SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-05466

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: $226,665.06

Tax Parcel #34-34-2415-053

Premises being known as 101 S. Fayette Street, Shippensburg, Cumberland County, Pennsylvania 17257, more fully described as:

ALL the following described two (2) tracts of real estate lying and being situate in the Borough of Shippensburg, Cumberland County, Pennsylvania, bounded and limited as follows:

TRACT NO.1:

BEGINNING at the intersection of the easterly curb line of South Fayette Street and the southerly curb line of West Orange Street: thence along the easterly curb line of South Fayette Street, 130 feet, more or less, to line of land now or formerly of Lillian Daniels; thence eastwardly along said lands now or formerly of Daniels, 120 feet, more less, to the right-of-way of Western Maryland Railroad Company; thence in a northwesterly direction along lands of the right-of-way of the Western Maryland Railroad Company, 130 feet, more or less, to the southerly curb line of West Orange Street; thence along the southerly curb line of West Orange Street, 90 feet (footage erroneously omitted from prior deed), more or less, to the place of BEGINNING.

TRACT NO. 2:

BEGINNING at a railroad monument on the Southerly property line of West Orange Street; thence with the same, North 66 degrees 40 minutes 00 seconds East, 50.05 feet to a railroad monument; thence by land now or formerly of Hodge, South 56 degrees 28 minutes 00 seconds East, 62.97 feet to a railroad monument; thence by the same, North 74 degrees 20 minutes 00 seconds East, 28.06 feet to an iron pipe; thence by an unopened alley, South 17 degrees 30 minutes 00 seconds East, 45.40 feet to a railroad monument; thence with a curve to the left, with a radius of 433.69 feet, an arc length of 48.19 feet and a chord bearing of South 60 degrees 00 minutes 42 seconds East, 48.17 feet to a drilled hole in a concrete wall; thence by Lot No. 1C as shown on the said plan, South 15 degrees 29 minutes 00 seconds East, 80.88 feet to a railroad monument; thence with a curve to the right, with a radius of 573.69 feet, an arc length of 44.31 feet and a chord bearing of North 65 degrees 00 minutes 00 seconds West, 44.3 feet to an existing railroad monument at lands now or formerly of Martin; thence by lands now or formerly of Martin, North 15 degrees 28 minutes 00 seconds West, 12.25 feet to a railroad monument; thence by lands now or formerly of Martin, South 65 degrees 35 minutes 00 seconds West, 14.75 feet to a railroad monument; thence by lands now or formerly of Smith, North 53 degrees 20 minutes 00 seconds West, 35.85 feet to railroad monument; thence by the same and by lands now or formerly of HRO, Inc., North 52 degrees 40 minutes 00 seconds West. 67.7 feet to a railroad monument; thence by lands now or formerly of HRO, Inc., North 49 degrees 00 minutes 00 seconds West, 33.40 feet to an iron pin; thence by the same, North 58 degrees 44 minutes 00 seconds West, 29.65 feet to a railroad monument; thence by the same, North 23 degrees 35 minutes 00 seconds West, 31.1 feet to a railroad monument, to the place of BEGINNING.

CONTAINING 13,164 square feet, more or less.

BEING AND INTENDED TO BE all of Lot No. 1A and all of Lot No. 1B as shown on a plan entitled "Land Subdivision for The Beistle Co." prepared by Carl D. Bert, R.S., dated February 25, 1987 and recorded March 13, 1987 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania at Plan Book 52 Page 82.

FURTHER BEING the same premises in which Fleagle Properties LLC, by Deed dated June 22, 2016 and recorded June 28, 2016 in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania at Instrument No. 201615738, granted and conveyed unto Ray D. Robinson, the Grantor herein.

SUBJECT TO the restriction that any structure placed on the prescribed property will not be converted to use for human habitation without first becoming fully compliant with the Floodplain Ordinance in effect at the time of conversion.

SUBJECT to all conditions, restrictions and reservations of record.

PROPERTY ADDRESS: 101 S. Fayette Street, Shippensburg Borough, Shippensburg, PA 17257

Seized and taken into execution to be sold as the property of RAY D. ROBINSON in suit of AMERICHOICE FEDERAL CREDIT UNION.

(c) CountySuite Sheriff, Teleosoft, Inc.

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.