SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-05467

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 Darrell Dethlefs

Darrell C. Dethlefs, Esq.
Dethlefs-Pykosh Law Group, LLC
2132 Market Street
Camp Hill, PA 17011
Attorney for Plaintiff, AmeriChoice Federal Credit Union

Judgment Amount: $369,794.04

Tax Parcel #34-34-2417-089

Premises being known as 104 W. Burd Street, Shippensburg, Cumberland County, Pennsylvania 17257, more fully described as:

ALL the real estate, together with improvements thereon, lying and being situate in the Borough of Shippensburg, Cumberland County, Pennsylvania, and known as 104 West Burd Street, more particularly bounded and described as follows:

BEGINNING at a curb line at the corner of West Burd Street and North Fayette Street; thence in a westwardly direction along said West Burd Street, 100 feet, more or less, to an iron pin at the curb line; thence southwardly to the land now or formerly of W. J. Beaston, 70 feet; thence in a westwardly direction 8 feet to the corner of land now or formerly of W. J. Beaston; thence southwardly 6 feet to the corner of land now or formerly of W. J. Beaston; thence in an eastwardly direction along land now or formerly of Robert E. Warren 120 feet to the curb line of said North Fayette Street; thence by said North Fayette Street northwardly by the said curb line 76 feet to the place of BEGINNING.

BEING the same premises conveyed by Reuben M. Sheaffer and M. Louise Sheaffer, husband and wife, by Deed dated December 15, 1986 and recorded on December 17, 1986 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, in Deed Book "J", Volume 32, Page 554, to W. Craig Hottenstein, single man, Grantor herein.

UNDER AND SUBJECT to any existing covenants, easements, restrictions, encroachments, conditions, notations and agreements affecting the property, visible or of record.

PROPERTY ADDRESS: 104 W. Burd Street, Shippensburg Borough, Shippensburg, PA 17257

Seized and taken into execution to be sold as the property of MERC MANAGEMENT, LLC in suit of AMERICHOICE FEDERAL CREDIT UNION.

Attorney for the Plaintiff:
Darrell C Dethlefs
Camp Hill, PA 717-975-9446

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.