

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

Baish, Nancy G. a/k/a Nancy Goodyear Baish, dec'd.

Late of West Pennsboro Township.
Executor: Richard G. Baish.
Attorney: Bradley L. Griffie, Esq.
Griffie & Associates, P.C.
396 Alexander Spring Road, Suite I
Carlisle, PA 17015.

Barrick, George Edward, a/k/a George E. Barrick, dec'd.

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

Earp, Verna E, dec'd.

Late of Carlisle.
Executor: Edward E. Earp,
Attorney: None.

Fulton, Irene T., dec'd

Late of West Pennsboro Township.
Executrix: Catherine J. Blaine.
Attorney: Adam H. Fennen, Esq.
Weigle & Associates, P.C.
126 East King Street
Shippensburg, PA 17257

George, John R. a/k/a John Reid George a/k/a John R. George, Sr. a/k/a John Reid George, Sr., dec'd.

Late of Lower Allen Township.
Executrix: Ellen G. Smith.
Attorney: John A. Feichtel, Esq.
Mette, Evans & Woodside
3401 North Front Street
P.O. Box 5950
Harrisburg, PA 17110-0950.

Gerber, Earlene F., a/k/a Earlene Gerber, dec'd.

Late of Lower Allen Twp.
Executrix: Cindy L. Schopfer.
Attorney: Aaron C. Jackson
Jackson Law Firm, PLLC
1215 Manor Dr., #202
Mechanicsburg, PA 17055.

Kern, Paul B., a/k/a Paul Bair Kern, dec'd.

Late of New Cumberland Borough.
Executor: Timothy P. Kern.
Attorney: Craig A. Hatch, Esq.
Halbruner, Hatch & Guise, LLP
3435 Market Street
Camp Hill, PA 17011.

Krepps, Nancylea, a/k/a Nancy Lea Krepps, dec'd.

Late of Hampden Township.
Executrix: Dorothy E. Taylor.
Attorney: Craig A. Diehl, Esq., CPA
3464 Trindle Road
Camp Hill, PA 17011.

Marpoe, Janice E., dec'd.

Late of West Pennsboro Township.
Co-Executor: Gilson Marpoe, Jr.,
Co-Executor: Luann Cohick
Attorney: Richard L. Webber, Jr., Esq.
494 E. King Street
Shippensburg, PA 17257.

McNeal, Diana T., dec'd.

Late of Hampden Twp.
Administratrix: Antuanette C. Vega.
Attorney: Dominic A. Montagnese, Esq.,
Cherewka Law P.C.,
624 N. Front St.
Wormleysburg, PA 17043.

Merritts, Brandon S., dec'd.

Late of Upper Allen Township.
Executor: Scott P. Merritts.
Attorney: Brian C. Linsenbach, Esq.
Stone, Wiley & Linsenbach, PC
3 N. Baltimore Street
Dillsburg, PA 17019.

Sabia, Loretta C., a/k/a Loretta Carole Sabia, dec'd.

Late of Lower Allen Township.
Executrix: Rhea Swidler.
Attorney: Bruce J. Washawsky Esq.
Cunningham, Chernicoff &
Warshawsky, P.C.,
P.O. Box 60457
Harrisburg, PA 17106- 0457.

Santeusanio, Patricia L., dec'd.

Late of Hampden Township.
Executrix: DeeAnn Biller.
Attorney: David C. Miller, Jr., Esq.
1846 Bonnie Blue Lane
Middletown, PA 17057.

Secrist, Howard David, dec'd.

Late of West Pennsboro Township.
Co-Executor: Suzanne Secrist.
Co-Executor: Stephen David Secrist.
Attorney: George F. Douglas, III, Esq.
Salzmann Hughes PC
354 Alexander Spring Road
Suite 1
Carlisle, PA 17015.

Shughart, Shirley L., dec'd

Late of South Middleton Township.
Executor: Brent E. Shughart.
Attorney: Douglas G. Miller, Esq.
Law Offices of Douglas G. Miller, LLC
35 East High Street
Suite 101
Carlisle, PA 17013.

Thomas, Bruce Michael, a/k/a Bruce M. Thomas, dec'd.

Late of Lemoyne Borough.
Administrator: David D. Thomas.
Attorney: Vicky Ann Trimmer
Daley Zucker LLC
645 N. 12th Street
Suite 200
Lemoyne, PA 17043.

Wilborn, Sally C. a/k/a Sallie C. Wilborn, dec'd.

Late Of Hampden Township.
Executrix: Sally Elizabeth Malloy.
Attorney: Craig A. Diehl, Esq., CPA
3464 Trindle Road
Camp Hill, PA 17011.

Woodring, Leonard M., dec'd.

Late of East Pennsboro Township.
Administratrix: Jodi L. Amspacker.
Attorney: Bradley L. Griffie, Esq.
Griffie & Associates, P.C.
396 Alexander Spring Road
Suite 1
Carlisle, PA 17015.

SECOND PUBLICATION

Beamer, Nathaniel K., dec'd.

Late of Carlisle.
 Administratrix: Morgan E. Beamer.
 Attorney: Rosemarie Gavin-Casner Gavin
 Casner Law
 3600 Trindle Road
 Suite 102
 Camp Hill PA 17011.

Foose, Carolyn Rae, a/k/a Carolyn R.

Foose, dec'd.
 Late of Hampden Township.
 Executor: Craig R. Foose.
 Attorney: None.

Kratheim, Clara Louis, a/k/a C. Louis

Kratheim, dec'd.
 Late of Hampden Township.
 Executor: Lenora M. Sasser.
 Attorney: Robert M. Walker, Esq.
 Law Offices of Robert M. Walker, LLC
 23 Central Boulevard
 Camp Hill, PA 17011.

McClintock, Debra, a/k/a Debra Spertzel
dec'd.

Late of West Pennsboro Township.
 Executrix: Kathy Thumma.
 Attorney: Todd R. Williams, Jr., Esq.
 Abom & Kutulakis, LLC
 2 West High Street
 Carlisle, PA 17013.

Miller, Olive I., dec'd.

Late of Carlisle Borough.
 Executrix: Margaret I. Kennedy.
 Attorney: Maria K. Mabry, Esq. Dethlefs-
 Pykosh Law Group, LLC
 2132 Market Street
 Camp Hill, PA 17011.

Murphey, Douglas P., dec'd.

Late of Upper Allen Township.
 Executrix: Diane Louise Murphey.
 Attorney: Kendahl Difelice
 240 S. Main St.
 Suite 1206
 Nazareth, PA 18064.

Negley, Mark M. a/k/a Mark Michael
Negley, dec'd.

Late of Cumberland County.
 Executrix: Suzanne E. Negley.
 Attorney: Kevin M. Scott, Esq.
 Barley Snyder
 213 Market Street
 Harrisburg, PA 17101.

Solensky, Mary Ann, dec'd.

Late of East Pennsboro Township.
 Executrix: Judith M Solensky.
 Attorney: Jacqueline A. Kelly, CELA, Esq.
 Halbruner, Hatch & Guise, LLP
 3435 Market Street
 Camp Hill, PA 17011.

Trach, Joan C., dec'd.

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

Walker, Reta J., a/k/a Reta Jacalyn
Walker, dec'd.

Late of Cumberland County.
 Executrix: Cathy Allen.
 Attorney: William C. Dissinger, Esq.
 Dissinger & Dissinger
 400 South State Road
 Marysville, PA 17053.

THIRD PUBLICATION

Alder, Louise Ann, dec'd.

Late of S. Middletown Twp.
 Executor: Timothy C. Alder.
 Attorney: Latisha Bernard Schuenemann,
 Barley Snyder, LLP 2755 Century Blvd.
 Wyomissing, PA 19610.

