SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-09551

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.

Attorney for Plaintiff: Martson Law Offices
c/o Christopher E. Rice, Esquire

Judgment Amount: $1,280,234.16
plus interest and costs and fees to be assessed by Sheriff

Situate in Lower Allen Township, Cumberland County

Parcel No. 13-25-0008-353

Premises being 1403 Harwich Court, New Cumberland, Pennsylvania 17070

Seized and sold:
LEGAL DESCRIPTION

Parcel # 13-25-0008-353

Addressed address is 1403 Harwich Court

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

BEGINNING at a point on the northern right of way line of Harwich Court, a 40 foot wide cul-de-sac, said point being at the southwestern corner of Lot No. 35; thence along said right of way line along a curve to the left having a radius of 50.00 feet and an arc length of 3t.62 feet, said arc being subtended by a chord of South 51 degrees 25 minutes 42 seconds West a distance of 35.61 feet to a point, said point being at the northeastern corner of Lot No. 37; thence along Lot No. 37 North 59 degrees 33 minutes 14 seconds West 135.83 feet to a point, said point being the southern corner of Lot No. 33; thence along the southeastern line of Lot No. 33 North 49 degrees 50 minutes 07 seconds East 126.91 feet to a point, said point being the northwestern corner of Lot No. 35; thence along Lot No. 35 South 20 degrees 32 minutes 46 seconds East 137.08 feet to a point, the place of BEGINNING.

BEING Lot No. 36 on the Amended Final Subdivision Plan of the Heights of Beacon Hill for a portion of Phase I, recorded in Cumberland County Recorder's Office in Plan Book 75, page 3, et seq.

Subject to any restrictions, easements, and/or adverses that pertain to this property.

PROPERTY ADDRESS: 1403 Harwich Court, Lower Allen - Township, New Cumberland, PA 17070

Seized and taken into execution to be sold as the property of KISHOR C SHETH, AARTI K SHETH in suit of MEMBERS 1ST FEDERAL CREDIT UNION.

Attorney for the Plaintiff:
Christopher Rice
Carlisle, PA 717-243-3341

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.