

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

Arnold Jr., William E., dec'd.

Late of North Middleton Township.
 Executor: William E. Arnold, Sr.
 Attorney: Richard L. Webber, Jr. Esq.
 494 East King Street
 Shippensburg, PA 17257.

Eagan, James J., a/k/a James Joseph Eagan, dec'd.

Late of Silver Spring Township.
 Executor: Patrick J. Eagan.
 Attorney: Charles E. Shields, III, Esq.
 6 Clouser Rd.
 Mechanicsburg, Pennsylvania 17055.

Cline, David John, dec'd.

Late of Upper Allen Township.
 Executrix: Jackyann Cline Murphy.
 Attorney: Peter J. Russo, Esq.
 Law Offices of Peter J. Russo, P.C.
 245 Grandview Ave, Suite 102
 Camp Hill, PA 17011.

Foltz, Elizabeth S. a/k/a Mary Elizabeth Foltz, dec'd.

Late of Carlisle Borough.
 payment without delay to:
 Executor: Glenn L. Foltz, Jr.
 Attorney: George F. Douglas, III, Esq.
 Salzmann Hughes PC
 354 Alexander Spring Road, Suite 1
 Carlisle, PA 17015.

Foster, Margie a/k/a Margie Ann Foster, dec'd.

Late of the Borough of New Cumberland.
 Executrix: Sarah R. Smith.
 Attorney: Susan H. Confair
 Smigel, Anderson & Sacks

Hertweck, Michael J., dec'd.

Late of Upper Allen Township.
 Executrix: Denise M. Swenson.
 Attorney: Jessica Fisher Greene, Esq.
 Walters & Galloway, PLLC
 54 East Main Street
 Mechanicsburg, PA 17055.

Hockenberry, Ruth P., dec'd.

Late of West Pennsboro Township.
 Executor: Dan R. Hockenberry.
 Attorney: Hubert X. Gilroy, Esq.
 Martson Law Offices
 10 East High Street
 Carlisle, PA 17013.

Hoffman, Elizabeth H., dec'd.

Late of Silver Spring Township.
 Executor: Elizabeth H. Hoffman a/k/a Elizabeth Hoffman II.
 Attorney: Thomas M. Gish, Sr.
 Gibbel Kraybill & Hess LLP
 PO Box 5349
 Lancaster, PA 17606.

Mountz, Jaclyn A., dec'd.

Late of South Middleton Township.
 Executrix: Freda K. Neidigh.
 Attorney: George B. Faller, III, Esq.
 Martson Law Offices
 10 East High Street
 Carlisle, PA 17013.

Parsons, Richard Marc, a/k/a R. Marc**Parsons, dec'd.**

Late of Upper Allen Township.
 Executrix: Michelle Annette Parsons.
 Attorney: Ashley E. Sharek, Esq.
 Entrusted Legacy Law
 P.O. Box 130
 Bradford Woods, PA 15015.

Picarelli, Ralph A. a/k/a Ralph Anthony**Picarelli, dec'd.**

Late of Hampden Township.
 Executrix: Alex A. Picarelli a/k/a Alex
 Anthony Picarelli.
 Attorney: Bruce J. Warshawsky, Esq.
 Cunningham, Chemicoff &
 Warshawsky, P.C., P.O. Box 60457
 Harrisburg, PA 17106-0457.

Shank, Richard W., dec'd.

Late of East Pennsboro Township.
 Administrator: Debra K. Shank.
 Attorney: Sean M. Shultz, Esq.
 Saidis, Shultz & Fisher
 100 Sterling Parkway, Suite 300
 Mechanicsburg, Pennsylvania 17050.

Sholly Jr., Elmer Edward a/k/a Bud Sholly, dec'd.

Late of Enola.
 Executor: Elmer Edward Sholly Jr.
 Attorney: None.

Sunday, Sigrid Elizabeth, dec'd.

Late of Monroe Township.
 Executor: John M. Sunday.
 Attorney: Jessica Fisher Greene, Esq.
 Walters & Galloway, PLLC
 54 East Main Street
 Mechanicsburg, PA 17055.

Vyas, Prafull D., dec'd.

Late of Upper Allen Township.
 Executor: Pritesh P. Vyas.
 Attorney: Andrew H. Shaw, Esq.
 2011 W. Trindle Road
 Carlisle, PA 17013.

SECOND PUBLICATION**Boyer, Fay Romaine, dec'd.**

Late of Lower Frankford Township.
 Executrix: Pamela Fay Snoots.
 Attorney: Matthew A. McKnight, Esq.
 Irwin & McKnight, P.C.
 60 West Pomfret Street
 Carlisle, PA 17013.

Corrigan, Karen C., dec'd.

Late of Carlisle Borough.
 Executrix: Eileen M. Perillo.
 Attorney: Jessica Fisher Greene, Esq.
 Walters & Galloway, PLLC
 54 East Main Street
 Mechanicsburg, PA 17055.

Derr, Kathleen Ann, dec'd.

Late of Lemoyne.
 Executrix: Christine A. O'Malley.
 Attorney: Jacqueline A. Kelly, CELA,
 Esq.
 Halbruner, Hatch & Guise, LLP
 3435 Market Street
 Camp Hill, PA 17011.

Dominjan, Richard, dec'd.

Late of the Township of Hampden.
 Executor: Kenneth J. Lapierre.
 Attorney: Adam R. Deluca, Esq.
 Stone Shekletski & Deluca
 414 Bridge St
 New Cumberland, PA 17070.

Foster, Robert E., a/k/a Robert Edward Foster, dec'd.

Late of Camp Hill Borough.
 Executrix: Tamara L. Foster.
 Attorney: Craig A. Hatch, Esq.
 Halbruner, Hatch & Guise, LLP
 3435 Market Street
 Camp Hill, PA 17011.

Frick III, William H., dec'd.

Late of Hampden Township.
 Executrix: Deborah Moehlmann.
 Attorney: Horace M. Ehrgood, Esq.
 410 Chestnut Street
 Lebanon, PA 17042.

Gajewski, Richard J., dec'd.

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

Helm, Louise, dec'd.

Late of Southampton Township.
 Executrix: Carole L. Baldoni.
 Attorney: Thomas P. Gleason, Esq.
 825 West King Street, Suite E
 Shippensburg, PA 17257.

Hilliard, Elizabeth Ann, a/k/a Elizabeth B. Hilliard, dec'd.

Late of Cumberland County.
 Executor: Julie Ann Hilliard Barrick
 a/k/a JuDavid A. Barie, Esq.
 Baric Scherer LLC
 19 West South Street
 Carlisle, PA 17013.

McNeil, II, John Reid a/k/a John Reid McNeil, II, dec'd.

Late of Hampden Township.
 Executor: Michael Adams.
 Attorney: Ryan A. Webber, Esq.
 Webber Law, PLLC
 5000 Ritter Road, Suite 202
 Mechanicsburg, PA 17055.

Ogurcak, John F., dec'd.

Late of Mechanicsburg Borough.
 Executor: James G. Ogurcak.
 Attorney: Horace M. Ehrgood, Esq.
 410 Chestnut Street
 Lebanon, PA 17042.

Pentz, Donald E., dec'd.

Late of South Middleton Township.
 Administratrix: Beverly A. Murtoff.
 Attorney: Andrew H. Shaw, Esq.
 2011 W. Trindle Road
 Carlisle, PA 17013.

Rothermel, Robert A., dec'd.

Late of Cumberland County.
 Co-Executor: Jacob A. Rothermel
 Co-Executor: Samuel W. Rothermel.
 Attorney: Michael A. Scherer, Esq. Baric
 Scherer LLC
 19 West South Street
 Carlisle, PA 17013.

Rizio, Mary Ellen, dec'd.

Late of Camp Hill.
 Executor: Jeffrey Rizio.
 Attorney: Mary-Jo Mullen, CPA, Esq.
 Halbruner, Hatch & Guise, LLP
 3435 Market Street
 Camp Hill, PA 17011.

Schneider, Gary L., a/k/a Gary Lee Schneider, dec'd.

Late of Silver Spring Township.
 Executrix: Fae Loretta Schneider.
 Attorney: Sean M. Shultz, Esq.
 Saidis, Shultz & Fisher
 100 Sterling Parkway, Suite 300
 Mechanicsburg, Pennsylvania 17050.

Schulkins, Max S., a/k/a Max Sol Schulkins, dec'd.

Late of East Pennsboro Township.
 Executor: Michael B. Schulkins.
 Attorney: Charles E. Shields, III, Esq.
 6 Clouser Rd.
 Mechanicsburg, Pennsylvania 17055.

Shank, Romaine M., dec'd.

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

Serviente, Edward B. a/k/a Edward Barry Serviente, dec'd.

Late of Lower Frankford Township.
 Executor: Mark A. Mateya, Esq.
 Attorney: James D. Hughes, Esq.
 Salzman Hughes, P.C.
 354 Alexander Spring Rd. Suite 1
 Carlisle, PA 17015.

Smith, Harvey W., dec'd.

Late of Cumberland County.
 Executrix: Mary Ann Permelia.
 Attorney: Hunter J. Merideth, Esq.
 Merideth Law, LLC
 14 West King Street
 Shippensburg, PA 17257.

Stroble, Shirley A., dec'd.

Late of Upper Allen Township.
 Executrix: Jan Schwartz.
 Attorney: Brian C. Linsenbach, Esq.
 Stone, Wiley & Linsenbach, PC
 3 N. Baltimore Street
 Dillsburg, PA 17019.

Swartz, Marlin A., dec'd.

Late of Lower Allen Township.
 Administratrix: Susan K. Leed
 Attorney: Aviv S. Bliwas, Esq.
 Family First Law, LLC
 5000 Ritter Road, Suite 202
 Mechanicsburg, PA 17055.

Wagner, Joan I., dec'd.

Late of North Middleton Township.
 Co-Executor: Susan A. Wickard
 Co-Executor: Mark H. Wagner.
 Attorney: Hubert X. Gilroy, Esq.
 Martson Law Offices
 10 East High Street
 Carlisle, PA 17013.

Wagner, LaRue G., dec'd.

Late of Cumberland County.
 Co-Executor: Brian E. Armstrong
 Co-Executor: Wendy R. Armstrong.
 Attorney: William R. Kaufman, Esq.
 940 Century Drive, Suite B
 Mechanicsburg, PA 17055-4376.

Wolf, Catherine E., dec'd.

Late of Dickinson Township.
 Executrix: Pamela D. Jones.
 c/o Matthew A. McKnight, Esq.
 Irwin & McKnight, P.C.
 60 West Pomfret Street
 Carlisle, PA 17013.

Won Kwan H. a/k/a Kwan Hee Won,
dec'd.

Late of Silver Spring Township.
 Executrix: Julie Anne Won.
 Attorney: Butler Law Firm
 1017 Mumma Road, Suite 204
 Lemoyne, PA 17043.

THIRD PUBLICATION**Battaglia, Ann B.,** dec'd.

Late of Upper Allen Township.
 Executor: James D. Cameron.
 Attorney: None.

Ditmer, Pearl Annie, dec'd.

Late of Carlisle Borough.
 Executor: Jeffery Earl Ditmer.
 Attorney: Sheri D. Coover, Esq.
 Coover & Associates, PLLC
 2 S. Hanover Street
 Carlisle, PA 17013.

Driscoll, Ilene Y., dec'd.

Late of Hampden Township.
 Executrix: Michelle L. Truitt.
 Attorney: R. Benjamin Cramer
 P.O. Box159
 Duncannon, PA 17020.

Edwards, Maureen T., dece'd.

Late of Hampden Township.
 Executor: David C. Edwards.
 Attorney: Mark E. Halbruner, Esq.
 Halbruner, Hatch & Guise, LLP
 3435 Market Street
 Camp Hill PA 17011.

Eslinger, Joann W., dec'd.

Late of Silver Spring Township.
 Executor: Bradley W. Eslinger.
 Attorney: Edward P. Seeber, Esq.
 JSDC Law Offices
 Suite C-400
 555 Gettysburg Pike
 Mechanicsburg, PA 17055.

Evans, Harry Albert, dec'd.

Late of South Middleton Township.
 Co-Executor: Philip A. Evans
 Co-Executor: Harry Matthew Evans.
 Attorney: Wolf & Wolf
 10W High St
 Carlisle, PA 17013.

Fickel, Audrey B., dec'd.

Late of South Middleton Township.
 Co-Executor: Wade A. Fickel
 Co-Executor: Wendy S. Shughart.
 Attorney: Kimberly M. Jackson, Esq.
 Murphy & Childers, P.C.
 237 East Queen Street
 Chambersburg, PA 17201.

Groff, Shirley Ann, dec'd.

Late of Upper Allen Township.
 Executor: Jean A. Krause.
 Attorney: None.

Harbilas, John Christos, dec'd.

Late of Hampden Township.
 Executrix: Kathryn M. Harbilas.
 Attorney: None.

Hoffman, Garth E., a/k/a Garth Emerson

Hoffman, dec'd.
 Late of Lemoyne Borough.
 Executrix: Linda H. Dimartile.
 Attorney: Christa M. Aplin, Esq.
 JSDC Law Offices
 11 East Chocolate Avenue, Suite 300
 Hershey, PA 17033.

Johnson, Jr., Charles F., dec'd.

Late of Mechanicsburg Borough.
 Executor: Charles F. Johnson. Attorney:
 Bruce J. Warshawsky, Esq.
 Cunningham, Chemicoff &
 Warshawsky, P.C.
 P.O. Box 60457
 Harrisburg, PA 17106-0457.

Jumper, Beverly K., dec'd.

Late of Southampton Township.
 Administrator: Angela M. Boonie,
 Attorney: Craig A. Hatch, Esq.
 Halbruner, Hatch & Guise, LLP
 3435 Market Street
 Camp Hill, PA 17011.

Jumper, Rosella M., dec'd.

Late of Cumberland County.
 Executrix: Sherry L. Leffler.
 Attorney: Stephanie E. Chertok, Esq.
 Allied Attorneys of Central
 Pennsylvania, LLC
 61 West Louthier St.
 Carlisle, PA 17013.

Lockey, Mary E., dec'd.

Late of Cumberland County.
 Executor: Samuel J. Lockey.
 Attorney: William C. Dissinger, Esq.
 Dissinger & Dissinger
 400 South State Road
 Marysville, PA 17053.

Mahoney, Anna, dec'd.

Late of West Pennsboro Township.
 Administratrix: Vicki S. Darr.
 Attorney: Andrew H. Shaw, Esq.
 2011 W. Trindle Road
 Carlisle, PA 17013.

Meluskey, Robert Joseph a/k/a

Robert J. Meluskey, dec'd.
 Late of South Middleton Township.
 Executrix: Betty Arlene Meluskey.
 Attorney: Sean M. Shultz, Esq.
 Saidis, Shultz & Fisher
 100 Sterling Parkway, Suite 300
 Mechanicsburg, Pennsylvania
 17050.

Michalisin, Ronald M., dec'd.

Late of Camp Hill Borough.
 Executor: Mark R. Michalisin.
 Attorney: Michael L. Bangs, Esq.
 Bangs Law Office, LLC
 429 South 18th Street
 Camp Hill, PA 17011.

Miller, Zeina D., dec'd.

Late of Dickinson Township.
 Executrix: Sherry L. Miller.
 Attorney: Matthew A. McKnight, Esq.
 Irwin & McKnight, P.C.
 60 West Pomfret Street
 Carlisle, PA 17013.

Nauman, Helen Trimble, dec'd.

Late of Upper Allen Township.
 Executor: Spencer G. Nauman, Jr.
 Attorney: J. Stephen Feinour, Esq.
 Cohen Seglias Pallas Greenhall &
 Furman PC
 240 N. 3rd Street, 7th Floor
 Harrisburg, PA 17101.

Neidig, Larry O., dec'd.

Late of Upper Allen Township.
 Executor: Kevin S. Neidig.
 Attorney: Murrel R. Walters, III, Esq.
 Walters & Galloway, PLLC
 54 East Main Street
 Mechanicsburg, PA 17055.

NOTICE

To Louis Carter

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

NO. 78

**ADOPTIONS 2025 In Re:
ADOPTION OF N.G.
Date of Birth: January, 2025**

A petition has been filed asking the Court to put an end to all rights you have to your child, N.G. The Court has set a hearing to consider ending your rights to your child. The hearing will be held in Courtroom No. 7 of the Cumberland County Courthouse, One Courthouse Square, Carlisle, Pennsylvania, on Tuesday, April 21, 2026, at 1:00 p.m., If you do not appear at the hearing, the Court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer.

You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Cumberland County Bar Association
32 South Bedford Street
Carlisle, Pennsylvania 17013
717-249-3166

Kristopher Accardi, Esquire, Solicitor
Cumberland County Children and Youth
Services

**APPLICATION FOR
CERTIFICATE OF AUTHORITY**

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 1st day of April 2026, by Bridgeford Advisors, Inc., a Delaware corporation, with its principal office located at 330 South Poplar Avenue, Suite 103, Pierre, SD 57501, for a Certificate of Authority to do business within the Commonwealth of Pennsylvania under the provisions of the Business Corporation Law of 1988. The proposed registered office of the said corporation in the Commonwealth of Pennsylvania will be located at 415 Fal-lowfield Road, Camp Hill, PA 17011.

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

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that OGM, Inc., a Pennsylvania business corporation, with its registered office located at 333 Blacklatch Lane, Cumberland County, Pennsylvania, has filed Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the shareholders and directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence may be terminated under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

J. Stephen Feinour, Esquire
COHEN SEGLIAS PALLAS
GREENHALL & FURMAN, P.C.
240 North Third Street, 7TH Floor
Harrisburg, PA 17101

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that the shareholders and directors of Harry I. Yaverbaum, P.C., a Pennsylvania professional corporation with an address at 1007 Mumma Road, Suite 101, Lemoyne, Pennsylvania 17043, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Corporation Law of 1988, as amended.

BUTLER LAW FIRM
1017 Mumma Road, Suite 204
Lemoyne, PA 17043

Notice is Hereby Given to all Parties Interested that the following Accounts have been filed in the Office of the Clerk of Orphans' Court in the Courthouse in Carlisle, Pennsylvania, by the Accountants herein named where the same may be examined prior to being Presented to The Court of Common Pleas Orphans' Court Division Cumberland County Pennsylvania for Confirmation and Decrees of Distribution at 1:00 p.m., on April 14, 2026 in Courtroom No. 1

Decedent Accounts With Statements of Proposed Distribution:

Bartosic
21-25-0543

First and Final Account of Steven A. Bartosic, Executor for the Estate of Leon Joseph Bartosic, Late of Middlesex Township, Cumberland County, Pennsylvania, Deceased

Andrew H. Shaw, Esq.

Burt
21-23-0248

First and Final Account of Clayton A. Lingg, Administrator for the Estate of William Dwayne Burt, Sr., Late of Shipensburg Borough, Cumberland County, Pennsylvania, Deceased

Melissa L. Kelso, Esq.

Kerstetter
21-23-1597

First and Final Account of Elaine A. Brady, Executrix for the Estate of Howard A. Kerstetter, Late of South Middleton Township, Cumberland County, Pennsylvania, Deceased

Andrew H. Shaw, Esq.

Wensyel
21-24-1437

First and Final Account of Dennis Wimer, Executor for the Estate of Jean Schuyler Wensyel a/k/a Jean S. Wensyel, Late of Carlisle Borough, Cumberland County, Pennsylvania, Deceased

Taylor P. Andrews, Esq.

Trust Accounts With Statements of Proposed Distribution:

McMullan
21-25-1459

First and Final Account of Daniel F. McMullan, Trustee of The McMullan Family Revocable Living Trust Dated November 7, 2001, as Amended on December 9, 2003 and November 22, 2013
Nicole M. Marzzacco, Esq. and
Allyson N. Lonas, Esq.

Rolling Green Cemetery
21-00-0364

First and Partial Account of Truist Bank, Formerly SunTrust Bank Prior to December 6, 2019, Trustee for Rolling Green Cemetery Permanent Lot Care Trust and AmeriServ Trust and Financial Services Company, formerly USBancorp Trust Company, Co-Trustee with SunTrust Bank, Now Truist, until August 1, 2019

Timothy C. Leventry, Esq.

SHERIFF'S SALE

No. 2024-07015

WEDNESDAY June 03, 2026

WILMINGTON SAVINGS FUND SOCIETY

vs

CHRISTINE L ANTOON

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.

PROPERTY ADDRESS: 95 Greenwood Circle, Wormleysburg - Borough, Wormleysburg, PA 17043

Atty Jill Fein

All parties in interest and Claimants are hereby notified that a Schedule of Distribution will be filed by the Sheriff on or before July 03, 2026 and that distribution will be made in accordance with said schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND SITUATE IN BOROUGH OF WORMLEYSBURG, COUNTY OF CUMBERLAND, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON GREENWOOD CIRCLE AT THE WESTERN LINE OF LANDS NOW OR FORMERLY OF BJARNI V. MAGNUSON AND STEFNIA TH. MAGNUSON; THENCE IN A WESTWARDLY DIRECTION ALONG THE NORTHERN LINE OF GREENWOOD CIRCLE BY A CURVE TO THE RIGHT, HAVING A RADIUS OF TWO HUNDRED SIXTY (260) FEET, A DISTANCE OF ONE HUNDRED TWENTY-ONE AND NINE ONE-HUNDREDTHS (121.09) FEET TO A POINT; THENCE IN A NORTHWESTWARDLY DIRECTION ALONG LINE OF LANDS NOW OR LATE OF HIGHSPIRE SAND AND GRAVEL COMPANY, A DISTANCE OF ONE HUNDRED FORTY-FIVE (145) FEET TO A POINT ON LINE OF OTHER LANDS NOW OR FORMERLY OF HIGHSPIRE SAND AND GRAVEL COMPANY; THENCE BY THE LATTER IN A EASTWARDLY DIRECTION BY A CURVE TO THE RIGHT, HAVING A RADIUS OF FOUR HUNDRED FIVE (405) FEET, A DISTANCE OF ONE HUNDRED EIGHTY EIGHT AND SIXTY-ONE ONE-HUNDREDTHS (188.61) FEET TO A POINT ON THE WESTERN LINE OF LANDS NOW OR FORMERLY OF BJARNI V. MAGNUSON AND STEFNIA TH. MAGNUSON; THENCE IN A SOUTHWARDLY DIRECTION ALONG THE WESTERN LINE OF SAID LANDS, ONE HUNDRED FORTY-FIVE (145) FEET TO A POINT ON THE NORTHERN LINE OF GREENWOOD CIRCLE, THE PLACE OF BEGINNING. BEING PART OF LOTS NOS. 94, 95, AND 96 ON THE PLAN OF LOTS KNOWN AS THE REVISED PLAN OF PENNSBORO MANOR, WHICH PLAN IS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN

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, June 19, 2026 at 12:00 noon, prevailing time, otherwise all money previously paid will be forfeited and the property will be resold on Wednesday July 08, 2026 at 10:00 A.M., prevailing time, in the Cumberland County Sheriff's Office, Courthouse, Carlisle, PA.