Anspach, Nancy M., dec'd.

Late of Hampden Township.
 Executrix: Lisa Marie Coyne, Esq.
 Attorney: Coyne & Coyne, P.C.
 3901 Market Street
 Camp Hill, Pennsylvania 17011-4227.

Benander, Elizabeth J., dec'd.

Late of Lower Allen.
 Executrix: Laurence E. Benander.
 Attorney: None.

Danner, Robert Eugene, dec'd.

Late of New Cumberland.
 Executrix: Lisa Dalton.
 Attorney: Thomas W. Fleckenstein, Esq.
 Mountz, Kreiser, & Fleckenstein
 553 Locust Street
 Columbia, Pennsylvania 17512.

Dinges, Shane L., dec'd.

Late of Carlisle.
 Executor: Marilyn Miles.
 Attorney: Deborah L. Packer, Esq.
 Freeburn Law
 P.O. Box 61680
 Harrisburg, PA 17106.

Dunham, Robert a/k/a Robert E.

Dunham, Robert E. Dunham, Jr., dec'd.
 Late Of Shiremanstown Borugh.
 Executrix: Tracy Krasevic, aka Tracy Lynn
 Krasevic.
 Attorney: Craig A. Diehl, Esquire, CPA Law
 Offices of Craig A. Diehl
 3464 Trindle Road
 Camp Hill, PA 17011.

Everett, Mary E., dec'd.

Late of S. Middletown Twp.
 Executor: Christopher W. Everett.
 Attorney.: Jennifer B. Derby,
 Tucker Arensberg, P.C.
 1 PPG Place #1500
 Pittsburgh, PA 15222.

Feeley, Jo Ann, dec'd.

Late of Upper Allen Township.
 Trust: Paul and Jo Ann Feeley Family
 Trust, effective March 4, 2025
 Trustee: Pamela E. Keller
 Attorney: Katie Dang, Esq.
 Keystone Elder Law P.C.
 555 Gettysburg Pike, Suite B-200
 Mechanicsburg, PA 17055.

Gosnell, Bethel, dec'd.

Late of Carlisle Borough.
 Administrator: Margaret Louise Fields.
 Attorney: Craig A. Hatch, Esq. Halbruner,
 Hatch & Guise, LLP
 3435 Market Street
 Camp Hill, PA 17011.

Hitesman, Jean V., dec'd.

Late of Cumberland County.
 Executor: Ned Philip Hitesman. Attorney:
 Stephanie E. Chertok, Esq.
 Allied Attorneys of Central Pennsylvania,
 LLC
 61 West Louthers St.
 Carlisle, PA 17013.

Kerecz, John Joseph, dec'd.

Late of New Cumberland Borough.
 Executrix: Jasmine J. Staley.
 Attorney: Marilyn Seide Mitchell, Esq.
 Potts & Potts, LLC
 200 Eagle Rd., Ste. 106
 Wayne, PA 19087.

McCleaf, Richard Shawn, dec'd.

Late of the Borough of Lemoyne.
 Administratrix: Molly Hile.
 Attorney: Adam R. Deluca, Esq.
 Stone Lafaver & Shekletski
 P.O. Box E
 New Cumberland, PA 17070.

McGlinchey, Mary I., dec'd.

Late of East Pennsboro Township.
Co-Executor: James M. McGlinchey
Co-Executor: Barbara M. Swisher.
Attorney: George F. Douglas, III, Esq.
Salzmann Hughes PC
354 Alexander Spring Road
Suite 1
Carlisle, PA 17015.

Peck, Mae A., dec'd.

Late of Carlisle Boro.
Executor: Pennian Bank.
Attorney: Linda J. Olsen, Esq.
Hazen Law Group LLC
2000 Linglestown Rd., #202
Harrisburg, PA 17110.

Ortiz-Rosario, Juan a/k/a Juan Ortiz,
dec'd.

Late of Lower Frankford Twp.
Administrator Hector Ortiz.
Attorney.: Joseph J. Console
Console Matison, LLP
1 W. Third St., #109
Media, PA 19063.

Stevens, JoAnne M., dec'd

Late of Lower Allen Township
Executrix: Melanie Carroll.
Attorney: Katie Dang, Esq.
Keystone Elder Law P .C.
555 Gettysburg Pike
Suite B-200
Mechanicsburg, PA 17055.

Stillions, Mary E., a/k/a Mary Stillions & Mary Shuler, dec'd.

Late of E. Pennsboro Twp.
Co-Administrator: David Stillions
Co-Administrator: Lawrence Stillions.
Attorney: Stephen M. Specht, Esq.
Green & Schaffe, LLC
2332 S. Broad St.
Phila., PA 19145.

**LEGAL NOTICE OF
CHANGE OF NAME**

**In the Court of Common
Pleas of Cumberland County,
Pennsylvania**

No. 2025-03028

In Re: Mark Roskos

To all persons interested

NOTICE IS HEREBY GIVEN that a petition was filed on March 14, 2025, to change the name of Mark Roskos to Mark Corra. Notice is hereby given that an Order of said Court is fixed for August 8, 2025 at 9 a.m. in Courtroom #1 Cumberland County Courthouse Carlisle, Pennsylvania. as the time and place for when and where all persons may show cause why said names should not be changed.

NOTICE OF DISSOLUTION

Notice of Dissolution and Winding Up
TO ALL CREDITORS of Salem Lutheran Church, a Pennsylvania nonprofit corporation: This is to notify you that it is dissolving and winding up its business. The board of directors have approved a proposal that the corporation dissolve voluntarily, and the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988. Please contact the undersigned regarding any claims you have against the corporation, including the amount of the claim and the basis for the claim.

Robert C. May, Esquire
The Law Firm of May & May, P.C.
4330 Carlisle Pike
Camp Hill, PA 17011

SHERIFF'S SALE

WEDNESDAY September 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 October 03, 2025 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, September 19, 2025 at 12:00 noon, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday October 01, 2025 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

REAL ESTATE SALE
DATES FOR 2025-2026

Sale Date	Cut-Off Date
December 03, 2025	September 05, 2025
March 04, 2026	December 05, 2025

Jody S. Smith, Sheriff
Cumberland County
Carlisle, PA

No. 2024-00571

No. 2023-08995

U.S. BANK TRUST NATIONAL ASSOCIATION

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

vs

vs

BAKER CHAD S, INDIVIDUALLY AND AS KNOWN HEIR OF JENNIFER BAKER, DECEASED, KADEN R. BAKER, KNOWN HEIR OF JENNIFER BAKER, DECEASED, K.B., A MINOR CHILD, KNOWN HEIR OF JENNIFER BAKER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JENNIFER BAKER, DECEASED

JANELLE L. BAKER, SOLELY IN HER CAPACITY AS HEIR OF DONALD E. BAKER, DECEASED, JESSICA L. BOWERSOX, UNKNOWN HEIRS OF DONALD E. BAKER, DECEASED

PROPERTY ADDRESS: 321 Chestnut Street, Mount Holly Springs - Borough, Mt. Holly Springs, PA 08995

Atty Jessica Manis

PROPERTY ADDRESS: 1400 Simpson Ferry Road, New Cumberland - Borough, New Cumberland, PA 17070

