, 2007 in Instrument Number 200733261.

ALL THAT CERTAIN tract or parcel of ground situate in the Township of North Middleton, County of Cumberland and State of Pennsylvania, more particularly bounded and described according to survey of D.P. Raffensperger, Registered Surveyor, dated May 28, 1957, as follows;

BEGINNING at a stake on the northern side of Schlusser Avenue, said stake being seven hundred (700) feet in an Report Page 4 of 4 BAC-17001561 easterly direction from the northeastern corner of the intersection of said Schlusser Avenue and Wood Avenue: thence in a northerly direction along the eastern line of Lot No. 23 in the hereafter mentioned Plan of Lots a distance of one hundred ten (110) feet to a stake; thence in an easterly direction along the southern line of property of George H. Schlusser, a distance of seventy-five (75) feet to a stake ; thence in a southerly direction along the western line of the eastern twenty-five (25) feet of Lot No. 21, a distance of one hundred ten (110) feet to a stake; thence in a western direction of seventyfive (75) feet to a stake, the place of Beginning.

BEING all of Lot No. 22 and the Western half of Lot No. 21 in the Plan of Lots known as Valley View Extension, said Plan of Lots being recorded in the Recorder's Office of Cumberland County, in Plan Book No. 6. Page 6.

Haying thereon erected a one and one-half story frame dwelling house known and numbered as 157 Brookwood Drive, Carlisle, Pennsylvania.

SUBJECT to the building restrictions

No. 2024-00893

MIDFIRST BANK

vs

TIMOTHY J YANC, NORA J. YANC

PROPERTY ADDRESS: 177 Tory
Circle, East Pennsboro - Township,
Enola, PA 17025 Atty Danielle DiLeva
IMPROVEMENTS consist of a residen-
tial dwelling.

BEING PREMISES: 177 Tory Circle
Enola, PA 17025

SOLD as the property of TIMOTHY J.
YANC and NORA JEAN YANC
TAX PARCEL #09-14-0835-250

LCL-PA

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