

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-07015

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:

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 Jill Fein

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.
MAGNUSSON AND STEFNIA TH. MAGNUSSON; 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. MAGNUSSON AND STEFNIA TH.
MAGNUSSON; 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 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

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

Seized and taken into execution to be sold as the property of CHRISTINE L ANTOON in suit of WILMINGTON
SAVINGS FUND SOCIETY.

Attorney for the Plaintiff:
JILL M FEIN
YARDLEY, PA (215) 579-7700

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania