SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-05468

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 Darell 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 #34-34-2417-088

Premises being known as 30 N. Fayette Street, Shippensburg, Cumberland County, Pennsylvania 17257, more fully described as:

30 N. Fayette Street

ALL THOSE TWO CERTAIN adjoining tracts of land, situate on the West side of North Fayette Street in the Borough of Shippensburg, Cumberland County, and Commonwealth of Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a point on North Fayette Street at corner of land of C.R. McCune; thence in a Northerly direction on said Fayette Street; 32 feet to a point or corner of land now or formerly of W. J. Beaston, thence of land now or formerly of R.E. Warren; thence in a Westerly direction along said land, 120 feet to a point or corner of said land now or formerly W. J. Beaston; thence in a southerly direction along lands now or formerly of said W. J. Beaston, 32 feet to corner of lot of said C.R. McCune; thence in an Easterly direction along said lot now or formerly of C.R. McCune, one hundred twenty (120) feet to the place of BEGINNING.

TRACT NO. 2:

BEGINNING at a point on North Fayette Street; thence by Tract No. 1, now or formerly of R.E. Warren, Westwardly 120 feet; thence by land now or formerly of W. J. Beaston, North 23 degrees West, 70 feet to a point; thence by the same, North 58 degrees East, 120 feet to a point; thence by a curb line of North Fayette Street, southwardly 70 feet to the place of BEGINNING.

BEING the same premises which Donald A. Fry and Andrea F. Snoke, Co-Executors of the Last Will and Testament of Virginia E. Fry, by Deed dated May 23, 2017 and recorded May 24, 2017 in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, at Instrument No. 201712742, granted and conveyed unto John R. Wells and Rhonda Wells, husband and wife, the Grantors herein.

SUBJECT to all conditions, restrictions and reservations of record.

PROPERTY ADDRESS: 30 N. Fayette 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.