Atty Robert Flacco

ALL THAT CERTAIN TRACTS OF LAND SITUATE IN THE BOROUGH OF MOUNT HOLLY SPRINGS, CUMBRELAND COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: ON THE EAST BY CHESTNUT STREET; ON THE SOUTH BY LAND NOW OR FORMERLY OF DANIEL MARCH; ON THE WEST BY A TWENTY (20) FOOT ALLEY, AND ON THE NORTH BY LAND NOW OR FORMERLY OF HELEN TAYLOR; HAVING A FRONTAGE OF FORTY-EIGHT (48) FEET, MORE OR LESS, AND A DEPTH ON ONE HUNDRED EIGHTY (180) FEET TO THE ALLEY ON THE WEST. BEING IMPROVED WITH A SEMI-FRAME BUNGALOW KNOWN AS 321 CHESTNUT STREET. THE WITHIN CONVEYANCE IS SUBJECT TO A WATER LINE EASEMENT IN FAVOR OF THE PROPERTY ADJOINING ON THE NORTH AS SET FORTH IN DEED RECORDED IN THE ABOVE NAMED RECORDER'S OFFICE IN DEED BOOK "S," VOLUME 15, PAGE 49

Premises being: 321 Chestnut Street, Mount Holly Springs, PA 17065-1213 Parcel No.: 23-32-2336-026 BEING the same premises which Donald E. Baker, And Debra A. Baker, Co-Executors Of The Last Will And Testament Of Betty A. Baker, Deceased by Deed dated March 08, 2007 and recorded in the Office of Recorder of Deeds of Cumberland County on March 12, 2007 at Book 279, Page 421 granted and conveyed unto Donald E. Baker. Donald E. Baker having departed this life on April 10, 2023 No. 2025-01973

By virtue of Writ of Execution No. _____ U.S. Bank Trust National Association, as Trustee of the LB-Dwelling Series V Trust v Chad S. Baker, Individually And As Known Heir Of Jennifer Baker, Deceased; Kaden R. Baker Known Heir Of Jennifer Baker, Deceased; K.B., A Minor Child, Known Heir Of Jennifer Baker, Deceased; Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest Form Or Under Jennifer Baker, Deceased, Docket Number: 2024-00571 Property to be sold is situated in the borough of New Cumberland, County of Cumberland and Commonwealth of Pennsylvania. Commonly known as: 1400 Simpson Ferry Road, New Cumberland, PA 17070 Parcel Number: 26-24-0809-173 Improvements thereon of the residential dwelling or lot (if applicable): Residential Judgment Amount: \$200,033.17 Attorneys for the Plaintiff: 1325 Franklin Avenue, Suite 160 Garden City, NY 11530 1628 John F. Kennedy Boulevard, Suite 1810 Philadelphia, PA 19103 (212) 471-5100

No. 2025-01973

No. 2025-00875

EAST PENNSBORO TOWNSHIP

LAKEVIEW LOAN SERVICING, LLC

vs

vs

LISA A BITTING

CAMERON A. BOISVERT

PROPERTY ADDRESS: 623 Gates Lane,
East Pennsboro - Township,
Enola, PA 17025

PROPERTY ADDRESS: 609 5th Street,
New Cumberland - Borough,
New Cumberland, PA 17070

Atty Kimberly Bonner

Atty Robert Williams

By virtue of a Writ of Execution No.
2025-01973 East Pennsboro Township v.
Lisa A. Bitting
Property situated in East Pennsboro
Township, Cumberland County, Pennsyl-
vania, being known as 623 Gates Lane,
Enola, PA 17025
Parcel # 09-12-2993-026-U12
Improvements thereon: Dwelling known
as 623 Gates Lane, Enola, PA 17025
Judgment Amount: \$2,753.77

ALL THAT CERTAIN lot or piece of land
Situated in the Borough of New Cumber-
land, County of Cumberland,
Commonwealth of Pennsylvania, being
more fully described in Deed dated Janu-
ary 4, 2017 and recorded on January 5,
2017, in the Office of the Cumberland
County Recorder of Deeds as Instrument
No. 201700382.
Being Known as 609 5th Street, New
Cumberland, PA 17070
Parcel I.D. No. 25-24-0811-177
Seized and taken in execution to be sold
as the property of Cameron A. Boisvert,
at the suit of Lakeview Loan Servicing,
LLC under Cumberland County Court of
Common Pleas Number 2025-00875.

No. 2022-00316

MIDFIRST BANK
vs
CORY BRACKBILL AKA
CORY L. BRACKBILL

PROPERTY ADDRESS: 512 Chesnut
Street, Mount Holly Springs - Borough,
MT HOLLY SPRINGS, PA 17065

Atty Michael McKeever

IMPROVEMENTS consist of a residential
dwelling.

BEING PREMISES: 512 Chestnut Street
Mt Holly Springs, PA 17065

SOLD as the property of CORY BRACK-
BILL AKA CORY L BRACKBILL
TAX PARCEL #23-31-2189-046

No. 2023-02619

DEUTSCHE BANK NATIONAL
TRUST COMPANY

vs
RICHARD A BYERS AKA RICHARD
BYERS, KIMBERLY J DEWALT AKA KIM-
BERLY J DEWAIT, THE UNITED STATES
OF AMERICA, DEPARTMENT OF THE
TREASURY INTERNAL
REVENUE SERVICE

PROPERTY ADDRESS: 300 N. Fayette
Street, Shippensburg - Borough, Ship-
pensburg, PA 17257

Atty Carolyn Treglia

By virtue of a Writ of Execution No.
2023-02619 DEUTSCHE BANK NATION-
AL TRUST COMPANY AS TRUSTEE FOR
FINANCE AMERICA MORTGAGE LOAN
TRUST 2004-3 ASSET-BACKED CER-
TIFICATES, SERIES 2004-3 v. RICHARD
A. BYERS A/K/A RICHARD BYERS;
KIMBERLY J. DEWALT A/K/A KIMBER-
LY J. DEWAIT; THE UNITED STATES
OF AMERICA, DEPARTMENT OF THE
TREASURY - INTERNAL REVENUE SER-
VICE C/O THE UNITED STATES
ATTORNEY FOR THE MIDDLE DISTRICT
OF PA owner(s) of property situate in the
BOROUGH OF SHIPPENSBURG, CUM-
BERLAND County, Pennsylvania, being
300 N FAYETTE ST, SHIPPENSBURG, PA
17257 Tax ID No. 34-34-2417-053
(Acreage or street address) Improvements
thereon: RESIDENTIAL DWELLING
Judgment Amount: \$70,121.43
Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2025-01124

No. 2024-13234

SELECT PORTFOLIO SERVICING INC
vs
JONATHAN T CLARK

PNC BANK NATIONAL ASSOCIATION
vs
JORDAN COULSON A/K/A
JORDAN M. COULSON

PROPERTY ADDRESS: 21 East Main
Street, Newville - Borough
Newville, PA 17241

PROPERTY ADDRESS: 1732 Haralson
Drive, Upper Allen - Township
MECHANICBURG, PA 17055

Atty Robert Williams

Atty Christopher Denardo

ALL THAT CERTAIN lot or piece of land
Situating in the Borough of Newville,
County of Cumberland, Commonwealth
of Pennsylvania, being more fully de-
scribed in Deed dated December 7, 2022
and recorded on December 21, 2022,
in the Office of the Cumberland County
Recorder of Deeds as Instrument No.
202233710. Being Known as 21 East
Main Street, Newville, PA 17241 Parcel
I.D. No. 27-20-1756-010 Seized and tak-
en in execution to be sold as the property
of Jonathan T. Clark, at the suit of Select
Portfolio Servicing, Inc. under Cumber-
land County Court of Common Pleas
Number 2025-01124.

