SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-02908

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.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN EAST PENNSBORO TOWNSHIP, COUNTY OF CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A CONCRETE MONUMENT, SAID POINT BEING THE DIVIDING LINE OF LOT #1 AND LOT #2 AT LINE OF LOT #2; THENCE BY LINE OF LOT #1, SOUTH 47 DEGREES 30 MINUTES 14 SECONDS WEST, 129.98 FEET TO A POINT ON THE NORTHEASTERLY DEDICATED RIGHT OF WAY LINE OF SALT ROAD; THENCE BY SAID DEDICATED RIGHT OF WAY LINE OF SALE ROAD, NORTH 42 DEGREES 24 MINUTES 37 SECONDS WEST,
11.98 FEET TO A POINT; THENCE BY SAME, NORTH 34 DEGREES 35 MINUTES 58 SECONDS WEST, 52.04 FEET TO A POINT; THENCE BY SAME, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 28.00 FEET AND AN ARC LENGTH OF 39.54 FEET, SAID CURVE ALSO HAVING A CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 51 MINUTES 20 SECONDS EAST, 36.34 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHADY LANE; THENCE BY SAID RIGHT OF WAY LINE, NORTH 46 DEGREES 18 MINUTES 38 SECONDS EAST, 95.68 FEET TO A CONCRETE MONUMENT; THENCE BY LINE OF LOT #3, SOUTH 42 DEGREES 29 MINUTES 46 SECONDS EAST, 89.66 FEET TO A CONCRETE MONUMENT, THE PLACE OF BEGINNING.

CONTAINING 10,971.22 SQUARE FEES OR 0.2519 ACRES.

BEING LOT #2 AS SHOWN ON THE PRELIMINARY/FINAL SUBDIVISION PLAN FOR WEB CONTRACTING, INC., DATED SEPTEMBER 4, 2008, AND RECORDED FEBRUARY 4, 2009, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN INSTRUMENT NO. 200902928.

BEING SUBJECT TO A 10 FOOT WIDE COMBINATION UTILITY EASEMENT AND OTHER CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE ABOVE-MENTIONED SUBDIVISION PLAN.

Premises being: 708 Shady Lane, Enola, PA 17025

Parcel No.: 09-13-1000-133

BEING the same premises which W.E.B. Contracting, Inc. by Deed dated November 20, 2009 and recorded in the Office of Recorder of Deeds of Cumberland County on November 30, 2009 at Instrument# 200939778 granted and conveyed unto Dane S. Tilden.

PROPERTY ADDRESS: 708 Shady Lane, East Pennsboro Township, Enola, PA 17025

Seized and taken into execution to be sold as the property of DANE S. TILDEN in suit of ROCKET MORTGAGE, LLC.

Attorney for the Plaintiff:
Steven Kelly
Warrington, PA 215-572-8111

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.