

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-01989

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 Matthew C. Fallings

ALL THAT CERTAIN LOT OF GROUND WITH IMPROVEMENTS THEREON ERECTED SITUATE IN NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL AND CAP IN THE CENTERLINE OF PENNSYLVANIA ROUTE 34 AT THE LOW WATER LINE OF CONODOGUINET CREEK, WHICH SAID NAIL IS NORTH 09 DEGREES 49 MINUTES WEST, 17.87 FEET FROM THE SOUTHERN EXTREMITY OF SAID BRIDGE; THENCE FROM SAID BEGINNING POINT BY THE CENTERLINE OF PENNSYLVANIA ROUTE 34, SOUTH 09 DEGREES 49 MINUTES WEST, 135 FEET TO A NAIL AND CAP AT LINE OF LANDS NOW OR FORMERLY OF PAUL SNYDER; THENCE BY LANDS NOW OR FORMERLY OF PAUL SNYDER, NORTH 83 DEGREES 30 MINUTES WEST, 183 FEET TO AN IRON PIN AT LANDS NOW OR FORMERLY OF LOUIS R. WELSH; THENCE BY LANDS NOW OR FORMERLY OF LOUIS R. WELSH AND PASSING THROUGH A STAKE LOCATED AT 8.75 FEET FROM THE LOW WATER LINE OF CONODOGUINET CREEK, NORTH 09 DEGREES 49 MINUTES EAST, 135 FEET TO THE LOW WATER LINE OF CONODOGUINET CREEK; THENCE BY THE LOW WATER LINE OF CONODOGUINET CREEK, SOUTH 83 DEGREES 30 MINUTES EAST, 183 FEET TO THE NAIL AND CAP LOCATED ON THE BRIDGE OVER CONODOGUINET CREEK AND THE CENTERLINE OF PENNSYLVANIA ROUTE 34, THE PLACE OF BEGINNING.

EXCEPTING THEREFORE AND THEREFROM, PREMISES WHICH HARALD G. BOWERS AND SHIRLEY M. BOWERS, HUSBAND AND WIFE, AND BARRY G. BOWERS, GRANTED AND CONVEYED UNTO COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, BY DEED DATED MARCH 4, 2009 AND RECORDED MARCH 27, 2009 IN INSTRUMENT NUMBER 200909329.

UNDER AND SUBJECT TO ANY CONDITIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS, EXCEPTIONS, RIGHTS OF WAY AND/OR SET-BACK LINES RECORDED IN PRIOR INSTRUMENTS, DEEDS AND CONVEYANCES.

Premises being: 102 Crain Drive, Carlisle, PA 17013-4635

Parcel No.: 29-16-1094-030

BEING the same premises which NA Capital Group, LLC by Deed dated May 16, 2022 and recorded in the Office of Recorder of Deeds of Cumberland County on May 31, 2023 at Instrument # 202309682 granted and conveyed unto Safarii Propertiez LLC, a Pennsylvania limited liability company.

PROPERTY ADDRESS: 102 Crain Drive, North Middleton - Township, Carlisle, PA 17013

Seized and taken into execution to be sold as the property of SAFARII PROPERTIEZ LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
Matthew C. Fallings
Warrington, PA 215-572-8111 ext.1424

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania