SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-04220

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 Jill Fein

ALL THE FOLLOWING DESCRIBED TRACTS OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND LIMITED AND FOLLOWS, TO WIT:

TRACT NO. 1: ON THE SOUTH BY THE PUBLIC STREET OF LISBURN ON THE EAST BY LOT THE BETHEL CHURCH PARSONAGE, ON THE NORTH BY LAND NOW OR FORMERLY OF JACOB BARBER'S HEIRS, AND ON THE WEST BY LOT NOW OR FORMERLY OF A.M. GHER,--BEING SIXTY FEET (60'), MORE OR LESS, IN FRONT AND REAR, AND ONE HUNRED SIXTY FEET (160'), MORE OR LESS, IN DEPTH.

TRACT NO. 2: BEGINNING AT A POINT ON THE NORTHERLY LINE OF MAIN STREET, AT THE WETERLY LINE OF LOT 19 ON A PLAN OF LISBURN, THE PROPERTY OF THE TRUSTEES OF THE LISBURN METHODIST CHURCH; THENCE IN A WESTERLY DIRECTION ALONG SAID LINE OF MAIN STREET FORTY FEET (40') TO A POINT; THENCE NORTHWARDLY AT RIGHT ANGLES TO MAIN STREET ALONG LANDS NOW OR FORMERLY OF RAYMOND D. YINGER AND HIS WIFE, ONE HUNDRED SIXTY FEET (160') TO A POINT ON LANDS NOW OR FORMERLY OF JACOB BARBER'S HEIRS; THENCE BY THE LATTER LAND EASTWARDLY FORTY FEET (40') TO A POINT ON THE LINE OF LANDS OF LISBURN METHODIST CHURCH; THENCE BY THE LATTER LAND, SOUTHWARDLY ONE HUNDRED SIXTY FEET (160') TO THE PLACE OF BEGINNING.

BEING THE EASTERLY PORTION OF LOT NO. 20 OF THE UNRECORDED PLAN OF LISBURN.

UNDER AND SUBJECT, NEVERTHELESS, TO THE CONDITION THAT THE WITHIN DESCRIBED PREMISES NOT BE UTILIZED AS A CHURCH STRUCTURE WITHIN TEN (10) YEARS FROM THE DATE HEREOF, WITHOUT THE CONSENT OF THE TRUSTEES OF THE LISBURN UNITED METHODIST CHURCH AND THE CABINET OF THE CENTRAL PENNSYLVANIA CONFERENCE OF THE UNITED METHODIST CHURCH. IN ADDITION THERETO, THE STRUCTURE SHALL NOT BE UTILIZED AS A BAR, CARE, OR HOUSE OF ILL REPUTE, FOR A PERIOD OF AT LEAST TEN (10) YEARS.

BEING THE SAME PROPERTY WHICH JEFFREY S. FACKLER, EXECUTOR OF THE ESTATE OF TERRY E. FACKLER, BY DEED DATED DECEMBER 15, 2020 AND RECORDED JANUARY 15, 2021 IN THE RECORDER OF DEEDS FOR CUMBERLAND COUNTY AS INSTRUMENT NO. 202101971 CONVEYED TO DANA T. LIONETTI, INDIVIDUAL.

COMMONLY KNOWN AS: 1609 Main STREET, MECHANICSBURG, PA 17055

PARCEL NUMBER: 13-31-2134-003

PROPERTY ADDRESS: 1609 Main Street, Lower Allen - Township, Mechancisburg, PA 17055

Seized and taken into execution to be sold as the property of DANA T. LIONETTI in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
Jill M Fein, Esq.
Yardley, PA (215) 579-7700

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.