ALL THAT CERTAIN UNIT, BEING UNIT
NO.30(THE "UNIT")OF ORCHARD GLEN,
A PLANNED COMMUNITY (THE
"COMMUNITY"),SUCH COMMUNITY
BEING LOCATED IN UPPER ALLEN
TOWNSHIP,CUMBERLAND COUN-
TY, PENNSYLVANIA, WHICH UNIT IS
DESIGNATED IN THE DECLARATION
OF COVENANTS AND RESTRICTIONS
FOR ORCHARD GLEN,A PLANNED
COMMUNITY(THE "DECLARATION")
AND DECLARATION PLATS AND PLANS
RECORDED AS AN EXHIBIT THERETO
IN THE OFFICE OF THE CUMBERLAND
COUNTY RECORDER OF DEEDS AS IN-
STRUMENT NO. 201121261, TOGETH-
ER WITH ANY AND ALL AMENDMENTS
THERETO. TOGETHER WITH THE
UNDIVIDED ALLOCATED INTEREST
APPURTENANT TO THE UNIT AS MORE
PARTICULARLY SET FORTH IN THE
AFORESAID DECLARATION, AS LAST
AMENDED.

TOGETHER WITH THE RIGHT TO USE
LIMITED COMMON ELEMENTS APPUR-
TENANT TO THE UNIT BEING
CONVEYED HEREIN, IF ANY, PURSU-
ANT TO THE DECLARATION AND DEC-
LARATION PLATS AND PLANS, AS LAST
AMENDED.

UNDER AND SUBJECT TO THE DECLA-
RATION, THE DECLARATION OF COVE-
NANTS, CONDITIONS AND EASEMENTS
FOR ORCHARD GLEN, A PLANNED RES-
IDENTIAL DEVELOPMENT RECORDED
IN THE OFFICE OF THE CUMBERLAND
COUNTY RECORDER OF DEEDS AS IN-
STRUMENT NO. 201121260, THE DEC-
LARATION OF MASTER ASSOCIATION
FOR ORCHARD GLEN, A PLANNED RES-
IDENTIAL DEVELOPMENT, RECORDED
IN THE OFFICE OF THE

CUMBERLAND COUNTY RECORD-
ER OF DEEDS AS INSTRUMENT NO.
201121259, AND TO ANY AND ALL
OTHER COVENANTS, CONDITIONS, RE-
STRICTIONS, RIGHTS-OF-WAY, EASE-
MENTS AND AGREEMENTS OF RE-
CORD IN THE AFORESAID OFFICE;
AND TO MATTERS WHICH A PHYSICAL
INSPECTION OR SURVEY OF THE UNIT
AND COMMON ELEMENTS
WOULD DISCLOSE 1732 Haralson
Drive, Mechanicsburg, PA 17055
Parcel No. 42-10-0256-295

No. 2025-03193

FREEDOM MORTGAGE CORPORATION
vs
MATTHEW CREEK, SHANNON CREEK

PROPERTY ADDRESS: 756 Mud Level
Road, Southampton - Township
Shippensburg, PA 17257

Atty Carolyn Treglia

FREEDOM MORTGAGE CORPORATION
v. MATTHEW CREEK; SHANNON CREEK
owner(s) of property situate in the
SOUTHAMPTON TOWNSHIP, CUMBER-
LAND County, Pennsylvania, being
756 MUD LEVEL RD, SHIPPENSBURG,
PA 17257 Tax ID No. 39-11-0308-002B
(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$322,733.60

No. 2025-00002

No. 2024-12630

M&T BANK
vs
MELISSA DANNER AKA
MELISSA A. DANNER

SELENE FINANCE LP
vs
HARVEY E DIXON, III

PROPERTY ADDRESS: 102 Woodland
Avenue, New Cumberland - Borough,
New Cumberland, PA 17070

PROPERTY ADDRESS: 221 Hempt Road,
Silver Spring - Township
MECHANICSBURG, PA 17050

Atty Michael McKeever

Atty Kayleigh Zeron

IMPROVEMENTS consist of a residential
dwelling.

BEING PREMISES: 102 Woodland Ave-
nue New Cumberland, PA 17070

SOLD as the property of MELISSA DAN-
NER AKA MELISSA A. DANNER
TAX PARCEL #25-25-0006-452

ALL THAT CERTAIN lot or piece of land
situate in Silver Spring Township, Cum-
berland County, Pennsylvania, bounded
and described in accordance with a
survey and plan thereof, made by Ernest
J. Walker, Professional Engineer, dated
October 26, 1964, as follows:

BEGINNING at a point marked by a
bolt in the center of Legislative Route
No. 21018, sometimes known as Hempt
Road, leading from the Carlisle-Harris-
burg Pike to Trindle Road, said point
being 1760 feet North of the center of
Township Road No. 583; thence extend-
ing along land now or formerly of J.
Wayne Markle and Ruth A. Markle, his
wife, South 88 degrees 30 minutes West,
200 feet to a point in line of land now
or formerly of Forrest E. Brenneman;
thence along said land, North 01 degrees
30 minutes West, 70.06 feet to a point;
thence still along said land, North 80 de-
grees 29 minutes 36 seconds East, 68.03
feet; thence still along the same, North
88 degrees 30 minutes East, 132.7 feet
to another point in the center of
Legislative Route No. 21018, marked by
a bolt; thence along the center of said
road, South 01 degrees 30 minutes East,
80 feet to the point and place of BEGIN-
NING.

HAVING THEREON ERECTED a dwelling
known and numbered as 221 Hempt
Road, Mechanicsburg, Pennsylvania.
BEING THE SAME PREMISES which
Bankers Trust Company of California NA
as Trustee of Mellon, by deed dated July
31, 2001 and recorded August 10, 2001
in the Office of the Recorder of Deeds
in and for Cumberland County in Deed
Book 247, page 4339 granted and con-
veyed to Bruce A. Ruth, a single person.
AND THE SAID BRUCE A. RUTH HAS

SINCE MARRIED AND SPOUSE JOINS
IN THIS CONVEYANCE.
BEING KNOWN AS: 221 HEMPT ROAD
MECHANICSBURG, PA 17050
PROPERTY ID: 38-21-0295-004
TITLE TO SAID PREMISES IS VESTED
IN FAYE C. LEAMAN N/K/A FAYE C.
DIXON AND HARVEY E. DIXON, III BY
DEED FROM FAYE C. DIXON AND HAR-
VEY E. DIXON, III, DATED MAY 7, 2015
RECORDED JUNE 19, 2015 INSTRU-
MENT: 201514976 FAYE C. LEAMAN
N/K/A FAYE C. DIXON IS DECEASED
DATE OF DEATH IS MARCH 26, 2023

No. 2025-00681

THE BOROUGH OF CAMP HILL
vs
JAMES J GOODLING

PROPERTY ADDRESS: 2202 Parkside
Road, Camp Hill - Borough,
Camp Hill, PA 17011

Atty Kimberly Bonner

By virtue of a Writ of Execution No.
2025-00681 The Borough of Camp Hill
v. James J. Goodling Property situated
in The Borough of Camp Hill Cumber-
land County, Pennsylvania, being known
as 2202 Parkside Road, Camp Hill, PA
17011 Parcel # 01-20-1854-038
Improvements thereon: Dwelling known
as 2202 Parkside Road, Camp Hill, PA
17011
Judgment Amount: \$2,404.99

No. 2024-10590

JP MORGAN CHASE BANK
NATIONAL ASSOCIATION
vs
MELINDA S HOEY

PROPERTY ADDRESS: 520 E Orange
Street, Shippensburg - Borough,
Shippensburg, PA 17257

Atty Kayleigh Zeron

ALL those certain two lots of ground situate in the Borough of Shippensburg, Cumberland County, Pennsylvania, being improved with a brick and aluminum siding residence and two car garage, being known and numbered is 520 East Orange Street, Shippensburg, Pennsylvania, and more particularly bounded and described as follows:

