SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-02220

Issued out of the Court of Common Pleas of Cumberland, Pennsylvania and to me directed, I will expose the following described property at public sale at the Cumberland County Courthouse in the City of Carlisle, County of Cumberland, Commonwealth of Pennsylvania on:

WEDNESDAY, DECEMBER 02, 2026
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

Atty Roger Fay

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN SHIPPENSBURG BOROUGH, COUNTY OF CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE SOUTH BY ORANGE STREET; ON THE WEST BY AN ALLEY; ON THE NORTH BY AN ALLEY; AND ON THE EAST BY LOT FORMERLY OF LULA B. AND GRACE L. KILLIAN, NOW OR FORMERLY OF WALLACE NYE. SAID LOT HAVING A FRONTAGE ON ORANGE STREET AFORESAID OF EIGHTY (80) FEET AND EXTENDING IN DEPTH TO THE ALLEY IN THE REAR TWO HUNDRED FIFTY-SEVEN (257) FEET, MORE OR LESS.

UNDER AND SUBJECT TO THE SAME RIGHTS, PRIVILEGES, AGREEMENTS, RIGHT-OF-WAYS, EASEMENTS, CONDITIONS, EXCEPTIONS, RESTRICTIONS, AND RESERVATIONS AS EXIST BY VIRTUE OF PRIOR RECORDED INSTRUMENTS, PLANS, DEEDS OF CONVEYANCE, OR VISIBLE ON THE GROUND.

BEING THE SAME PREMISES by deed from Rebecca E. Hockenberry, an adult individual, dated November 19, 2021, and recorded December 3, 2021, in the Cumberland County Recorder of Deeds as Instrument No. 202143115, conveyed to Angel Osorio-Gonzalez and Kaylee Bishop, as tenants by the entirety.

Being known as: 317 E. Orange Street, Shippensburg, PA 17257

Tax Parcel Number: 32342413031

PROPERTY ADDRESS: 317 E. Orange Street, Shippensburg - Borough, Shippensburg, PA 17257

Seized and taken into execution to be sold as the property of ANGEL OSORIO-GONZALEZ, KAYLEE BISHOP in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff:
Roger Fay
Mount Laurel, NJ 856-724-1888

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.