SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-05469

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 #34-34-2417-079

Premises being known as 116 W. Burd Street, Shippensburg, Cumberland County, Pennsylvania 17257, more fully described as:

116 W. Burd Street

ALL THE FOLLOWING described three (3) adjoining tracts of land erected thereon, situate on the South side of West Burd Street in the Borough of Shippensburg, Cumberland County, Pennsylvania, and known as 114-116 West Burd Street, bounded and described as follows:

TRACT NO. 1:

BEGINNING at the Southerly curb line on West Burd Street on line of land now or formerly of John Pattison; thence in a Southerly direction along land now or formerly of John Pattison, 310 feet to the edge of a public alley; thence in an Easterly direction by the said public alley 25 feet to a point on line of land now or formerly of John M. Ripple and Virginia L. Ripple, his wife, and being Tract No. 2 hereinafter described; thence by the same in a Northerly direction 250 feet to a point on line of land now or formerly of Lilly C. Foose; thence by the said Foose land in a Westerly direction 15 feet to a point; thence by the same in a Northerly direction 60 feet to a point on the Southerly curb line of West Burd Street; thence by the said curb line in a Westerly direction 21 feet to the place of BEGINNING.

TRACT NO. 2:

BEGINNING at a point on the Northerly bank of the stream on line of property now or formerly of Bruce A. Fogelsonger, said point being 60 feet South of the Southerly curb line of West Burd Street; thence in a Southerly direction along the said now or formerly Fogelsonger land and land now or formerly of John M. Ripple and Virginia L. Ripple, his wife, and being Tract No. 3 hereinafter described, a distance of 250 feet to a public alley; thence in a Westerly direction along the said alley 25 feet to land formerly of C. L. Beaston, and being Tract No. 1 hereinabove described; thence in a Northerly direction along the last mentioned land 250 feet to the Northerly edge of the said stream and land now or formerly of Dolores Hays; thence in an Easterly direction along the Northern side of the said stream and land now or formerly of the said Lilly C. Foose, 32 feet, more or less, to the place of BEGINNING

TRACT NO. 3:

BEGINNING at a point on the North side of a public alley, which said alley is parallel to and South of West Burd Street at line of land now or formerly of Dewey Fickes; thence with the said alley to a Westerly direction 25 feet to line of land now or formerly of Dolores Hays, and being Tract No. 2 hereinabove described; thence with the last mentioned land in a Northerly direction 200 feet to line of land now or formerly of Harry Clough and Beulah L. Clough, his wife; thence with the said now or formerly Clough land in an Easterly direction 25 feet to line of land now or formerly of the said Bertha Morrow; thence with the said last mentioned land in a Southerly direction 200 feet to the North side of the said public alley, the first mentioned point and place of BEGINNING.

CONTAINING 25 feet along said public alley and extending in an even width to a depth of 200 feet at line of land of the said Harry Clough and Beulah L. Clough, his wife.

LESS HOWEVER, the same premises conveyed by Andrew L. Fry and Virginia Fry, by Deed dated June 4, 1969, and recorded on July 11, 1969, in the Office of the Recorder of Deeds in and for Cumberland County in Book H, Volume 23, Page 357, to McCune Lumber Company.

SUBJECT to all conditions, restrictions and reservations of record.

PROPERTY ADDRESS: 116 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.