SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-09550

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 12:00 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 Brian Gelbert

ALL THAT CERTAIN TRACT OF REAL ESTATE WITH A ONE AND ONE-HALF
FRAME DWELLING HOUSE ERECTED THEREON, KNOWN AS 44 SPRING STREET, IN THE SHIPPENSBURG BOROUGH, COUNTY OF CUMBERLAND AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST CURB LINE OF SPRING STREET IN THE CENTER OF A PRIVATE DRIVEWAY SITUATE BETWEEN TWO RESIDENCES,
KNOWN AS NO. 36 SPRING STREET AND 44 SPRING STREET; THENCE IN A WESTERLY DIRECTION ALONG THE CENTER OF THE SAID DRIVEWAY A DISTANCE OF NINETY SEVEN (97) FEET TO A PIN; THENCE IN A NORTHERLY DIRECTION BY LAND NOW OR FORMERLY OF GEORGE W. ROCKWELL AND WIFE, ON A LINE PARALLEL WITH THE SAID CURB LINE OF SAID SPRING STREET, A DISTANCE OF SEVENTY-NINE (79) FEET TO A STAKE ON LINE OF PROPERTY OF SPRINGHILL CEMETERY ASSOCIATION; THENCE BY THE SAME IN AN EASTERLY DIRECTION A DISTANCE OF NINETY SEVEN (97) FEET TO THE
SAID CURB LINE; THENCE BY THE SAID CURB LINE IN A SOUTHERLY
DIRECTION A DISTANCE OF SEVENTY-NINE (79) FEET TO THE PLACE OF BEGINNING.

Property address: 44 Spring Street, Shippensburg, PA 17257
Parcel ID: 34-34-2417-011

BEING the same premises which Fleagle Properties, LLC, by Deed dated January 16, 2019, and recorded on February 1, 2019, in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, Instrument Number 201902168, conveyed unto Alan W.Martin.

PROPERTY ADDRESS: 44 Spring Street, Shippensburg Borough, Shippensburg, PA 17257

Seized and taken into execution to be sold as the property of ALAN W. MARTIN in suit of SERVBANK, SB.

Attorney for the Plaintiff:
Brian Gelbert
Havertown, PA 8504222520

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.