SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-06008

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, FEBRUARY 03, 2027
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 Marisa Cohen

ALL THAT CERTAIN tract or parcel of land situate in silver spring Township, Cumberland County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northern right of way line of Alexandria Court, at the Southernmost corner of Lot No. 52 on the hereinafter described Final Subdivision Plan; thence along the Eastern line of said Lot No. 52, North 43 degrees 19 minutes 55 seconds East, a distance of 160.11 feet to a point; thence by a curve to the left having a radius of 500.00 feet, an arc length of 258.00 feet to a point on the Southern line of lands of Rich Valley Manor, North 14 degrees 40 minutes 30 seconds East, a distance of 17.61 feet; thence along the Southern line of said Rich Valley Manor lands, South 73 degrees 16 minutes 04 seconds East, a distance of 284.81 feet to a point at the Northwest corner of Lot No. 50 on the hereinafter described Final Subdivision Plan; thence along the Western line of said Lot No. 50, South 20 degrees 06 minutes 51 seconds West, a distance of 557.02 feet to a point on the Northern right of way line of Alexandria Court by a curve to the right having a radius of 475.00 feet, an arc length of 192.48 feet to a point; thence continuing along the Northern right-of-way line of Alexandria Court, North 46 degrees 40 minutes 05 seconds West, a distance of 212.77 feet to a point at the Southernmost corner of Lot No. 52 on the hereinafter described Final Subdivision Plan, the point and place of BEGINNING.

CONTAINING 161,139.00 square feet, more or less.

SUBJECT to the right of way line of L.R. 21008.

Being Lot No. 51, Final subdivision Plan for Hillside Farms- Phase III and IV, date November 15, 2000, last revised May 24, 2002, recorded in the Office of the Recorder of Deeds of Cumberland County in plan Book 87, page 23.

UNDER AND SUBJECT to the Third Amendment and Supplement to Declaration of Covenants and Restrictions applicable to Hillside Farms, dated July 16, 2003, recorded in the office of the Recorder of Deeds of Cumberland County, in Miscellaneous Book 700, Page 1105, pursuant to which the Declaration of Covenants and Restrictions applicable to Hillside Farms, dated August 30, 1996, recorded in the Office of the Recorder of Deeds of Cumberland County in Miscellaneous Book 529, Page 333, as amended by the Amendment to Declaration of Covenants and Restrictions, dated September 30, 1997, recorded in the Office of the Recorder of Deeds of Cumberland County, in Miscellaneous Book 648, Page 702, and the Bylaws of Hillside Farms Homeowners' Association, Inc., dated August 30, 1996, recorded in the Office of the Recorder of Deeds of Cumberland County in Miscellaneous Book 529, Page 354, were made applicable to the real estate within the above-referenced Final Subdivision Plan.

FURTHER UNDER AND SUBJECT to a variable width drainage easement across the easternmost corner of the premises and a twenty (20) foot wide drainage easement across the southernmost corner of the premises, as shown on the above-referenced Final Subdivision Plan.

UNDER AND SUBJECT, nevertheless, to all restrictions, reservations, conditions, covenants, easements and rights of way of prior record.

Map and Parcel ID: 38-07-0461-115

Being known as: 4 Alexandria Court, Mechanicsburg, PA 17050.

Title to said premises is vested in Ashleigh Michelle Weibley and Brandon Kyle Weibley, husband and wife, by deed from SHANE A. THORNTON AND MAGGIE E. THORNTON, HUSBAND AND WIFE dated January 20, 2023 and recorded January 25, 2023 in Instrument Number 202301472.

PROPERTY ADDRESS: 4 Alexandria Court, Silver Spring - Township, Meachanicsburg, PA 17050

Seized and taken into execution to be sold as the property of ASHLEIGH MICHELLE WEIBLEY, BRANDON KYLE WEIBLEY in suit of WILMINGTON SAVINGS FUND SOCIETY FSB.

Attorney for the Plaintiff:
Marisa Cohen
Philadelphia, PA 2157901010

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.