

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-00457

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, OCTOBER 07, 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 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 Neuffer, Known Heir of Helen M. Foltz, Deceased; Kathleen R. Foltz, Known Heir of Helen M. Foltz, Deceased; Kelli Ann Beaver, Known Heir of Helen M. Foltz, Deceased; Randy William Foltz, Known Heir of Helen M. Foltz, Deceased; Scott Allen Foltz, Sr., Known Heir of Helen M. Foltz, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Helen M. Foltz, Deceased

Docket Number: 2024-00457

Property to be sold is situated in the Township of East Pennsboro, County of Cumberland and Commonwealth of Pennsylvania.

Commonly known as: 422 State Street, Fairview, 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

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)

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

Seized and taken into execution to be sold as the property of GEORGIANNA SUE NEUFER, KNOWN HEIR OF HELEN M. FOULTZ, DECEASED, KATHLEEN R. FOULTZ, KNOWN HEIR OF HELEN M. FOULTZ, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, 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, SR., KNOWN HEIR OF HELEN M. FOULTZ, DECEASED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
Michael Clark
Garden City, NY 2124715100

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania