SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-09735

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 Patrick Wesner

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

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

Seized and taken into execution to be sold as the property of STEPHEN PEDERSON, JI-ZHOU Z. PEDERSON in suit of US BANK TRUST NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
Patrick Wesner
Mount Laurel, NJ 8552256906

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.