BEGINNING at an iron pin on the East side of East Orange Street at corner of Orange Street and Richwalter Avenue; thence along said Richwalter Avenue, South 43 degrees, 45 minutes East, 165 feet, more or less, to an iron pin; thence by lands now or formerly of James Walters and known as Lots #16 and 15 in Section A of the Hallwood Heights Plan of Lots, South 46 degrees, 15 minutes West, 100 feet to on iron pin; thence by lands now or formerly of Kenneth Geeseman, North 43 degrees, 45 minutes West, 170 Feet to an iron pin on the Southeasterly edge of East Orange Street; thence along East Orange Street, North 55 degrees, 15 minutes East, 26.43 feet to on iron pin; thence by the same, North 46 degrees, 15 minutes East, 75 feet, more or less to an iron pin on the East side of East Orange Street, the place of BEGINNING. Pursuant to draft of John H. Atherton, P.E., dated Moy 27, 1957 SUBJECT to the conditions and restrictions as set forth in the above mentioned deed, as if fully written out herein to length.

TOGETHER with all and singular the buildings, improvements, ways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances whatsoever, thereunto belonging or in any wise appertaining

and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said Lillie E. Pattison at and immediately before the time of her decease, in law, equity, or otherwise howsoever, of, in, to or out of the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted and mentioned, and intended, so to be, with the appurtenances, unto the said Grantees his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

BEING KNOWN AS: 520 E ORANGE STREET SHIPPENSBURG, PA 17257
PROPERTY ID: 32-34-2413-174
TITLE TO SAID PREMISES IS VESTED IN HOWARDD. HOEY, JR. AND MELINDA S. HOEY, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETIES BY DEED FROM HOWARDD. HOEY, JR., DATED DECEMBER 22, 1993 RECORDED DECEMBER 29, 1993 IN BOOK NO. S36 PAGE 618 HOWARD D. HOEY, JR. IS DECEASED, DATE OF DEATH IS DECEMBER 8, 2021

No. 2023-08245

NATIONSTAR MORTGAGE LLC
vs
LEAH HOHN

PROPERTY ADDRESS: 301 Pelham
Court, South Middleton - Township,
Carlisle, PA 17013

Atty Roger Fay

ALL THAT CERTAIN TRACT OF UNIM-
PROVED LAND SITUATE IN SOUTH
MIDDLETON TOWNSHIP, CUMBER-
LAND COUNTY, PENNSYLVANIA, MORE
PARTICULARLY BOUNDED AND DE-
SCRIBED IN ACCORDANCE WITH THE
FINAL SUBDIVISION/LAND DEVELOP-
MENT PLAN, PROPOSED SITE/SUBDI-
VISION FOR SABLECHASE, PREPARED
BY MADDEN ENGINEERING SERVICES,
INC.,
DATED JANUARY 24,2006 AND RE-
CORDED OCTOBER17,2006, IN THE
OFFICE OF THE RECORDER OF DEEDS
IN AND FOR CUMBERLAND COUNTY,
PENNSYLVANIA, IN PLAN BOOK 93,
PAGE 40, AS FOLLOWS:
BEGINNING AT A POINT ON THE
NORTHERN SIDE OF PELHAM COURT
(A 50 FOOT WIDE PROPOSED RIGHT
OFWAY) AT THE DIVIDING LINE BE-
TWEEN LOTS 60 AND 61 OF THE
AFOREMENTIONED PLAN; THENCE
CONTINUING ALONG SAME, NORTH 06
DEGREES 40 MINUTES 13 SECONDS
EAST, A DISTANCE OF 113.83 FEET TO
A POINT AT LINE OF LANDS NOW OR
FORMERLY OF MICHAEL S. MERRICK;
THENCE CONTINUING ALONG SAME,
NORTH 83 DEGREES 19 MINUTES 47
SECONDS WEST, A DISTANCE OF 42.95
FEET TO A POINT ON THE EASTERN
SIDE OF SABLE DRIVE (A 50 FOOT
WIDE PROPOSED RIGHT OF WAY);
THENCE CONTINUING ALONG
SAME BY ACURVE TO THE LEFT,
HAVING A RADIUS OF 175.00 FEET, AN
ARC LENGTH OF 35.79 FEET, ACHORD
BEARING OFSOUTH 26 DEGREES
16 MINUTES 34 SECONDS WEST, A
DISTANCE OF 35.73 FEET TO A POINT;
THENCE CONTINUING ALONG SAME,
SOUTH 20 DEGREES 25 MINUTES 00

SECOND WEST, A DISTANCE OF 49.41
FEET TO A POINT;THENCE CONTINU-
ING ALONG SAME BY A CURVE TO
THE LEFT, HAVING A RADIUS OF 16.00
FEET, AN ARC LENGTH OF 25.13 FEET,
A CHORD BEARING OF SOUTH 24 DE-
GREES 35 MINUTES 00 SECONDEAST,
A CHORD LENGTH OF 22.63 FEET TO
A POINT ON THE NORTHERN SIDE OF
PELHAM COURT (A 50 FOOT WIDE
PROPOSED RIGHT OF WAY); THENCE
CONTINUING ALONG SAME, SOUTH
69 DEGREES 35 MINUTES 00 SECOND
EAST, A DISTANCE OF 34.89 FEETTO A
POINT; THENCE CONTINUING ALONG
SAME, BY A CURVE TO THE LEFT.HAV-
ING A RADIUS OF 175.00 FEET, AN ARC
LENGTH OF 21.74 FEET, ACHORD
BEARING OF SOUTH 73 DEGREES
08 MINUTES 30 SECONDS EAST, A
CHORD LENGTH OF 21.72 FEET TO
THE POINT AND PLACE OF BEGINNING.
CONTAINING 6,265 SQUARE FEET AND
BEING ALL OF LOT 61 ON THE AFORE-
MENTIONED PLAN.
Being known as: 301 Pelham Court Carl-
isle, PA 17013
Tax Parcel Number: 40-22-0487-100

No. 2025-00055

PENNYMAC LOAN SERVICES, LLC

vs

SCOTT KAUTZ SOLELY IN HIS CAPACITY AS HEIR OF DELLA M. KAUTZ, DECEASED, BETH MARIETTA SOLELY IN HER CAPACITY AS HEIR OF DELLA M. KAUTZ, DECEASED, THE UNKNOWN HEIRS OF DELLA M. KAUTZ, DECEASED

PROPERTY ADDRESS: 106 April Drive,
Camp Hill - Borough,
CAMP HILL, PA 17011

Atty Geraldine Linn

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 106 April Drive
Camp Hill, PA 17011

SOLD as the property of SCOTT KAUTZ Solely in His Capacity as Heir of DELLA M. KAUTZ, Deceased, The Unknown Heirs of DELLA M. KAUTZ Deceased and BETH MARIETTA Solely in Her Capacity as Heir of DELLA M. KAUTZ, Deceased
TAX PARCEL #01-22-0531-007

No. 2024-02503

LAKEVIEW LOAN SERVING, LLC

vs

ADIN S KENES

PROPERTY ADDRESS: 1423 Woolford
Way, Lower Allen - Township,
Mechanicsburg, PA 17055

Atty Carolyn Treglia

By virtue of a Writ of Execution No.
2024-02503

LAKEVIEW LOAN SERVICING, LLC
v.

