SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-12419

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 CHRISTINA LYNN CONNOR

ALL THAT CERTAIN parcel of real estate situate in Lower Allen Township, County of Cumberland and Commonwealth of Pennsylvania, described as follows, to wit:
UNIT 3037-H, BUILDING J, in Towns at Meridian, a planned community as established by the filing of the Declaration of Covenants, Restrictions, Easements, and Establishment of Homeowners Association for Towns at Meridian, a Plarmed Community in Lower Allen Township, Cumberland County, Pennsylvania as recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania in Instrument No. 201233297; First Amendment in Instrument No. 201309026 with Plat in Right-of-Way Instrument No. 201309026; Second Amendment in Instrument No. 201313405; and Third Amendment in Instrument No. 201313406 with Plat in Right-of-Way Instrument No. 201313406; Fourth Amendment in Instrument No.
201317360 with Plat in Right-of-Way Instrument No. 201317360; Fifth Amendment in Instrument No. 201317361; Sixth Amendment in Instrument No. 201322672 with Plat in Right-of-Way Instrument No. 201322672; Seventh Amendment in Instrument No. 201330362 with Plat in Right-of-Way Instrument No. 201330362; Eighth Amendment in Instrument No. 201400621; Ninth Amendment in Instrument No. 20I404166; Tenth Amendment in Instrument No.
201409963; Eleventh Amendment in Instrument No. 201412155; Twelfth Amendment in Instrument No. 201423511; Thirteenth Amendment in Instrument No. 201514203; Fourteenth Amendment in Instrument No. 201531670; Fifteenth Amendment in Instrument No. 201707773; Sixteenth Amendment in Instrument No. 201711367; and Seventeenth Amendment in Instrument No. 201722342 (referencing Plan in Instrument No. 201208888) and as may be further amended.

UNDER AND SUBJECT TO restrictions and conditions as now appear of record.

HAYING thereon erected a dwelling house being known and numbered as 3037 Meridian Commons, Unit H, Mechanicsburg, PA 17055.

PARCEL No. 13-10-0256-090U3037-H

Being the same property conveyed to Raghavendra Patki and Prateeksha Bodhankar, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Steven E. Shope, an unmarried man, dated July 18, 2022, recorded August 2, 2022, as Instrument Number 202221729, Office of the Recorder of Deeds, Cumberland County, Pennsylvania.

PROPERTY ADDRESS: 3037 Meridian Commons Unit H, Lower Allen - Township, Mechancisburg, PA 17055

Seized and taken into execution to be sold as the property of RAGHAVENDRA PATKI, PRATEEKSHA BODHANKAR in suit of BOKF NA.

Attorney for the Plaintiff:
CHRISTINA LYNN CONNOR
Columbus, OH 717-516-7653

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.