

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-08717

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 Carolyn Treglia

By virtue of a Writ of Execution No. 2025-08717

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK,
N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2003-2, NOVASTAR HOME EQUITY LOAN
ASSET-BACKED CERTIFICATES, SERIES 2003-2

v.
CHRISTOPHER M. NEAL A/K/A CHRISTOPHER NEAL; MICHELLE M. NEAL A/K/A MICHELLE NEAL

owner(s) of property situate in the PENN TOWNSHIP, CUMBERLAND County, Pennsylvania, being

295 SMITH RD, SHIPPENSBURG, PA 17257

Tax ID No. 31-11-0300-022B

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$181,063.66

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 295 Smith Road, Penn - Township, Shippensburg, PA 17257

Seized and taken into execution to be sold as the property of CHRISTOPHER M. NEAL, MICHELLE M. NEAL in suit
of THE BANK OF NEW YORK MELLON.

Attorney for the Plaintiff:
Paige Zirrith
King of Prussia, PA 8448566646

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania