SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-09122

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, DECEMBER 02, 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. 2025-09122

NEXUS NOVA LLC
v.
BISHAL KARKI; LAXMI N. KARKI; KABITA BASTOLA-KARKI; MON M. KARKI

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

1304 INNOX ROAD, MECHANICSBURG, PA 17055
Tax ID No. 42-10-0646-195
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: $575,870.44

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1304 Innox Road, Upper Allen - Township, Mechanicsburg, PA 17055

Seized and taken into execution to be sold as the property of BISHAL KARKI, LAXMI N. KARKI, KABITA BASTOLA-KARKI, MON M. KARKI in suit of NEXUS NOVA LLC.

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

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.