

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-0499

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

All those two certain messuages, tenements and lots or pieces of ground with buildings erected thereon, situate in the Township of Annville, County of Lebanon, and Commonwealth of Pennsylvania, being known as 18 East Main Street, Annville, bounded and described as follows:

Tract No. 1:

Beginning at a post on the South side of Main Street; thence along the South side of said street, North 77 1/4 degrees East, a distance of 30 feet to a post, corner of Tract No. 2 herein; thence by last said lot, South 12 3/4 degrees East, a distance of 197 1/3 feet to a post on the North side of Cumberland Street; thence along the North side of said street, South 77 1/4 degrees West, a distance of 26 1/3 feet to a post on the East side of a 12 foot wide alley; thence along the East side of said alley, North 12 3/4 degrees West, a distance of 99 feet to a post at the North end of said alley, 26 2/3 feet from the Eastern line of the premises hereby conveyed; thence along the North side of said alley, South 77 1/4 degrees West, a distance of 3 feet to a post, a corner of lot now or late of William Shutter; thence North 12 3/4 degrees West, a distance of 98 1/3 feet to the Place of Beginning.

Tract No. 2:

Beginning at a post on the South side of Main Street, a corner of Tract No. 1 herein; thence along the South side of said street, North 77 1/4 degrees East, a distance of 27 feet to Poplar Street; thence along the West side of said street, South 12 3/4 degrees East, a distance of 197 1/3 feet to Cumberland Street; thence along the North side of said street, South 77 1/4 degrees West, a distance of 27 feet to a post, corner of said Tract No. 1 herein; thence by said lot, North 12 3/4 degrees West, a distance of 197 1/3 feet to the Place of Beginning.

BEING PARCEL NO. 18-2312872-365190-0000

PROPERTY ADDRESS: 18 EAST MAIN ST, ANNVILLE, PA 17003

UPI / TAX PARCEL NUMBER: 18/2312872/365190/0000

Seized and taken into execution to be sold as the property of CHRISTOPHER THOMAS BEHNEY, JR in suit of PARKE BANK.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
COOPER LEVENSON, P.A.
Atlantic City, NJ 609-572-7330

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0056

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

Short Form Legal Description

By virtue of a Writ of Execution No. 2025-CV-0056
M&T Bank
v.

Luis Irizarry, Erica Irizarry

All that certain messuage, tenement, house and lot or piece of ground situate in the City of Lebanon, County of Lebanon and State of Pennsylvania.

Parcel No. 09-2344295-372455-0000

Property Address: 621 Mifflin Street, Lebanon, PA 17046

Improvements thereon: Single-Family Residential Dwelling

Judgment Amount: \$184,054.78

Attorney for Plaintiff:

McCalla Raymer Leibert Pierce, LLP

485F Route 1 South, Suite 300

Iselin, NJ 08830-3072

PROPERTY ADDRESS: 621 EAST MIFFLIN ST, LEBANON, PA 17046

Seized and taken into execution to be sold as the property of LUIS IRIZARRY, ERICA IRIZARRY in suit of M&T BANK.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:

MCCALLA RAYMER LEIBERT PIERCE, LLP

ISELIN, NJ 445-207-4041

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0960

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

PROPERTY OF: Charles Eric Jablonski

EXECUTION NO.: 2025-CV-0960

JUDGMENT AMOUNT \$297,214.41

ATTORNEY: STERN & EISENBERG, PC, 1581 Main Street, Ste. 200, The Shops at Valley Square, Warrington, PA 18976 215-572-8111

All the right, title and interest and claim of Charles Eric Jablonski

ALL THAT CERTAIN messuage, tenement, house and lot of ground situate in the Palmyra County of Lebanon and Commonwealth of Pennsylvania. BEING KNOWN AS: 158 Braeburn Way, Palmyra, PA 17078

DESCRIBED IN DEED BOOK 2327 PAGE 6153

PARCEL NO. 16-2291899-360195

PROPERTY ADDRESS: 158 Braeburn Way, Palmyra, PA 17078

PROPERTY ADDRESS: 158 BRAEBURN WAY, PALMYRA, PA 17078

UPI / TAX PARCEL NUMBER: 16-2291899-360195-0000

Seized and taken into execution to be sold as the property of CHARLES ERIC JABLONSKI in suit of MEMBERS 1ST FEDERAL CREDIT UNION.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0345

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

All that certain piece or parcel or Tract of land situate in the City of Lebanon, Lebanon County, Pennsylvania, and being known as 909 North 8th Street, Lebanon, PA 17046.

TAX MAP AND PARCEL NUMBER:1023373523742720000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$118,312.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Moses A. Johnson

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 909 N 8TH ST, LEBANON, PA 17046

Seized and taken into execution to be sold as the property of MOSES A. JOHNSON in suit of FULTON BANK, N.A..