REAL ESTATE SALE

Date For 2026

Sale Date	Cut-Off Date
September 02, 2026	June 05, 2026
December 02, 2026	September 04, 2026

Jody S. Smith, Sheriff
Cumberland County
Carlisle, PA

AND FOR THE COUNTY OF CUMBERLAND IN PLAN BOOK 3, PAGE 6. UNDER AND SUBJECT TO THE COVENANTS, RESTRICTIONS AND CONDITIONS SET FORTH IN THE DEED DATED JUNE 20, 1960, AND RECORDED IN THE CUMBERLAND COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK X, VOLUME 19, PAGE 68; EXCEPTING THOSE, IF ANY, RESTRICTING OWNERSHIP OR OCCUPANCY ON THE BASIS OF RACE, CREED OR COLOR, WHICH IT IS EXPRESSLY INTENDED SHALL NOT BE IMPOSED OR REIMPOSED HEREBY. ALSO UNDER AND SUBJECT, NEVERTHELESS, TO CONDITIONS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD AND ANY AND ALL MATTERS WHICH AN INSPECTION OR SURVEY OF THE PROPERTY WOULD DISCLOSE. BEING KNOWN AND NUMBERED AS 95 GREENWOOD CIRCLE, WORMLEYSBURG, PENNSYLVANIA. BEING THE SAME PROPERTY WHICH SEAN C. ADAMS AND ROBIN L. CLEMENS, HUSBAND AND WIFE, BY DEED DATED OCTOBER 29, 2010 AND RECORDED DECEMBER 2, 2010 IN THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY AS INSTRUMENT NO. 201035475 CONVEYED TO GREGORY J. ANTOON AND CHRISTINE L. ANTOON, HUSBAND AND WIFE. THE SAID GREGORY J. ANTOON DEPARTED THIS LIFE ON MARCH 19, 2023 WHEREBY TITLE VESTED SOLELY IN CHRISTINE L. ANTOON. PARCEL NUMBER: 47-19-1590-115

No. 2024-08540

CITIZENS BANK NATIONAL ASSOCIATION
 vs
 NANCY R ATKINSON

PROPERTY ADDRESS: 584 Meadow Croft
 Circle Unit 34, Upper Allen - Township,
 Mechanicsburg, PA 17055

Atty Christina Connor

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

Parcel No.: 42-11-0276-013AU34

BEING known and numbered as: 584 Meadow Croft Circle, Unit 34, Mechanicsburg, PA 17055

Being the same property conveyed to Nancy R. Atkinson who acquired title by virtue of a deed from Classic Communities Corporation, dated December 11, 2006, recorded December 19, 2006, at Instrument Number 2006-045535, and recorded in Book 278, Page 163, Office of the Recorder of Deeds, Cumberland County, Pennsylvania

No. 2025-12021

No. 2025-09412

NATIONSTAR MORTGAGE LLC
vs
ALICIA M BOARTS

PENNYMAC LOAN SERVICES, LLC
vs
MICHAEL C. CASSIDY

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

PROPERTY ADDRESS: 327 East Garfield
Street, Shippensburg - Borough,
Shippensburg, PA 17257

Atty Adrienna Hunsberger

Atty Jill Manuel Coughlin

ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN THE TOWNSHIP OF
SHIPPENSBURG, CUMBERLAND COUNTY,
PENNSYLVANIA:
BEING KNOWN AS: 202 BRITTON RD SHIP-
PENSBURG, PA 17257
BEING PARCEL NUMBER: 36-33-1869-001B
IMPROVEMENTS: RESIDENTIAL PROPERTY

ALL THAT CERTAIN tract of land situated on
the North side of East Garfield Street in the
East Ward of the Shippensburg
Borough, Cumberland County, Pennsylvania,
bounded and described as follows, to wit:
BOUNDED on the South by East Garfield
Street, on the West by lot now or formerly of
Stewart Kauffman and Ruth
Kauffman, his wife, known as Lot No. 80 in
the Long Plan of Lots; on the North by an
alley, and on the East by land now or
formerly of Selden L. Tritt and Emma M.
Tritt, his wife. Having a frontage of 32 feet on
East Garfield Street, and extending at
the width in depth 171 feet to the alley in
the rear; having thereon erected a two-story
frame dwelling house, known as No.
327 East Garfield Street.
BEING THE SAME PREMISES which M/J
Cassidy Holdings, LLC, by Deed dated
5/7/2021 and recorded in the Office of the
Recorder of Deeds of Cumberland Coun-
ty on 5/13/2021 in Deed Instrument No.
202117524, granted and conveyed unto
Michael C. Cassidy.
BEING known as 327 East Garfield Street,
Shippensburg, Pennsylvania 17257.
PARCEL # 32-34-2413-078

No. 2025-11171

No. 2025-10046

THE BOROUGH OF CAMP HILL
vs
DONALD A. CLIPPINGER

FULTON BANK, NA
vs
ALYSSA M. DIETZ

PROPERTY ADDRESS: 3005 Dickinson Avenue, Camp Hill - Borough, Camp Hill, PA 17011

PROPERTY ADDRESS: 1010 Valley Road, East Pennsboro - Township, Enola, PA 17025

Atty Kimberly Bonner

Atty Terrance McCabe

By virtue of a Writ of Execution No. 2025-11171 The Borough of Camp Hill v. Donald A. Clippinger Property situated in The Borough of Camp Hill Cumberland County, Pennsylvania, being known as 3005 Dickinson Avenue, Camp Hill, Pennsylvania Parcel # 01-22-0533-150 Improvements thereon: Dwelling known as 3005 Dickinson Avenue, Camp Hill, PA 17011 Judgment Amount: \$3,246.27

All THAT CERTAIN piece of parcel of land situate in East Pennsboro Township, Cumberland County, Pennsylvania, more particularly bounded and described as follows; BEGINNING at a point in the center of State Highway Route No. 21051, locally known as the Summerdale-Wertzville Road, said point being south sixty-five (65) degrees fifty-two (52) minutes west, four hundred fifty-seven and thirty-eight one hundredths (457.38) feet from the center of State Highway Route No. 21074; thence south twenty-four (24) degrees eight (8) minutes east, one hundred fifty (150) feet to a point; thence along lands now or formerly of J.L. Gutshall, south sixty-five (65) degrees fifty-two (52) minutes west, one hundred (100) feet to a point; thence north twenty-four (24) degrees eight (8) minutes west, one hundred fifty (150) feet to appoint in the center of said State Highway Route No. 21051; thence down the center of said highway, north sixty-five (65) degrees fifty-two (52) minutes east, one hundred (100) feet to the point and place of BEGINNING. HAVING thereon erected a one-story brick dwelling house. Map and Parcel ID: 09-13-0999-004 Being known as: 1010 Valley Road, Enola, PA 17025. Title to said premises is vested in Alyssa M. Dietz by deed from RAYMONF C. MARTIN dated October 16, 2019 and recorded October 28, 2019 in Instrument Number 201925591.