ADIN S KENES

owner(s) of property situate in the LOWER ALLEN TOWNSHIP, CUMBERLAND County, Pennsylvania, being 1423 WOOLFORD WAY, MECHANICSBURG, PA 17055

Tax ID No. 13-10-0256-222U369
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$278,762.88

Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2025-03873

No. 2025-01528

SANTANDER BANK, N.A.
vs
NOLA Y. KENT

EAST PENNSBORO TOWNSHIP
vs
ALLEN D KIRK, KARA B KIRK

PROPERTY ADDRESS: 130 Cumberland Drive, North Middleton - Township, Carlisle, PA 17013

PROPERTY ADDRESS: 100 Sgrignoli Lane, East Pennsboro - Township, Enola, PA 17025

Atty Karin Schweiger

Atty Kimberly Bonner

ALL that certain piece or parcel of land situate in the Township of North Middleton, Cumberland County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEING Lot No. 40 on the Plan of Creek View Heights, Section "C", as recorded in the Office of the Recorder of Deeds for Cumberland County in Plan Book 25, Page 49; containing 90 feet along the North along Cumberland Drive; containing 144.99 feet along the East along Lot No. 39, as shown on said Plan; containing 144.99 feet along the West along Lot No. 41 as shown on said Plan and containing 90 feet along the South along land now or formerly of Noll Manor; SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

ACCESSORS PARCEL NUMBER: 29-16-1094-333. ATI ORDER NUMBER: 201101180263

Being the same premises which The Estate of Lloyd E. Yates, Deceased, by his Executrix, Nola Y. Kent, by Deed dated 10/17/2008 and recorded 12/05/2008, in the Office of the Recorder of Deeds in and for the County of Cumberland, in Deed Instrument No 2008-38884, granted and conveyed unto Nola Y. Kent, in fee.

Tax Parcel: 29-16 1094-333 AKA 29161094333

Premises Being: 130 Cumberland Drive, Carlisle, PA 17013

By virtue of a Writ of Execution No. 2025-01528 East Pennsboro Township v. Allen D. Kirk and Kara B. Kirk Property situated in East Pennsboro Township, Cumberland County, Pennsylvania, being known as 100 Sgrignoli Lane, Enola, PA 17025 Parcel # 09-15-1290-215 Improvements thereon: Dwelling known as 100 Sgrignoli Lane, Enola, PA 17025 Judgment Amount: \$3,389.94

No. 2025-00174
CARRINGTON MORTGAGE
SERVICES LLC

vs

TOVIE KLEINFELTER IN HER CAPACITY AS HEIR OF SHIRLEY L. SOWERS, SCOTT SOWERS IN HIS CAPACITY AS HEIR OF SHIRLEY L. SOWERS, TIMOTHY SOWERS IN HIS CAPACITY AS HEIR OF SHIRLEY L. SOWERS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY L. SOWERS

SOWERS, HIS WIFE BY DEED FROM MONROE L. FANUS AND LELIA s. FANUS, His WIFE, DATED AUGUST 28, 1964 RECORDED AUGGUST 29, 1964 IN BOOK NO. 21-1 PAGE 382

PROPERTY ADDRESS: 311 Pine Road,
South Middleton - Township, Mount
Holly Springs, PA 17065

Atty Kayleigh Zeron

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

BEGINNING at a point in the line of the Pine Road at corner of lands now or formerly of Paul Eppley; thence by said Eppley lands South 23 degrees East 216 foot to a point marked by a stake in line of lands now or formerly of Lester E. and Helen M. Dum; thence by said Dum lands South 67 degrees West 78 feet to a point marked by a stake; thence by, the line now or formerly of Wayne Dum North 23 degrees West 216 feet to a point in the line of the aforesaid Pine Road; thence by the line of said Pine Road North 67 degrees East 78 feet to a point, the place of Beginning and being improved with ranch type dwelling house. IT BEING the same tract of land which McCoy Brothers, Inc., by deed dated July 5, 1952 and recorded in the office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Deed Book "A", Volume 15, Page 300, granted and conveyed to Monroe L. Fanus and Lelia S. Fanus, his wife, Grantors herein. BEING KNOWN AS: 311 PINE ROAD MOUNT HOLLY SPRINGS, PA 17065 PROPERTY ID: 40-30-2642-018 TITLE TO SAID PREMISES IS VESTED IN ALBERT P. SOWERS AND SHIRLEY L.

No. 2025-01527

No. 2024-12475

EAST PENNSBORO TOWNSHIP
vs
ANN LITTLE

US BANK TRUST NATIONAL
ASSOCIATION
vs
BRADLEY C MCALLISTER

PROPERTY ADDRESS: 77 Hillside Circle,
East Pennsboro Township,
Camp Hill, PA 17011

PROPERTY ADDRESS: 5140 Erbs Bridge
Road, Hampden - Township,
Mechanicsburg, PA 17055

Atty Kimberly Bonner

Atty Robert Williams

By virtue of a Writ of Execution No.
2025-01527 East Pennsboro Township
v. Ann Little Property situated in East
Pennsboro Township, Cumberland
County, Pennsylvania, being known as
77 Hillside Circle, Camp Hill, PA 17011
Parcel # 09-19-1590-098
Improvements thereon: Dwelling known
as 77 Hillside Circle,
Camp Hill, PA 17011
Judgment Amount: \$2,753.77

ALL THAT CERTAIN lot of ground situate
in the Township of Hampden, County of
Cumberland and State of Pennsylvania,
bounded and described as follows, to wit:
BEGINNING at a point on the bank of
the Conodoguinet Creek at low water
mark, being also on the Northern line of
a fifty (50) foot wide land leading to the
farm house; thence along the northern
line of said lane, South 78 degrees 10
minutes West, a distance of two hundred
fifty (250) feet, more or less, to a point;
thence along the line of lands of Melvin
C. Souder, North 20 degrees 30 minutes
West, a distance of one hundred seven
and five-tenths (107.5) feet to a point;
thence along the line of other lands of H
& M Contractors, North 79 degrees 35
minutes East, a distance of two hundred
fifty (250) feet, more or less, to a point on
the bank of the Conodoguinet Creek at
low water mark; thence along the bank
of the Conodoguinet Creek at low water
mark in a Southeasterly direction, a
distance of one hundred' four (104) feet,
more or Jess, to a point, at the place of
beginning.

BEING THE SAME PREMISES which
Bradley C. McAllister, single, and Tammy
S. Cotner now known as Tammy S.
McAllister, single, formerly husband and
wife, by Deed dated June 24, 1999
and recorded on June 28, 1999, in the
Cumberland County Recorder of Deeds
Office at Deed Book Volume 202 at Page
530, granted and conveyed unto Bradley
C. McAllister.

Being Known as 5140 Erbs Bridge Road,
Mechanicsburg, PA 17055
Parcel I.D. No. 10-19-1602-020

No. 2024-06012

No. 2024-12573

LEGACY MORTGAGE ASSET 2021-SL1

CITIZENS BANK N A

vs

vs

DAVID H MIHAN, SHELBY L MIHAN

ABHISHEK PATTANAIAK

PROPERTY ADDRESS: 1231 Timber View Drive, Hampden - Township, MECHANICBURG, PA 17050

PROPERTY ADDRESS: 1003 Blackstone Run, South Middleton - Township, Carlisle, PA 17015

Atty Robert Williams

Atty Gregory Javardian

ALL THAT CERTAIN unit, being Unit No. 1231 (the "Unit"), of Timber Chase, A Townhome Condominium (the "Condominium"), located in Hampden Township, County of Cumberland, Commonwealth of Pennsylvania, being more fully described in Deed dated February 6, 2003 and recorded on March 3, 2003, in the Office of the Cumberland County Recorder of Deeds in Deed Book Volume 255 at Page 4662. Being Known as 1231 Timber View Drive, Mechanicsburg, PA 17050 Parcel I.D. No. 10-15-1283-008U53 Seized and taken in execution to be sold as the property of Shelby L. Mihan and David H. Mihan, at the suit of Legacy Mortgage Asset Trust 2021-SL1 under Cumberland County Court of Common Pleas Number 2024-06012.

ALL THAT CERTAIN lot situated in South Middleton Township, Cumberland County, Pennsylvania, being known as Lot No. 107 as shown on a final subdivision plan of Morgan's Crossing Phase III, prepared by Johnston and Associates, Inc. Drawing No. 2021-14 for Lexington Land Developers Corp. Sheet 4 as revised 9/27/2021, recorded as Instrument No. 202139231 on 11/3/2021, bounded and described as follows: BEGINNING at a point along the Eastern right-of-way line of Blackstone Run, a public street having a total right-of-way of 50 feet not yet dedicated to South Middleton Township at a distance of 204.5 feet North of its centerline intersection with Emerald Way, a public street having a total right-of-way of 50 feet not yet dedicated to South Middleton Township; thence South 85° 15' East, 132 feet to a point; thence South 4° 45' West, 47.50 feet to a point; thence North 85° 14' West, 132 feet to a point along the Eastern right-of-way line of Blackstone Run; thence along said right-of-way line of Blackston Run North 4° 45' East, 47.50 feet to the point of BEGINNING. CONTAINING 6,270 square feet or 0.14 acres. UNDER AND SUBJECT to all conditions, covenants, easements, restrictions, reservations and rights-of-way of record. BEING THE SAME PREMISES which Berks at Morgan's Crossing, LLC and Berks New Homes, LLC d/b/a Berks Home, by Deed dated November 21, 2022 and recorded December 6, 2922 in the Office of the Recorder of Deeds in and for Cumberland County in Deed Book Volume Instrument No. 202232421, granted and conveyed unto Abhishek Pattanaik. BEING KNOWN AS: 1003 Blackstone Run, Carlisle, PA 17015 PARCEL #40-09-0531-175

No. 2023-03783

US BANK TRUST N.A.
vs
MELANA K POWLESS, ANTHONY
JUSTIN APGAR

PROPERTY ADDRESS: 556 West Penn
Street, Carlisle - Borough,
Carlisle, PA 17013

Atty Dana Marks

By virtue of Writ of Execution No. 2023-03783 U.S. Bank Trust N.A. as Trustee of the Cabana Series IV Trust v Melana K. Powless and Anthony J. Apgar Docket Number: 2023-03783 Property to be sold is situated in the Borough of Carlisle, County of Cumberland and Commonwealth of Pennsylvania.
Commonly known as: 556 West Penn Street, Carlisle, PA 17013-2236
Parcel Number: 05-20-1796-075
Improvements thereon of the residential dwelling or lot (if applicable): Residential
Judgment Amount: \$114,582.15
Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

No. 2025-03273

WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS CERTIFICATE
TRUSTEE OF BOSCO CREDIT II TRUST
SERIES 2010-1

vs
NIKKI PSILOGIANNOPOULOU

PROPERTY ADDRESS: 1613 Carlisle
Road, Lower Allen - Township,
Camp Hill, PA 17011

Atty Benjamin Hoen

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN HIGHLAND VILLAGE, LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF CARLISLE ROAD, SAID POINT BEING THE DIVIDING LINE BETWEEN LOTS NOS. 36 AND 37 ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE IN A SOUTHERLY DIRECTION ALONG SAID DIVIDING LINE ONE HUNDRED TWENTY (120) FEET TO LOT NO. 15 ON SAID PLAN; THENCE IN AN EASTERLY DIRECTION ALONG AND BEYOND SAID LOT NO. 15 SIXTY (60) FEET TO LOT NO. 35 ON SAID PLAN; THENCE IN A NORTHERLY DIRECTION ALONG LOT NO. 35, ONE HUNDRED TWENTY (120) FEET TO CARLISLE ROAD; THENCE IN A WESTERLY DIRECTION ALONG CARLISLE ROAD, SIXTY (60) FEET TO THE PLACE OF BEGINNING. BEING LOT NO. 36 ON THE PLAN OF HIGHLAND VILLAGE AS RECORDED IN THE CUMBERLAND COUNTY RECORDER'S OFFICE IN PLAN BOOK 3, PAGE 98.

Commonly known as 1613 Carlisle Road, Camp Hill, PA 17011 Being Parcel No. 13-23-0547-508

BEING THE SAME PREMISES WHICH PARCO INC., BY DEED DATED 01/26/2007, AND RECORDED 02/05/2007, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF CUMBERLAND AS DEED BOOK 278, PAGE 3463, INSTRUMENT NO. 2007-004260 GRANTED AND

CONVEYED UNTO NIKKI PS1LOGL4N-
NOPOULOU, A MARRIED WOMAN, IN
FEE.

No. 2022-02326

WELLS FARGO BANK NA
vs
VALERIE S RODGERS,
EUGENE A RODGERS

PROPERTY ADDRESS: 15 Manor Drive,
Upper Allen - Township,
MECHANICSBURG, PA 17055

Atty Cierra Mendez

ALL THAT CERTAIN PIECE OR PARCEL
OF LAND SITUATE IN THE TOWNSHIP
OF UPPER ALLEN, COUNTY OF
CUMBERLAND AND STATE OF PENN-
SYLVANIA, MORE PARTICULARLY
BOUNDED AND DESCRIBED AS FOL-
LWS, TO WIT:
BEGINNING AT A POINT ON THE
NORTHERLY LINE OF MANOR DRIVE AT
THE WESTERLY LINE OF LOT NO. 10,
SECTION "F" ON THE PLAN OF LOTS
HEREINAFTER MENTIONED; THENCE
SOUTH SEVENTY DEGREES THREE
MINUTES WEST ALONG SAID LINE OF
MANOR DRIVE, SEVENTY-EIGHT AND
SIXTEEN ONE-HUNDREDTHS FEET TO
A POINT; THENCE CONTINUING WEST-
WARDLY ALONG MANOR DRIVE BY A
CURVE TO THE RIGHT, HAVING A
RADIUS OF FOUR HUNDRED FEET,
AN ARC DISTANCE OF SIXTEEN AND
EIGHTY-FOUR ONE-HUNDREDTHS
FEET TO A POINT ON THE EASTERLY
LINE OF LOT NO. 12, SECTION "F";
THENCE BY THE LATTER LINE, NORTH
SEVENTEEN DEGREES THIRTY-TWO
MINUTES FIFTEEN SECONDS WEST
ONE HUNDRED FORTY-EIGHT AND
EIGHTY-EIGHT ONE-HUNDREDTHS
FEET TO A POINT; THENCE BY THE
SOUTHERLY LINE OF LOTS NOS. 6
AND 7 IN SECTION "F", NORTH SEVEN-
TY DEGREES THREE MINUTES EAST
EIGHTY-EIGHT AND SEVENTY-FOUR
ONE-HUNDREDTHS FEET TO A POINT;
THENCE SOUTH NINETEEN DEGREES
FIFTY-SEVEN MINUTES EAST ALONG
THE WESTERLY LINE OF LOT NO. 10,
SECTION "F", ONE HUNDRED FOR-
TY-NINE AND TEN ONE-HUNDREDTHS
FEET TO A POINT ON THE NORTHERLY
LINE MANOR DRIVE, THE PLACE OF