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215.790.1010

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0736

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

All that certain piece or parcel or Tract of land situate in the Township of Jackson, Lebanon County, Pennsylvania, and being known as 2 Maple Lane, Myerstown, PA 17067.

TAX MAP AND PARCEL NUMBER: 23-2364039-387630-0000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$178,841.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dale R. Kohr and Nichole A. Kohr

PROPERTY ADDRESS: 2 MAPLE LANE, MYERSTOWN, PA 17067

UPI / TAX PARCEL NUMBER: 23-2364039-387630-0000

Seized and taken into execution to be sold as the property of DALE R KOHR, NICOLE A. KOHR in suit of PENNYMAC LOAN SERVICES, LLC.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215.790.1010

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0959

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

DOCKET # 2025-CV-0959

ALL THAT CERTAIN lot of land situate in Borough of Jonestown, County of Lebanon and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 119 North Lancaster Street, Jonestown, PA 17038

SOLD as the property of BRYON J. SANDO

TAX PARCEL #13-2322438-396732-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 119 NORTH LANCASTER STREET, JONESTOWN, PA 17038

UPI / TAX PARCEL NUMBER: 13-2322438-396732-0000

Seized and taken into execution to be sold as the property of BRYON J. SANDO in suit of SELENE FINANCE LP.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
KML Law Group, P.C.
PHILADELPHIA, PA 215-627-1322

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0656

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN LEBANON CITY, LEBANON COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 7 WALNUT STREET, LEBANON, PA 17042

BEING PARCEL NUMBER: 01-2341456-368715-0000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 7 WALNUT STREET, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 01-2341456-368715-0000

Seized and taken into execution to be sold as the property of BLAKE R SCHNECK, WENDY SCHNECK in suit of CROSSCOUNTRY MORTGAGE, LLC.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS
Mount Lauerl, NJ 855-225-6906

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0744

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ANGELA A. SEARS, OF, IN, AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATE IN THE TOWNSHIP OF NORTH CORNWALL, COUNTY OF LEBANON, COMMONWEALTH OF PENNSYLVANIA.

HAVING ERECTED THEREON A SINGLE FAMILY DWELLING KNOWN AND NUMBERS AS 257 SOUTH 22ND STREET, LEBANON, PA 17042. DESCRIBED AT BOOK 2167, PAGE 2210, INSTRUMENT NO. 201202845, PARCEL NUMBER 26-2331286-365097-0000

PROPERTY ADDRESS: 257 S 22nd St, LEBANON, PA 17042

Seized and taken into execution to be sold as the property of ANGELA A SEARS, OCCUPANT in suit of PENNSYLVANIA STATE EMPLOYEES CREDIT UNION.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
WELTMAN, WEINBERG & REIS CO, LPA
PHILADELPHIA, PA 800-589-8516

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-0-0147

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

DOCKET # 2023-00147

ALL THAT CERTAIN lot of land situate in CITY OF LEBANON, County of Lebanon and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 471 North 6th Street, Lebanon, PA 17046

SOLD as the property of KAREEM RAY SENISES

TAX PARCEL #5-2338592-372282-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 471 N 6TH St, Lebanon, PA 17046

UPI / TAX PARCEL NUMBER: 05-2338592-372282-0000

Seized and taken into execution to be sold as the property of KAREEM SENISES in suit of AMERISAVE MORTGAGE CORPORATION.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
KML Law Group, P.C.
PHILADELPHIA, PA 215-627-1322

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-1068

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

DOCKET #: 2024-CV-1068

ALL THAT CERTAIN PARCEL OF LAND SITUATE WEST OF CREAMERY ROAD (T-570) AND SOUTH OF LAUREL DRIVE IN JACKSON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA, bounded and described as follows to wit:

PROPERTY ADDRESS: 69 Laurel Drive, Myerstown, Pennsylvania 17067

GIS NO.: 23-2364640-379784-0000

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Roger E. Jumper

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

PROPERTY ADDRESS: 69 LAUREL DR, MYERSTOWN, PA 17067

Seized and taken into execution to be sold as the property of ROBERT P SOURWINE, ROBERT E JUMPER, SARAH JUMPER, MIRANDA N JUMPER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIO in suit of PENNYMAC LOAN SERVICES, LLC.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
Powers Kirn, LLC
Trevose, PA 215-942-2090

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0305

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

DOCKET # 2025-CV-0305

ALL THAT CERTAIN lot of land situate in City of Lebanon, County of Lebanon and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 402 Oaklyn Road, Lebanon, PA 17042

SOLD as the property of The Unknown Heirs of Georgene M. Miley Deceased

TAX PARCEL #02-2333238-365261-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 402 OAKLYN ROAD, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 02-2333238-365261-0000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF GEORGENE M. MILEY DECEASED in suit of M&T BANK.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
KML Law Group, P.C.
PHILADELPHIA, PA 215-627-1322

