

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-10713

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 Jill Fein

ALL THAT CERTAIN LOT OF GROUND, SITUATE ON THE NORTH SIDE OF EAST SIMPSON STREET IN THE BOROUGH OF MECHANICSBURG, CUMBERLAND COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED, AS FOLLOWS:  
BEING AT A HUB ON THE BUILDING LINE OF EAST SIMPSON STREET, AT THE SOUTHWEST CORNER OF OTHER LANDS, NOW OR FORMERLY, OF CHRISTIAN J. STONER AND MARY J. STONER, HUSBAND AND WIFE; THENCE ALONG THE BUILDING LINE OF SAID EAST SIMPSON STREET SOUTH 73 DEGREES 30 MINUTES WEST, THIRTY (30) FEET TO AN IRON PIN AT CORNER OF LOT, NOW OR FORMERLY, OF SUE. R. WHORLEY; THENCE ALONG LAST SAID MENTIONED LANDS, NORTH 13 DEGREES 30 MINUTES WEST ONE HUNDRED NINETY-NINE AND SEVENTY ONE-HUNDREDTH (199.70) FEET TO A HUB ON THE SOUTHERN LINE OF ST. JOHN'S ALLEY; THENCE ALONG THE SOUTHERN LINE OF SAID ST. JOHN'S , ALLEY, NORTH 73 DEGREES 26 MINUTES 30 SECONDS EAST, THIRTY AND THREE ,, ONE-HUNDREDTH (30.03) FEET TO A HUB; THENCE ALONG OTHER LANDS, NOW OR FORMERLY, OF CHRISTIAN J. STONER AND MARY J. STONER, HUSBAND AND WIFE, AND THROUGH A PARTITION WALL, SOUTH 13 DEGREES 30 MINUTES EAST, ' TWO HUNDRED ONE AND THIRTY ONE-HUNDREDTH (201.30) FEET TO A HUB ON THE BUILDING LINE OF EAST SIMPSON STREET, THE POINT AND PLACE OF ' BEGINNING.

HAVING THEREON ERECTED A TWO AND ONE-HALF STORY FRAME DWELLING HOUSE AND FRAME GARAGE, WHICH SAID DWELLING IS KNOWN AND NUMBERED AS 123 EAST SIMPSON STREET, MECHANICSBURG, PA.

BEING THE SAME PROPERTY WHICH RAWNELL L. WELSH, JR., SINGLE MAN AND TIA M. WELSH, SIGNLE WOMAN BY DEED DATED NOVEMBER 28, 2023 AND RECORDED NOVEMBER 28, 2023 IN THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY AS INSTRUMENT NO. 202323220 CONVEYED TO TIA M. WELSH, SINGLE WOMAN.  
COMMONLY KNOWN AS: 123 E SIMPSON ST, MECHANICSBURG, PA 17044 PARCEL NUMBER: 17-23-0565-193A Y

PROPERTY ADDRESS: 123 E. Simpson Street, Mechanicsburg - Borough, Mechanicsburg, PA 17055

Seized and taken into execution to be sold as the property of TIA WELSH AKA TIA M. WELSH in suit of JPB7US HELOC TRUST 1.

Attorney for the Plaintiff:  
Jill M Fein  
Yardley, PA (215) 579-7700

RONALD W. KERR, Acting Sheriff  
CUMBERLAND COUNTY, Pennsylvania