No. 2025-08819

ORRSTOWN BANK
vs
ANDREW P. FAILOR

PROPERTY ADDRESS: 526 Pine Road, Dick-
inson - Township, Carlisle, PA 17015

Atty Kimberly Bonner

By virtue of a Writ of Execution No. 2025-
08819 Orrstown Bank v. Failor Property
situated in Carlisle, Cumberland County,
Pennsylvania 17015 being known as 526
Pine Road Parcel #08-12-0338-018A
Improvements thereon: 526 Pine Road, Carl-
isle, Pennsylvania 17015
Judgment Amount: \$39,277.05

No. 2025-09177

WELLS FARGO BANK NA
vs
WILLIAM J FOREMAN

PROPERTY ADDRESS: 12 Village Road,
Silver Spring - Township,
Mechanicsburg, PA 17050

Atty Christina Connor

ALL that certain piece or parcel of land situ-
ate in the Township of Silver Spring, County
of Cumberland, Commonwealth of
Pennsylvania, bounded and described as
follows to wit:
Parcel No.: 38-19-1612-010
BEING known and numbered as: 12 Village
Road, Mechanicsburg, PA 17050
Being the same property conveyed to William
J. Foreman who acquired title by virtue of a
deed from Jody A. Hershberger also known as
Jody A. White and Clint Earley, her husband,
dated January 15, 2013, recorded January
22, 2013, as Instrument Number 201302217,
Office of the Recorder of Deeds, Cumberland
County, Pennsylvania

No. 2016-02821

No. 2025-09192

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

PENNSYLVANIA HOUSING FINANCE AGENCY
vs
KELLY DAWN GREEN AKA KELLY D.

PROPERTY ADDRESS: 457 Heisey Road,
Monroe Township, Mechancisburg, PA 17055

GREEN, THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT

Atty Danile DiLeva

PROPERTY ADDRESS: 12 East Beale Avenue,
East Pennsboro - Township, Enola, PA 17025

IMPROVEMENTS consist of a residential
dwelling.

Atty Leon Haller

BEING PREMISES: 457 Heisey Road
Mechanicsburg, PA 17055

SOLD as the property of JULIET A. FULLER
AKA JULIET FULLER

TAX PARCEL #22-11-0280-083

By virtue of a Writ of Execution No. 2025-
09192 PENNSYLVANIA HOUSING FINANCE
AGENCY Plaintiff vs KELLY DAWN GREEN
aka Kelly D. Green and THE SECRETARY
OF HOUSING AND URBAN DEVELOPMENT
Defendants

Real Estate: 12 EAST BEALE AVENUE, ENOLA,
PA 17025

Municipality: EAST PENNSBORO TOWNSHIP
Dimensions: APPROX 75 X 150

See Instrument: 2022-04262

Tax Parcel #: 09-15-1291-264A

Improvement thereon: a residential dwelling
house as identified above

TO BE SOLD AS THE PROPERTY OF KELLY
DAWN A/K/A KELLY D. GREEN ON JUDG-
MENT NO. 2025-09192

No. 2025-09380

No. 2025-06017

MEMBERS 1ST FEDERAL CREDIT UNION
vs
BETH ANN HARTZEL

EAST PENNSBORO TOWNSHIP
vs
MICHAEL V. HOUSE, STEPHANIE HOUSE

PROPERTY ADDRESS: 1711 Creek Vista Drive, Lower Allen - Township, New Cumberland, PA 17070

PROPERTY ADDRESS: 1126 Second Street, East Pennsboro Township, Enola, PA 17025

Atty Steven Kelly

Attn Kimberly Bonner

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

By virtue of a Writ of Execution No. 2025-06017 East Pennsboro Township v. Michael V. House and Stephanie House Property situated in East Pennsboro Township, Cumberland County, Pennsylvania, Being known as 1126 Second Street, Enola, PA 17025 BEING TAX PARCEL 45-17-1044-227 Improvements thereon known as 1126 Second Street, Enola, PA 17025 Judgment Amount: \$3,014.13

BEGINNING at a point on the corner of Lot No. 38 of the hereinafter mentioned Plan of Lots; thence by Creek View Drive, South 67 degrees 16 minutes 33 seconds East, a distance of 105 feet to a point; thence continuing along Creek View Drive by a curve to the left having a radius of 25 feet, and arc distance of 39.27 feet to a point on the Westerly line of Creek Vista Drive; thence by the Western line of Creek Vista Drive, North 22 degrees 43 minutes 27 seconds East, a distance of 29 feet to a point at the corner of Lot No. 40 of the hereinafter mentioned Plan of Lots; thence by the same, North 67 degrees 16 minutes 33 seconds West, a distance of 130 feet to a point on the line of Lot No. 38 of the hereinafter mentioned plan of lots; thence by Lot No. 38, South 22 degrees 43 minutes 27 seconds West, a distance of 54 feet to a point, the place of beginning.

BEING Lot No. 39 of the Final Subdivision Plan for Phase 1, Beacon Hill Village of Creekside, recorded in Cumberland County Book 50, Page 113.

Premises being: 1711 Creek Vista Drive, New Cumberland, PA 17070

Parcel No.: 13-25-0008-003

BEING the same premises which Mason E. Delapp and Miki T. Delapp by Deed dated October 1, 2020 and recorded in the Office of Recorder of Deeds of Cumberland County on October 19, 2020 granted and conveyed unto Beth Ann Hartzel.

No. 2022-09388

No. 2025-07778

WILMINGTON SAVINGS FUND SOCIETY
vs
CARL M JOHNSON

PROPERTY ADDRESS: 4 Mountain View
Drive, North Middleton - Township,
Carlisle, PA 17013

Atty Jill Fein

ALL THAT CERTAIN TRACT OF LAND SITUATE IN NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEING LOT NO. 75 ON THE PLAN OF CREEK VIEW HEIGHTS, SECTION "E", AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY IN PLAN BOOK 39, PAGE 52; CONTAINING 103.70 FEET ALONG THE WEST ALONG MOUNTAIN VIEW DRIVE CONTANING 61.78 FEET ALONG THE CURVE LEADING TO SUSAN LANE; CONTAINING 86.07 FEET ALONG THE SOUTH ALONG SUSAN LANE AS SHOWN ON SAID PLAN; CONTAINING 142.67 FEET ALONG THE EAST ALONG LOTS OF NOLL MANOR AS SHOWN ON SAID PLAN; AND CONTAINING 125.04 FEET ALONG THE NORTH ALONG LAND NOW OR FORMERLY OF HOOKE, LEBO AND HOOKE, AS SHOWN ON SAID PLAN. CONTAINING 17,540 FEET. SUBJECT, NEVERTHELESS, TO THE BUILDING AND USE RESTRICTIONS AS RECORDED IN THE OFFICE AFORESAID IN MISCELLANEOUS BOOK 197, PAGE 1050.
UNDER AND SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHT OF WAYS OF RECORD.
BEING THE SAME PROPERTY WHICH TOMMY X. NGUYEN AND MARY H. NGUYEN, HUSBAND AND WIFE, BY DEED DATED AUGUST 17, 2018 AND RECORDED SEPTEMBER 10, 2018 IN THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY AS INSTRUMENT NO. 201822100 CONVEYED TO CARL M. JOHNSON, INDIVIDUAL. COMMONLY KNOWN AS: 4 MOUNTAINVIEW DRIVE, CARLISLE, PA 17013 PARCEL NUMBER: 29-16-1096-176

GSMPS MORTGAGE LOAN TRUST 2001-1
vs
GAYLE L KIRKPATRICK DECEASED ESTATE OF, TIMOTHY J KIRKPATRICK AS KNOWN HEIR OF THE ESTATE OF

GAYLE L. KIRKPATRICK DECEASED, LYNETTE J. RHOADES AS KNOWN HEIR OF THE ESTATE OF GAYLE L.

KIRKPATRICK DECEASED, ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF GAYLE L. KIRKPATRICK, DECEASED

PROPERTY ADDRESS: 164 South Enola Drive, East Pennsboro - Township, Enola, PA 17025

Atty William Miller

ALL THAT CERTAIN tract of land situate in East Pennsboro Township, Cumberland County, and Commonwealth of Pennsylvania, bounded and described as follows, to wit: BEGINNING, at a point on the eastern line of South Enola Drive, formerly State Road, one hundred (100) feet north of the northeast corner of Manor Avenue and South Enola Drive; thence eastwardly through the center of the partition wall dividing properties known as No. 164 and No. 166 South Enola Drive and beyond, one hundred fifty (150) feet to a point on the western line of First Alley; thence northwardly along the western line of First Alley, twenty-five (25) feet to a point on the southern line of Lot No. 4, Block C, on the hereinafter mentioned plan of lots; thence westwardly along the southern line of Lot No. 4, Block C, on hundred fifty (150) feet to a point on the eastern line of South Enola Drive; thence southwardly along the eastern line of South Enola Drive, twenty-five (25) feet to a point, the point and place of BEGINNING.
BEING LOT NO.3, Block C, on the connected Plan of Lots laid out by Arthur R. Rupley. The improvements thereon being known as 164 South Enola Drive , Enola, Pennsylvania - 17025
Parcel ID: 09 15 1291 162

No. 2025-11542

No. 2024-08324

NATIONSTAR MORTGAGE LLC
vs
JAMES KLINE

US BANK TRUST NATIONAL ASSOCIATION
vs
DOUGLAS W KUHN

PROPERTY ADDRESS: 109 Chestnut Street,
Mount Holly Springs - Borough,
Mt. Holly Springs, PA 17065

PROPERTY ADDRESS: 24 Peach Orchard
Road, Penn - Township,
Newville, PA 17241

Atty Stephanie Walczak

Atty Kayleigh Zeron

IMPROVEMENTS consist of a residential
dwelling.

BEING PREMISES: 109 Chestnut Street
Mount Holly Springs, PA 17065
SOLD as the property of JAMES KLINE
TAX PARCEL #23-32-2336-195

ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN PENN TOWNSHIP,
CUMBERLAND COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 24 PEACH ORCHARD
RD NEWVILLE, PA 17241
BEING PARCEL NUMBER: 31-13-0112-015D
IMPROVEMENTS: RESIDENTIAL PROPERTY

No. 2025-02999

No. 2025-07754

MEMBERS 1ST FEDERAL CREDIT UNION
vs
LINDA K MILLER, GLENN E. SINGER

SILVER SPRING TOWNSHIP
vs
WAYNE M MINICH, JR.

PROPERTY ADDRESS: 1531 Cranes Gap
Road, North Middleton Township,
Carlisle, PA 17015

PROPERTY ADDRESS: 35 A Millers Gap
Road, Silver Spring - Township,
Enola, PA 17025

Atty Kimberly Bonner

Atty Kimberly Bonner

ALL THAT CERTAIN tract of mountain land situate in North Middletown Township, Cumberland County, Pennsylvania, bounded and described in accordance with Subdivision Plan made by Earl D. Palm, Registered Surveyor, dated August 30, 1977, being Lot Numbered Twon (2) thereon and recorded in Cumberland County Plan Book 31, Page 48, as follows:

BEGINNING at a point at comer of Lot #1, now or formerly of Larry L. Chronister and Kay M. Chronister and comer of lands now or formerly of George Gutschall heirs; thence by said line of lands now or formerly of George Gutshall's heirs, North 9 degrees 15 minutes West, a distance of 1,639.16 feet to stones; thence North 87 degrees 15 minutes East, a distance of 240.80 feet to stones at comer of lands now or formerly of Melvin Mixell, thence by said line of lands now or formerly of Melvin Mixell, South 9 degrees 8 minutes East, a distance of 1,838.31 feet to a point at the comer of said Lot #1; thence by Lot #1, North 55 degrees 32 minutes West, 326.07 feet to a point, at the Place of BEGINNING. CONTAINING 9.498 acres, more or less. BEING known as Parcel 29-04-0317-000 BEING known and numbered as 1531 Cranes Gap Road, Carlisle, Pennsylvania 17013 BEING the same tract of land which Wesley H. Bookamer and Louise I. Bookamer, his wife, granted and conveyed unto Glenn E. Singer, single man. and Linda K. Miller, single woman, Grantors herein, by Deed dated January 31, 1996, and recorded on February 1, 1996, in the Office of the Recorder of Deeds for Cumberland County Deed Book 134, Page 654.

By virtue of a Writ of Execution No. 2025-07754 Silver Spring Township v. Wayne M. Minich, Jr.

Of property situate in Silver Spring Township Cumberland County, Pennsylvania, being known as 35A Millers Gap Road, Enola, PA 17025

PARCEL #38-13-0985-022B

Improvements thereon: Dwelling known as 35A Millers Gap Road, Enola, PA 17025

Judgment Amount: \$1,874.58

No. 2025-07758

No. 2024-00457

SILVER SPRING TOWNSHIP

vs

RICHARD P MORRIS AND ANN M. MORRIS
ANY AND ALL UNKNOWN HEIRS AND AD-
MINISTRATORS OF THE
ESTATES OF

PROPERTY ADDRESS: 17 Timber Road, Sil-
ver Spring - Township,
Mechancisburg, PA 17050

Atty Kimberly Bonner

By virtue of a Writ of Execution No. 2025-
07758 Silver Spring Township Authority v.
Any and All Unknown Heirs and Administra-
tors of the Estates of Richard P. Morris and
Ann M. Morris

Of property situate in Silver Spring Township
Cumberland County, Pennsylvania, being
known as 17 Timber Road, Mechanicsburg,
PA 17050

PARCEL #38-24-0773-008

Improvements thereon: Dwelling known as 17
Timber Road, Mechanicsburg, PA 17050

Judgment Amount: \$1,845.32

U.S. BANK TRUST NATIONAL ASSOCIATION

vs

GEORGIANNA SUE NEUFER, KNOWN HEIR
OF HELEN M. FOULTZ, DECEASED, KATH-
LEEN R. FOULTZ, KNOWN
HEIR OF HELEN M. FOULTZ, DECEASED,
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PESONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
HELEN M. FOULTZ, DECEASED,
RANDY WILLIAM FOLTZ, KNOWN HEIR OF
HELEN M. FOULTZ, DECEASED, KELLI ANN
BEAVER, KNOWN HEIR OF
HELEN M. FOULTZ, DECEASED, SCOTT
ALLEN FOULTZ, KNOWN HEIR OF HELEN
M. FOULTZ, DECEASED

PROPERTY ADDRESS: 422 State Street, East
Pennsboro - Township, Enola, PA 17025

Atty Michael Clark

Atty By virtue of Writ of Execution No.

U.S. Bank Trust National Association, as
Trustee of the LB-Ranch Series V Trust vs.
Georgianna Sue Neufer, Known Heir of
Helen M. Foultz, Deceased; Kathleen R. Foul-
tz, Known Heir of Helen M. Foultz, Deceased;
Kelli Ann Beaver, Known Heir of Helen M.
Foultz, Deceased; Randy William Foltz,
Known Heir of Helen M. Foultz, Deceased;
Scott Allen Foultz, Sr., Known Heir of Helen
M. Foultz, Deceased; Unknown Heirs, Suc-
cessors, Assigns and All Persons, Firms or
Associations Claiming Right, Title or Interest
from or under Helen M. Foultz, Deceased
Docket Number: 2024-00457

Property to be sold is situated in the Town-
ship of East Pennsboro, County of Cumber-
land and Commonwealth of Pennsylvania.
Commonly known as: 422 State Street, Fair-
view, PA 17025 a/k/a 422 State Street, West
Fairview, PA 17025 a/k/a 422 State Street,
Enola, PA 17025 a/k/a 422 State Street,
East Pennsboro Township/West Fairview,
Enola, PA 17025

Parcel Number: 45-16-1050-074

Improvements thereon of the residential
dwelling or lot (if applicable): Residential
Dwelling

Judgment Amount: \$51,675.06

334 Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(212) 471-5100

By: /S/ Dated: September 4, 2025

- Dana Marks, Esq. (205165)
- Renee Cohen, Esq. (306667)
- Timothy A. Cirino, Esq. (326340)
- Robert Flacco, Esq. (325024)
- Perry Russell, Esq. (334517)
- Danielle Johnson, Esq. (334703)
- Yvonne Ganley, Esq. (337459)
- Andrew Kravitz, Esq. (80142)

No. 2025-07454

MEMBERS 1ST FEDERAL CREDIT UNION
vs
ALANNA ASHLEY PELLMAN

PROPERTY ADDRESS: 793 Old Silver Spring
Road, Mechanicsburg - Borough,
Mechanicsburg, PA 17055

Atty Steven Kelly

ALL THAT CERTAIN UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED IN THE DECLARATION REFERENCED BELOW AS "WALNUT VILLA CONDOMINIUM" LOCATED IN THE BOROUGH OF MECHANICSBURG, COUNTY OF CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED PURSUANT TO THE PROVISION OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, 68 PENNSYLVANIA CONS STAT. ANN SECTIONS 3101 CT SEQ. (PURDON SUPP. 1987), BY THE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CUMBERLAND COUNTY, PENNSYLVANIA, OF A DECLARATION OF CONDOMINIUM DATED JULY 30, 1985, AND RECORDED ON AUGUST 14, 1985, IN MISCELLANEOUS BOOK VOLUME 308, PAGE 147, WHICH DECLARATION HAS BEEN AMENDED BY A FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM DATED DECEMBER 31, 1985, AND RECORDED ON DECEMBER 31, 1985, IN THE AFORESAID OFFICE AT MISCELLANEOUS BOOK 313, PAGE 133, AND FURTHER AMENDED BY A SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM DATED MARCH 23, 1987, AND RECORDED ON MARCH 27, 1987, IN THE AFORESAID OFFICE AT MISCELLANEOUS BOOK 331, PAGE 933, AND FURTHER AMENDED BY A THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM DATED JUNE 12, 1987, AND RECORDED ON JUNE 12, 1987, IN THE AFORESAID OFFICE AT MISCELLANEOUS BOOK 335, PAGE 283, AND FURTHER AMENDED BY A FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM DATED NOVEMBER 10, 1987, AND RECORDED ON NOVEMBER 30, 1987, IN THE AFORESAID OFFICE AT MISCELLANEOUS BOOK 343, PAGE 368, AND FURTHER AMENDED BY A FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM DATED APRIL 14, 1988, AND RECORDED

ON APRIL 18, 1988, IN THE OFFICE AT MISCELLANEOUS BOOK 348, PAGE 868, BEING AND DESIGNATED IN SUCH DECLARATION, AS SO AMENDED, AS UNIT NO. 793. AS MORE FULLY DESCRIBED IN SUCH DECLARATION, AS SO AMENDED TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SUCH CONDOMINIUM AS SET FORTH IN SUCH DECLARATION AS SO AMENDED AND AS FURTHER AMENDED BY ANY FURTHER AMENDMENTS THERETO HEREAFTER RECORDED IN THE AFORESAID OFFICE. BEING THE SAME PREMISES WHICH ROBERTO EVERTZ AND ISABEL EVERTZ, HUSBAND AND WIFE BY DEED DATED FEBRUARY 26, 2010 AND RECORDED MARCH 11, 2010 IN CUMBERLAND COUNTY AS INSTRUMENT NO. 201006210 CONVEYED UNTO MICHAEL J. SIMPSON AND DENISE N. SIMPSON, HUSBAND AND WIFE, IN FEE. Premises being: 793 Old Silver Spring Rd, Mechanicsburg, PA 17055 Parcel No.: 18-22-0519-001B-U-F793 BEING the same premises which Michael J. Simpson and Denise N. Simpson by Deed dated September 13, 2021 and recorded in the Office of Recorder of Deeds of Cumberland County on September 16, 2021 at Instrument# 202133290 granted and conveyed unto Alanna Ashley Pellman.

No. 2025-05061

FREEDOM MORTGAGE CORPORATION
vs

KYLE S. RICHMOND, CHRISTINA M RICHMOND, THE UNITED STATES OF AMERICA

PROPERTY ADDRESS: 310 E. Orange Street,
Shippensburg - Borough,
Shippensburg, PA 17257

Atty Nicole M Francese

Plaintiff: Freedom Mortgage Corporation
 Defendants: Kyle S. Richmond, Christina M. Richmond and The United States of America
 Attorney for Plaintiff: Orlans Law Group PLLC
 200 Eagle Road, Bldg 2, Suite 120
 Wayne, PA 19087
 (484) 367-4191

Judgment Amount: \$177,428.77

DESCRIPTION

ALL the following described real estate, together with improvements thereon erected, lying and being situate in the Borough of Shippensburg, Cumberland County, Pennsylvania, bounded and described as follows: ON the North by Orange Street; on the East by lands now or formerly of Calvin C. Keese-man and Patricia H. Keese-man, his wife; on the South by a 14 foot wide alley, on the West by land now or formerly of Fred Hargleroad. Having a frontage on Orange Street of 32 feet and a distance of 172 feet, more or less.

BEING Lot 30 on certain plan of building lots surveyed and laid out by John P. Kauffman, dated June 13, 1887.

BEING Parcel No. 32-34-2413-062

TITLE TO SAID PREMISES VESTED IN Kyle S Richmond and Christina M. Richmond , by Deed from Elite Central Homes, Inc , dated August 4, 2022, recorded August 9, 2022, Instrument number 202222303.

Tax Parcel No: 32-34-2413-062.

Premises known as: 310 E Orange Street, Shippensburg, PA 17257

To Be Sold as the property of Kyle S. Richmond, Christina M. Richmond

Docket No: 2025-05061

No. 2025-09569

No. 2024-12624

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF MFRA TRUST 2014-2 vs MICHELLE B. ROACH, DANIEL L. ROACH

CITIZENS BANK N A S B M TO CITIZENS BANK OF PENNSYLVANIA vs HARRY E RODROCK AKA H EDWIN RODROCK

PROPERTY ADDRESS: 864 Erford Road, East Pennsboro - Township, Camp Hill, PA 17011

PROPERTY ADDRESS: 1419 Concord Road, Hampden - Township, Mechancisburg, PA 17050

Atty Jill Fein

Atty MICHAEL C MILEWSKI

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN EAST PENNSBORO TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ERFORD ROAD WHICH POINT IS AT THE DIVIDING LINE BETWEEN LOTS NOS. 19 AND 19X, BLOCK "M" ON SAID PLAN;

THENCE ALONG THE SOUTHERLY LINE OF ERFORD ROAD IN AN ARC HAVING A RADIUS OF 50.00 FEET IN A NORTHERLY DIRECTION TO THE LEFT 68.48 FEET TO A POINT AT THE WESTERLY LINE OF LAND NOW OR LATE OF THE EAST PENNSBORO TOWNSHIP AUTHORITY;

THENCE ALONG SAME SOUTH 46 DEGREES 50 MINUTES EAST, 198.00 FEET TO A POINT;

THENCE SOUTH 43 DEGREES 10 MINUTES WEST, 40.00 FEET TO A POINT AT THE DIVIDING LINE BETWEEN LOTS NOS. 19 AND 19X, BLOCK M, AFORESAID;

THENCE ALONG SAID DIVIDING LINE AND THROUGH THE CENTER OF A PARTITION WALL AND BEYOND NORTH 46 DEGREES 50 MINUTES WEST 149.01 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING THE SAME PROPERTY WHICH MICHELLE B. SOUDERS, NOW BY MARRIAGE MICHELLE B. ROACH, BY DEED DATED OCTOBER 26, 2007 AND RECORDED NOVEMBER 1, 2007 IN THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY AS INSTRUMENT NO. 200741479 CONVEYED TO DANIEL ROACH AND MICHELLE B. ROACH, HUSBAND AND WIFE.

COMMONLY KNOWN AS: 864 ERFORD RD, CAMP HILL, PA 17011 PARCEL NUMBER: 09-17-1044-001

ALL THAT CERTAIN lot or parcel of ground situate in the Township of Hampden, County of Cumberland and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Westerly line of Concord Road, (50 feet wide) which said point is in the division line between Lots Nos. 128 and 129 on the hereinafter mentioned Plan of Lots; thence along the Westerly line of Concord Road, in a Southerly direction by the arc of a circle curving to the left, said circle having a radius of 175 feet, the arc distance of 43.07 feet to a point marked by a monument; thence continuing along the Westerly line of Concord Road, South 3° 52' 30" East, 51.93 feet to a point at corner of Lot No. 130 on the hereinafter mentioned Plan of Lots; thence along the division line between Lots Nos. 129 and 130 on said Plan, South 86° 7' 30" West, 125.53 feet to a point in the Eastern line of the Lamb's Gap Road (L.R. 21051) North 4° 15' West, 127.64 feet to a point at corner of Lot No. 128 on the hereinafter mentioned Plan of Lots; thence along the division line between Lots Nos. 128 and 129 on said Plan, South 79° 46' 25" East, 135.73 feet to a point in the Westerly line of Concord Road, aforementioned, at the point and place of BEGINNING.

BEING Lot No. 129 on Plan No. 4 of Bunker Hills, which said Plan is recorded in the Cumberland County Recorder's Office in Plan Book No. 24, Page 134.

UNDER AND SUBJECT, NEVERTHELESS, to restrictions and conditions of prior record pertaining to said premises.

BEING THE SAME PREMISES which Floyd G. Mann and Pamela E. Mann, by Deed dated September 26, 1979 and recorded September 26, 1979 in the Office of the Recorder of Deeds in and for Cumberland County in Deed Book Volume

R28, Page 350, granted and conveyed unto H. Edwin Rodrock and Shirley A. Rodrock. Shirley A. Rodrock departed this life on November 9, 2021. BEING KNOWN AS: 1419 Concord Road, Mechanicsburg, PA 17050 PARCEL #10-16-1064-036

No. 2024-10057

PENNSYLVANIA HOUSING
FINANCE AGENCY
vs
DORIAN A SIMMONS

PROPERTY ADDRESS: 263 E Street, Carlisle
Borough, Carlisle, PA 17013

Atty Lois Vitti

situate in the Fifth Ward of Carlisle Borough,
Cumberland Cty, Cmwlt of PA. HET a dwg
k/a 263 E Street, Carlisle, PA 17013.
Parcel Number 06-19-1643-126.
Deed Instrument No. 201728693

No. 2025-12187

No. 2025-07986

WILMINGTON SAVINGS FUND SOCIETY FSB
vs
TERESA S. STINE, KENNETH LEE STINE
A/K/A KENNETH L. STINE

SILVER SPRING TOWNSHIP
vs
JOSHUA A. WAGENHEIM, SR.

PROPERTY ADDRESS: 2 Strohm Road,
Southampton - Township,
Shippensburg, PA 17257

PROPERTY ADDRESS: 33 Ashburg Drive,
Silver Spring - Township,
Mechanicsburg, PA 17050

Atty Steven Kelley

Atty Kimberly Bonner

ALL that certain tract of land with the improvements thereon erected situated in Southampton Township, Cumberland County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a post in the corner of the intersection of the Walnut Bottom Road and the Cleversburg Road; thence along the Walnut Bottom Road, North seventy-six (76) degrees East, six point thirty-five (6.35) perches to a post; thence by land now or formerly of Isaac Black, South eleven (11) degrees East, seventeen (!7) perches to a post; thence North seventy-six (76) degrees East, six point five (6.5) perches to a point; thence across an alley, South eleven (11) degrees East, fifteen (15) minutes to a post; thence by land now or formerly of Cyrus Allison and Albert Allen, South sixty-seven (67) degrees West, thirteen point three (13.3) feet to a point; thence along the Cleversburg Road. North ten and one-half (10 1/2) degrees West, seventeen point seven (17.7) perches to a point, the place of BEGINNING. CONTAINING 121 perches.

EXCEPTING AND RESEVING from the above conveyance all that certain four foot wide strip of land fifty-nine feet in depth on the Eastern side of said lot hereinabove conveyed abutting on the Walnut Bottom Road and the width indicated and extending that width Southeast at right angles to the said road of the depth indicated hereinbefore. Containing two hundred thirty-six square feet.

TAX ID: 39-33-1883-050

Premises being: 2 Strohm Rd, Shippensburg, PA 17257

Parcel No.: 39-33-1883-050

BEING the same premises which James David Stine, by Deed dated October 02, 1998 and recorded in the Office of Recorder of Deeds of Cumberland County on October 09, 1998 at Book 186, Page 1089 granted and conveyed unto Kenneth Lee Stine and Teresa S. Stine.

By virtue of a Writ of Execution No. 2025-07986 Silver Spring Township v. Joshua A. Wagenheim, Sr..

Of property situate in Silver Spring Township Cumberland County, Pennsylvania, being known as 33 Ashburg Drive, Mechanicsburg, PA 17050

PARCEL #38-18-1342-104

Improvements thereon: Dwelling known as 33 Ashburg Drive, Mechanicsburg, PA 17050

Judgment Amount: \$1,823.44

No. 2025-12459

MIDFIRST BANK

vs

TIMOTHY J. YANC AKA TIMOTHY YANC,
NORA JEAN YANC

PROPERTY ADDRESS: 177 Tory Circle, East
Pennsboro - Township, Enola, PA 17025

Atty Geraldine Linn

IMPROVEMENTS consist of a residential
dwelling.

BEING PREMISES: 177 Tory Circle
Enola, PA 17025

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

LCL-PA

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