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019-0-0764

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

ALL THAT CERTAIN lot of piece of ground situate in the City of Lebanon, County of Lebanon, Commonwealth of Pennsylvania, known as 228 Cumberland Street, bounded and described as follows, to wit:

BEGINNING at the southeast corner of Cumberland and Third street; thence along the south side of said Cumberland Street, an easterly course 84 feet, more or less, to log now or late of The Redinger Family Trust; thence along said last mentioned lot a southerly course 110 feet to lot now or late of Kenneth R. Hackman, Jr. and Angela E. Hackman; thence along said last mentioned lot a westerly course 84 feet, more or less, to the east side of said Third Street; thence along the east side of said Third Street, a northerly course 110 feet to the place of BEGINNING.

BEING the same premises which Citizens Bank of Pennsylvania by Deed dated March 18, 2018 and recorded May 18, 2018 in the Lebanon County Recorder of Deeds Office in Record Book 2249, Page 5462 granted and conveyed unto Melissa Webster, her heir and assigns.

PROPERTY ADDRESS: 228 CUMBERLAND STREET, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 04-2340376-369449-0000

Seized and taken into execution to be sold as the property of MELISSA WEBSTER in suit of DERF ASSOCIATES.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
BARLEY SNYDER
WYOMISSING, PA 610-898-7165

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0607

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN NORTH LONDONDERRY TOWNSHIP,
LEBANON COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1331 DUKE STREET PALMYRA, PA 17078

BEING PARCEL NUMBER: 28-2296480-354114-0000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1331 DUKE STREET, PALMYRA, PA 17078

UPI / TAX PARCEL NUMBER: 28-2296480-354114-0000

Seized and taken into execution to be sold as the property of SANDRA L WILCOX, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA, SANDRA L. WILCOX, DAWN E JARVIS, BRIAN E PHILLIPS in suit of FINANCE OF AMERICA REVERSE LLC.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS
Mount Lauerl, NJ 855-225-6906

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0341

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

BEING the same premises which David Williams by Deed dated January 31, 2024 and recorded in the Office of Recorder of Deeds of Lebanon County on January 31, 2024 at Book 2336, Page9731 granted and conveyed unto David Williams.

BEING KNOWN AS 421 New St, Lebanon, PA 17046

TAX PARCEL NO.: 05-2338946-371831-0000

PROPERTY ADDRESS: 421 NEW ST, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 05-2338946-371831-0000

Seized and taken into execution to be sold as the property of DAVID WILLIAMS in suit of DATA MORTGAGE INC., DBA ESSEX MORTGAGE.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA 215-572-8111

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-1113

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, DECEMBER 09, 2025
AT 10:00 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.

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN TOWNSHIP NORTH LEBANON IN THE COUNTY OF LEBANON, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 06/22/1989 AND RECORDED 06/23/1989 IN BOOK 286 PAGE 672 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE. AND REFERENCED AS FOLLOWS:

ALL THAT CERTAIN MESSUAGE, TENEMENT AND LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF NORTH LEBANON, COUNTY OF LEBANON AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN ALONG THE SOUTH SIDE OF A PUBLIC ROAD LEADING FROM SUNSET TO KIMMERLINGS, KNOWN AS TOWNSHIP ROAD #1-467, THENCE ALONG THE SAME, NORTH 62 DEGREES 48 MINUTES EAST, 100 FEET TO AN IRON PIN; THENCE ALONG PROPERTY NOW OF LATE OF CLAYTON R. GEORGE AND EILEEN F. GEORGE, HIS WIFE, SOUTH 37 DEGREES 18 MINUTES EAST, 165 FEET TO AN IRON PIN; THENCE ALONG PROPERTY NOW OR LATE OF LESTER B. HESS AND MARY E. HESS, HIS WIFE, OUT 2 DEGREES 46 MINUTES WEST 100 FEET TO AN IRON PIN; THENCE ALONG PROPERTY NOW

LATE OF FREDERICK H. HUMMEL AND DIANE A. HUMMEL, HIS WIFE, NORTH 37 DEGREES 15 MINUTES WEST, 185 FEET TO AN IRON PIN, THE PLACE OF BEGINNING,

BEING the same premises which Dennis E. Strauser & Brenda M. Strauser by Deed dated June 22, 1989 and recorded in the Official Records of Lebanon County on June 23, 1989 in Deed Book Volume 256, Page 672, as Instrument n/a granted and conveyed unto Terry L. Zellers and Audrey K. Zellers.

PROPERTY ADDRESS: 846 KIMMERLINGS RD, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 27-2343774-380295-0000

Seized and taken into execution to be sold as the property of AUDREY K. ZELLERS, TERRY L. ZELLERS in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, twenty percent (20%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within seven (7) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania