SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-04272

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 Seth Moseby

DOCKET NO.: 2026-04272

Plaintiff: Pennian Bank
Defendants: 1400 Market St. Holdings, LLC, and Derek V. Dilks
Property Address: 1400 and 1414 Market Street, Camp Hill, PA 17011
Judgment Amount: $3,387,856.71, plus interest and fees accrued from February 17, 2026
Attorney for Plaintiff: Mosebey Law Group LLC – Seth T. Mosebey, Esquire
Parcel Nos. 01-21-0269-270 and 01-21-0269-269A

Description: ALL that tract of land situate in Camp Hill Borough, Cumberland County, Pennsylvania, including the improvements erected thereon.

PROPERTY ADDRESS: 1400 and 1414 Market Street, Camp Hill - Borough, Camp Hill, PA 17011

Seized and taken into execution to be sold as the property of 1400 MARKET ST HOLDINGS LLC, DEREK V DILKS in suit of PENNIAN BANK.

Attorney for the Plaintiff:
SETH T MOSEBEY
THOMPSONTOWN, PA 7175352100

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.