BEGINNING.
BEING LOT NO. 11, SECTION "F" ON
PLAN NO. 2 OF KIMBERLEY MEADOWS,
SAID PLAN BEING RECORDED IN THE
CUMBERLAND COUNTY RECORDER'S
OFFICE IN PLAN BOOK 16, PAGE 3.
HAVING THEREON ERECTED A TWO
STORY BRICK AND ALUMINUM SIDING
DWELLING WITH ATTACHED TWO CAR
GARAGE, KNOWN AND NUMBERED AS
15 MANOR DRIVE.
BEING PART OF THE SAME PREMISES
WHICH HERBERT C. THIEME AND
JANE A. THIEME BY DEED DATED
_____, 2006 AND INTENDED TO BE
RECORDED IN THE OFFICE OF THE
RECORDER OF DEEDS OF CUMBER-
LAND COUNTY, PENNSYLVANIA GRANT-
ED AND CONVEYED UNTO EUGENE A.
RODGERS AND VALERIE S. RODGERS,
MORTGAGORS HEREIN.
BEING KNOWN AS: 15 MANOR DRIVE
MECHANICSBURG, PA 17055-6134
PROPERTY ID: 42-27-1886-108
TITLE TO SAID PREMISES IS VESTED
IN EUGENE A. RODGERS AND VALERIE
S. RODGERS, HUSBAND AND WIFE,
AS TENANTS BY THE ENTIRETY BY
DEED FROM HERBERT C. THIEME AND
JANE A. THIEME, HUSBAND AND WIFE,
DATED AUGUST 31, 2006 RECORDED
SEPTEMBER 5, 2006 IN BOOK NO. 276
PAGE 2391

No. 2023-02431

WELLS FARGO BANK N A
vs
ANGELA J SHEARER

PROPERTY ADDRESS: 637 N. Mid-
dle Road, Upper Mifflin - Township,
NEWVILLE, PA 17241

Atty Carolyn Treglia

By virtue of a Writ of Execution No.
2023-02431 WELLS FARGO BANK, N.A.
v. ANGELA J. SHEARER owner(s) of
property situate in the UPPER MIFFLIN
TOWNSHIP, CUMBERLAND County,
Pennsylvania, being 637 N MIDDLE RD,
NEWVILLE, PA 17241
Tax ID No. 44-05-0411-029
(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$112,538.44
Attorneys for Plaintiff
Brock & Scott, PLLC

No. 2024-10202

To Be Sold as the property of Joseph P.
Smith and Alison R. Smith
Docket No: 2024-10202

PLANET HOME LENDING LLC

vs

JOSEPH P SMITH, ALISON R SMITH

PROPERTY ADDRESS: 28 Chestnut
Street, Mount Holly Springs - Borough,
Mount Holly Springs, PA 17007

Atty Jared Greenberg

Plaintiff: Planet Horne Lending LLC De-
fendants: Joseph P. Smith and Alison R.
Smith Attorney for Plaintiff: Orlans Law
Group PLLC 200 Eagle Road, Bldg 2,
Suite 120 Wayne, PA 19087
(484) 367-4191

Judgment Amount: \$225,421.23

DESCRIPTION ALL TIAT CERTAIN lot of
ground with the improvements thereon
erected situate in the Borough of Mount
Holly Springs, Cumberland County,
Commonwealth of Pennsylvania, bound-
ed and described as follows:

On the West by Chestnut Street; on the
North by Harman Street; on the South
by tract of land formerly of Marnie E.
Weigle, later of Sennett L. Sheaffer, and
now or formerly of James and Brenda
Fahnestock; and on the East by an alley.
The above described tract has a frontage
of 53.00 feet on Chestnut Street, and
extends in depth and even width along
Harman Street a distance of 186.00 feet
to said alley on the East Having thereon
erected a two and one-half story frame
dwelling house and other improvements
known as and numbered 28 Chestnut
Street, Mt, Holly Springs, Pennsylvania.
Under and Subject to the terms and
conditions of an agreement; entered into
between Mildred J. Gleckner and Charles
D. Monismith and wife, dated April 25,
1960, and recorded May 3, 1960, in the
hereinafter named Recorder's Office in
Miscellaneous Book 149, Page 76.

TITLE TO SAID PREMISES VESTED IN
Joseph P. Smith by Deed from Noble Colt
LLC, dated April 18, 2022, recorded
May 11, 2022, Instrument Number
202213345.

Tax Parcel No: 23-32-2336-215.

Premises known as: 28 Chestnut Street,
Mount Holly Springs, PA 17065

No. 2024-10870

No. 2023-10137

US BANK TRUST NATIONAL
ASSOCIATION

FREEDOM MORTGAGE CORPORATION

vs

vs

LARRY D STINE, SHARON L STINE

THOMAS J. SWINEY, JR.

PROPERTY ADDRESS: 2827 Shippens-
burg Road, Southampton - Township,
Biglerville, PA 17307

PROPERTY ADDRESS: 139 S. Pitt Street,
Carlisle - Borough, Carlisle, PA 17013

Atty Carolyn Treglia

Atty Matthew Fallings

By virtue of a Writ of Execution No.
2023-10137

ALL that certain lot of ground situate in
Southampton Township, Cumberland
County, Pennsylvania, more fully bound-
ed and described as follows: On part of
what is known as Big Flat.

FREEDOM MORTGAGE CORPORATION
v.

BEGINNING at a point in the center
of the Ridge Road; thence South 56
degrees, 44 minutes East 165 feet to an
iron pin; thence South 33 degrees, 16
minutes West. 117.8 feet to a point in
the center of legislative Route 21048;
thence North 80 degrees, 9 Yz minutes
West, 179.83 feet to a pin in the cen-
te-r of Legislative Route 21048, and the
center of the Ridge Road; thence Nerth
33 degrees, 16 minutes East, 189.31 feet
to a point in the center of the Ridge Road
and tile place of BEGINNING. SAID LAND
BEING improved with a 1989 Midway
Mobile Home, Serial Number MT 2652.
Premises being: 2827 Shippensburg
Road, Biglerville, PA 17307 Parcel No.:
39-16-0224-017

THOMAS J. SWINEY JR.
owner(s) of property situate in the BOR-
OUGH OF CARLISLE, CUMBERLAND
County, Pennsylvania, being 139 S PITT
ST, CARLISLE, PA 17013

Tax ID No. 04-21-0320-223
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$206,150.93

Attorneys for Plaintiff
Brock & Scott, PLLC

BEING the same premises which Paul W.
Mckenrick, widower and single man by
Deed dated June 02, 1999 and recorded
in the Office of Recorder of Deeds of
Cumberland County on June 02, 1999
at Book 200, Page1063 granted and con-
veyed unto Larry D. Stine and Sharon L.
Stine.

No. 2025-00289

NATIONSTAR MORTGAGE LLC

vs

BENJAMIN A SWORD

PROPERTY ADDRESS: 19 North Queen
Street, Shippensburg - Borough, SHIP-
PENSBURG, PA 17257

Atty Christina Connor

ALL that certain piece or parcel of land
situate in the Borough of Shippensburg,
County of Cumberland, Commonwealth of
Pennsylvania, bounded and described as
follows to wit:

Parcel No.: 32-33-1869-027A

BEING known and numbered as: 19 North
Queen Street, Shippensburg, PA 17257

Being the same property conveyed to Ben-
jamin A. Sword, unmarried who acquired
title by virtue of a deed from Brooks J.
Grim, married, dated January 26, 2021,
recorded January 27, 2021, as Instrument
Number 202103163, Office of the
Recorder of Deeds, Cumberland County,
Pennsylvania

LCL-PA

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- anxiety,
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- career or job dissatisfaction,
- marital or health problems,
- alcohol and drug use,
- gambling,
- depression, and
- other emotional or mental health problems.