

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-CV-0186

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

**TUESDAY, JUNE 09, 2026**  
**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.

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PROPERTY OF: Karl K. Edris

EXECUTION NO.: 2025-CV-0186

JUDGMENT AMOUNT \$148,714.33

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 Karl K. Edris

ALL THAT CERTAIN messuage, tenement, house and lot of ground situate in the Lebanon County of Lebanon and Commonwealth of Pennsylvania. BEING KNOWN AS: 913 Shirksville Rd, Lebanon, PA 17046-7870

DESCRIBED IN DEED BOOK 175 PAGE 358

PARCEL NO. 19-2346456-404638-0000

PROPERTY ADDRESS: 913 Shirksville Rd, Lebanon, PA 17046-7870

PROPERTY ADDRESS: 913 SHIRKSVILLE ROAD, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 19-2346456-404638-0000

Seized and taken into execution to be sold as the property of **KARL K. EDRIS** in suit of **ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC**.

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**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-1493

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

**TUESDAY, JUNE 09, 2026**  
**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.

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By virtue of a Writ of Execution No. 2025-CV-1493

Freedom Mortgage Corporation

v.

Karin M. Harchuska and  
James E. Wickenheiser

owner(s) of property situate in the Township of North Londonderry, Lebanon County, Pennsylvania, being

1578 S Forge Road, Palmyra, PA 17078

Parcel No. 28-2296011-352387-0000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$211,105.36

Attorneys for Plaintiff  
Orlans Law Group PLLC

PROPERTY ADDRESS: 1578 SOUTH FORGE ROAD, PALMYRA, PA 17078

UPI / TAX PARCEL NUMBER: 28-2296011-352387-0000

**Seized and taken into execution to be sold as the property of KARIN M. HARCHUSKA, JAMES E. WICKENHEISER in suit of FREEDOM MORTGAGE CORPORATION.**

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**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:  
Orlans Law Group PLLC  
WAYNE, PA 484-367-4191

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-CV-1973

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

**TUESDAY, JUNE 09, 2026**  
**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.

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By virtue of Writ of Execution No. 2025-CV-1973

CSMC 2021-RPL4 Trust (Plaintiff) vs. Shawn R. Hollinger, (Defendant)

Property Address 1295 Colebrook Road, Lebanon, PA 17042

Parcel I.D. No. 02-2336353-363643-0000

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$190,936.94

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 1295 COLEBROOK ROAD, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 02-2336353-363643-0000

Seized and taken into execution to be sold as the property of NICOLE F. HOLLINGER, SHAWN R. HOLLINGER in suit of CSMC 2021-RPL4 TRUST.

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**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:  
HLADIK, ONORATO & FEDERMAN, LLP  
NORTH WALES, PA (215) 855-9521

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-CV-1576

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

**TUESDAY, JUNE 09, 2026**  
**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.

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ALL THAT CERTAIN lot or tract of land situated in the Borough of Cornwall, County of Lebanon, Commonwealth of Pennsylvania, identified as "Residue" of Plan Book 97, Page 161, bounded and described as follows, to wit:

BEGINNING at a spike in the center of REXMONT ROAD, said point being the Northeast corner of lands owned by Robert F. and Kelly S. Peebles; Thence along the centerline of REXMONT ROAD N. 86°-53'-39" E. a distance of 85.00 feet to a spike; Thence along other lands of REXMONT EVANGELICAL CONGREGATIONAL CHURCH S. 03°-10'-08" W. a distance of 156.91 feet to an iron pin; Thence along Lot Addition "A" as shown on Final Land Subdivision Plan for REXMONT EVANGELICAL CONGREGATIONAL CHURCH, dated 4/13/21, last revised 5/5/21, S. 87°-28'-19" W. a distance of 84.41 feet to an iron pin; Thence along lands of Robert F. and Kelly S. Peebles N. 02°-59'-16" E. a distance of 156.00 feet to the place of BEGINNING.

CONTAINING 13,183 square feet (0.3026 acre)  
CONTAINING 11,059 square feet (0.2539 acre) less right-of-way.

BEING THE SAME PREMISES which REXMONT EVANGELICAL CONGREGATIONAL CHURCH by deed dated May 12, 2023, and to be recorded simultaneously herewith in the Lebanon County Recorder of Deeds Office, granted and conveyed unto William Houtz and Heather Houtz, husband and wife, mortgagors herein.

PROPERTY ADDRESS: 326 REXMONT ROAD, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 12-2349181-346834-0000

Seized and taken into execution to be sold as the property of WILLIAM HOUTZ, HEATHER HOUTZ, UNITED STATES OF AMERICA in suit of PLANET HOME LENDING, LLC.

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**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:  
Hill Wallack LLP  
Yardley, PA (267) 759-2072

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-CV-1005

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

**TUESDAY, JUNE 09, 2026**  
**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.

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By virtue of a Writ of Execution No. 2025-CV-1005

Freedom Mortgage Corporation

v.

Ian Oliveras-Clavell

owner(s) of property situate in the Township of South Londonderry, Lebanon County, Pennsylvania, being

183 Long Road, Palmyra, PA 17078

Parcel No. 31-2299056-325783-0000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$306,360.19

Attorneys for Plaintiff  
Orlans Law Group PLLC

PROPERTY ADDRESS: 183 LONG ROAD, PALMYRA, PA 17078

UPI / TAX PARCEL NUMBER: 31-2299056-325783-0000

**Seized and taken into execution to be sold as the property of IAN OLIVERAS-CLAVELL in suit of FREEDOM MORTGAGE CORPORATION.**

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**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:  
Orlans Law Group PLLC  
WAYNE, PA 484-367-4191

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