SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-05313

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 Jerome B Blank

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN THE TOWNSHIP OF LOWER ALLEN, CUMBERLAND COUNTY, PA TO WIT:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARKLEA ROAD WHICH POINT IS ONE HUNDRED TWENTY (120) FEET EASTWARDLY OF THE NORTHEASTERLY CORNER OF ESSEX ROAD AND PARKLEA ROADS; THENCE ALONG THE NORTHERLY LINE OF PARKLEA ROAD SOUTH 65 DEGREES 44 MINUTES 30 SECONDS WEST, NINETY-FIVE (95) FEET TO A POINT; THENCE IN AN ARC HAVING A RADIUS OF TWENTY-FIVE (25) FEET IN A NORTHWESTERLY DIRECTION THIRTY-NINE AND TWENTY-SEVEN HUNDREDTHS (39.27) FEET TO A POINT ON THE EASTERLY LINE OF ESSEX ROAD; THENCE ALONG SAME NORTH 24 DEGREES 15 MINUTES 30 SECONDS WEST FIFTY (50) FEET TO A POINT AT DIVIDING LINE BETWEEN LOTS NOS. 5 AND 6, TRACT NO. 3 ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE ALONG SAID DIVIDING LINE IN AN EASTERLY DIRECTION ONE HUNDRED TWENTY (120) FEET TO A POINT; THENCE SOUTH 24
DEGREES 15 MINUTES 30 SECONDS EAST, SEVENTY-FIVE (75) FEET TO A POINT, THE PLACE OF BEGINNING.

BEING LOT NO. 5, TRACT NO. 3, ON PLAN OF LOTS KNOWN AS CUMBERLAND PARK, WHICH PLAN IS RECORDED IN THE CUMBERLAND COUNTY RECORDER'S OFFICE IN PLAN BOOK 6, PAGE 3, AND BEING KNOWN AS 32 ESSEX ROAD.

MAP AND PARCEL ID: 13-23-0555-010

BEING KNOWN AS: 32 ESSEX ROAD, CAMP HILL, PA 17011.

TITLE TO SAID PREMISES IS VESTED IN JACK T. RIDGE A/K/A JACK RIDGE BY DEED FROM JEAN L. RIDGE, FORMERLY KNOWN AS JEAN L. SOISSON DATED SEPTEMBER 20, 2000 AND RECORDED SEPTEMBER 20, 2020 IN DEED BOOK 229, PAGE 459. THE SAID JACK T. RIDGE A/K/A JACK RIDGE DIED ON JULY 2, 2022 WITHOUT A WILL OR APPOINTMENT OF AN ADMINISTRATOR, THEREBY VESTING TITLE IN KAREN LOUISE RIDGE A/K/A KAREN LOUISE MARSH, KNOWN SURVIVING HEIR OF JACK T. RIDGE A/K/A JACK RIDGE AND UNKNOWN SURVIVING HEIRS OF JACK T. RIDGE A/K/A JACK RIDGE BY OPERATION OF LAW.

PROPERTY ADDRESS: 32 Essex Road, Lower Allen - Township, Camp Hill, PA 17011

Seized and taken into execution to be sold as the property of KAREN LOUISE RIDGE A/K/A KAREN LOUISE MARSH, KNOWN SURVIVING HEIR OF JACK T. RIDGE A/K/A JACK RIDGE, UNKNOWN SURVIVING HEIRS OF JACK T. RIDGE A/K/A JACK RIDGE in suit of TRUIST BANK.

Attorney for the Plaintiff:
Jerome B Blank
Philadelphia, PA 215-790-5986

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.