SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-00659

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 Lavanda Harris

Case Number: 2026-00659
Judgment Amount: $181151.66
Attorney: Robertson, Anschutz, Schneid, Crane & Partners, PLLC - Attorneys for Plaintiff
A Florida professional limited liability company

Legal Description

ALL THAT CERTAIN tract of land situate in North Middleton Township,
Cumberland County, Pennsylvania, with building and improvements thereon erected, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern side of Virginia Avenue at line of Lot No.
49 on the hereinafter mentioned Plan of Lots; thence along Lot No. 49, South 25 degrees 14 minutes 14 seconds East, 150.00 feet to a point at lands of Pheasant Run Estates; thence along Pheasant Run Estates, South 64 degrees 45 minutes 46 seconds West, 48.00 feet to a point at Lot No. 47 on said Plan of Lots; thence along Lot No. 47, North 25 degrees 14 minutes 14 seconds West, 150.00 feet to a point on the southern side of Virginia Avenue; thence along Virginia Avenue, North 64 degrees 45 minutes 46 seconds East, 48.00 feet to a point, the place of BEGINNING.

CONTAINING 7200 square feet and being Lot No. 48 of Noll Manor Section 12 as recorded in Plan Book 33, Page 109.

SUBJECT, nevertheless, to the building and use restrictions and provisions as recorded with said Plan.

See Homeowners Association covenant recorded in Misc. Book 283, Page 310.

BEING KNOWN AS: 118 VIRGINIA AVE, CARLISLE, PA 17013

PROPERTY ID: 29-16-1094-403

TITLE TO SAID PREMISES IS VESTED IN THOMAS SHEEHAN AND ALISON SHEEHAN, HUSBAND AND WIFE, HEIRS AND ASSIGNS BY DEED FROM DEVILLIERS JACOBS AND MALISHA FOSTER, NOW KNOWN AS MALISHA JACOBS, HUSBAND AND WIFE, DATED SEPTEMBER 14, 2022, RECORDED SEPTEMBER 19, 2022, AT INSTRUMENT NO. 202226017

PROPERTY ADDRESS: 118 Virginia Ave, North Middleton - Township, Carlisle, PA 17013

Seized and taken into execution to be sold as the property of THOMAS SHEEHAN, ALISON SHEEHAN in suit of LAKEVIEW LOAN SERVICING, LLC.

Attorney for the Plaintiff:
Adrienna Hunsberger
Mt. Laurel, NJ 8552256906

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.