

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0957

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

TUESDAY, AUGUST 11, 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.

By virtue of a Writ of Execution No. 2025-CV-0957

AMERISAVE MORTGAGE CORPORATION

v.

DAMIEN ALEXANDER FRIED

owner(s) of property situate in the BOROUGH OF PALMYRA, LEBANON County, Pennsylvania, being

157 N LINCOLN ST, PALMYRA, PA 17078

Tax ID No. 16-2290496-358194-0000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$190,439.31

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 157 N LINCOLN STREET, PALMYRA, PA 17078

UPI / TAX PARCEL NUMBER: 16-2290496-358194-0000

Seized and taken into execution to be sold as the property of DAMIAN ALEXANDER FRIED 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:
BROCK & SCOTT, PLLC
King of Prussia, PA 844-856-6646

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-1154

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

TUESDAY, AUGUST 11, 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.

All that certain tract of land situate in the Borough of Richland, County of Lebanon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Parcel A - All that certain tract or parcel of land situate in the Borough of Richland, County of Lebanon and Commonwealth of Pennsylvania, as shown on Plan of Paul E. Hoover recorded August 9, 1974, in Plan Book 19, Page 27, bounded and described as follows, to wit:

Parcel B - All that certain tract of land situate on the north side of East Main Street between East Linden Street and Poplar Street in the Borough of Richland, County of Lebanon, and Commonwealth of Pennsylvania as shown on Plan of Paul e. Hoover recorded in the Recorder of Deeds Office in and for the County of Lebanon on August 9, 1974, in Plan Book 19, Page 27, bounded and describes as follows, to wit:

Property Address: 219 East Main Street Richland, PA 17087

Tax ID: 1723858423758210000

PROPERTY ADDRESS: 219 East Main Street, RICHLAND, PA 17087

UPI / TAX PARCEL NUMBER: 17-2385842-375821-0000

Seized and taken into execution to be sold as the property of AMY HOOVER in suit of LEBANON 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:
LOGS LEGAL GROUP, LLP
WAYNE, PA 610-278-6800

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-1912

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

TUESDAY, AUGUST 11, 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.

ALL THAT CERTAIN MESSUAGE, TENEMENT AND TRACT OF LAND SITUATE IN THE BOROUGH OF PALMYRA, ON THE SOUTH SIDE OF MAIN STREET, COUNTY OF LEBANON, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BOUNDED ON THE NORTH BY MAIN STREET ON THE SOUTH BY AN ALLEY; ON THE EAST BY LOT NOW OR LATE OF CHARLES J. SHARKEY AND VEIDA D. SHARKEY, HIS WIFE, ON THE WEST BY PROPERTY NOW OR LATE OF ALDO PAPPARIELLA, ET AL; FRONTING ON THE SOUTH SIDE OF SAID MAIN STREET, A DISTANCE OF 50 FEET AND EXTENDING OF EQUAL WIDTH IN DEPTH SOUTHWARDLY 200 FEET TO AN ALLEY.

BEING THE SAME PREMISES which Eric C. Kilhefner, a single man, and Krystal J. Kieffer, a single woman as joint tenants with the right of survivorship, by deed dated April 6, 2021, and recorded on November 15, 2021 in the Lebanon County Recorder of Deeds Office, granted and conveyed unto Eric C. Kilhefner, a single man.

Tax ID: 16-2288805-355870-0000

PROPERTY ADDRESS: 414 WEST MAIN ST, PALMYRA, PA 17078

UPI / TAX PARCEL NUMBER: 16-2288805-355870-0000

Seized and taken into execution to be sold as the property of ERIC C. KILHEFNER, OCCUPANTS in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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. 2022-0-1613

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

TUESDAY, AUGUST 11, 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.

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

BEING KNOWN AS: 113 N THISTLEDOWN DRIVE PALMYRA, PA 17078

BEING PARCEL NUMBER: 31:2290393-346638

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 113 N. THISTLEDOWN DRIVE, PALMYRA, PA 17078

UPI / TAX PARCEL NUMBER: 31-2290393-346638-0000

Seized and taken into execution to be sold as the property of KENNETH A KUREN, MICHELLE R KUREN, UNITED STATES OF AMERICA in suit of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME MORTGAGE ASSET-BACKED SECURITIES 2007-M09 TRUST, MORTGAGE ASSET-BACKED CERTIFICATES.

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-1444

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

TUESDAY, AUGUST 11, 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.

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

BEING KNOWN AS: 23 S 2ND ST LEBANON, PA 17042

BEING PARCEL NUMBER: 0123407203692810000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 23 S 2ND ST, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 01-2340720-369281-0000

Seized and taken into execution to be sold as the property of ALLEN LAMKIN in suit of NATIONSTAR 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-1911

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

TUESDAY, AUGUST 11, 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.

LEBANON COUNTY SHERIFF'S OFFICE
REAL ESTATE SHORT DESCRIPTION FORM

CASE CAPTION: LANCASTER REALTY CAPITAL, LP v. LAPPCO PROPERTIES, LLC

DOCKET NO.: 2025-CV-1911

PROPERTY ADDRESS: 79 East Main Street, Newmanstown, PA 17073

UNIFORM PARCEL IDENTIFIER (UPI): 24-2397387-374924

JUDGMENT: \$168,150.00

REPUTED OWNERS: LAPPCO Properties, LLC

DEED BK. and PAGE or INSTR. NO.: 2343 and 0001 or 202408239

MUNICIPALITY: Township of Millcreek

AREA:

IMPROVEMENTS:

PROPERTY ADDRESS: 79 EAST MAIN STREET, NEWMANSTOWN, PA 17073

UPI / TAX PARCEL NUMBER: 24-2397387-374924-0000

Seized and taken into execution to be sold as the property of LAPPCO PROPERTIES, LLC, OCCUPANTS in suit of LANCASTER REALTY CAPITAL, 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:
CLYMER MUSSER & SARNO, P.C.
LANCASTER, PA 1712997101

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-1346

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

TUESDAY, AUGUST 11, 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.

DOCKET # 2025-cv-1346

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1137 East Old Cumberland Street, Lebanon, PA 17042

SOLD as the property of DAVID A. LOGAN JR. and DAVID A. LOGAN SR.

TAX PARCEL #27-2347311-371610-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 1137 EAST OLD CUMBERLAND STREET, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 27-2347311-371610-0000

Seized and taken into execution to be sold as the property of DAVID A. LOGAN, SR., DAVID A. LOGAN, JR., OCCUPANTS in suit of ONSLOW BAY FINANCIAL 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:
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. 2026-CV-0566

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

TUESDAY, AUGUST 11, 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.

DOCKET # 2026-CV-0566

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 6 School House Lane, Jonestown, PA 17038

SOLD as the property of RICHARD A. MARKS, MARY E. MARKS and MICHAEL R. MARKS

TAX PARCEL #32-2315290-417961-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 6 SCHOOL HOUSE LANE, JONESTOWN, PA 17038

UPI / TAX PARCEL NUMBER: 32-2315290-417961-0000

Seized and taken into execution to be sold as the property of RICHARD A. MARKS, MICHAEL R MARKS, OCCUPANTS, MARY MARKS in suit of LOANDEPOT.COM, 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:
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. 2026-CV-0143

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

TUESDAY, AUGUST 11, 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.

By virtue of a Writ of Execution No. 2026-CV-0143

WELLS FARGO BANK, N.A.

v.

RONALD MICHAEL

owner(s) of property situate in the UNION TOWNSHIP, LEBANON County, Pennsylvania, being

64 RIDGE ROAD, JONESTOWN, PA 17038
Tax ID No. 33-2297031-420866-0000 A/K/A 33-99-205
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$37,404.50

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 64 RIDGE ROAD, JONESTOWN, PA 17038

UPI / TAX PARCEL NUMBER: 33-2297031-420866-0000

Seized and taken into execution to be sold as the property of RONALD MICHAEL, OCCUPANTS in suit of WELLS FARGO 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:
BROCK & SCOTT, PLLC
King of Prussia, PA 844-856-6646

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0162

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

TUESDAY, AUGUST 11, 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.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WEST CORNWALL, LEBANON COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 50 N ZINNS MILL ROAD LEBANON, PA 17042

BEING PARCEL NUMBER: 34-2334362-348425-0000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 50 NORTH ZINNS MILL ROAD, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 34-2334362-348245-0000

Seized and taken into execution to be sold as the property of RAFAEL A. RAMOS, OCCUPANT in suit of NEWREZ 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-1561

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

TUESDAY, AUGUST 11, 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.

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

BEGINNING AT A MONUMENT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF PENNSYLVANIA STATE HIGHWAY ROUTE #501 (SIXTY (60) FEET WIDE), SAID POINT BEING THE INTERSECTION POINT OF SAID RIGHT-OF-WAY LINE OF ROUTE NO. 501 AND THE NORTHEAST RIGHT-OF-WAY LINE OF ETHAN DRIVE (FIFTY (50) FEET WIDE);

THENCE ALONG SAID RIGHTOFWAY LINE OF ROUTE #501, NORTH THIRTY-SEVEN (37) DEGREES TWENTY-FOUR (24) MINUTES EAST, A DISTANCE OF NINETY-FIVEAND NO HUNDREDTHS (95.00) FEET, MORE OR LESS, TO AN IRON PIN;

THENCE ALONG THE SOUTHWEST SIDE OF LOT NO. 16, SOUTH FIFTY-THREE(53) DEGREES, THIRTY-SEVEN (37) MINUTES EAST, A DISTANCE OF ONE HUNDRED TWENTY-FIVE AND NO HUNDREDTHS (125.00) FEET TO AN IRON PIN IN LINE OF PROPERTY NOW OR LATE OF ETHAN A. KRALL;

THENCE ALONG LANDS NOW OR LATE OF ETHAN A. KRALL, SOUTH THIRTY-SEVEN (37) DEGREES, TWENTY-FOUR (24) MINUTES WEST, A DISTANCE OF NINETY-FIVE AND NO HUNDREDTHS (95.00) FEET, MORE OR LESS, TO AN IRON PIN;

PROPERTY ADDRESS: 608 NORTH COLLEGE STREET, MYERSTOWN, PA 17067

UPI / TAX PARCEL NUMBER: 23-2371041-386740-0000

Seized and taken into execution to be sold as the property of CHRISTOPHER REICHARD, SHANE REICHARD, OCCUPANTS, OCCUPANTS, ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST F in suit of U. S. BANK TRUST COMPANY, NA.

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0636

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

TUESDAY, AUGUST 11, 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.

DOCKET # 2025-CV-0636

ALL THAT CERTAIN lot of land situate in North Londonderry Township, County of Lebanon and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 1533 Cambridge Court, Palmyra, PA 17078

SOLD as the property of UNKNOWN HEIRS OF WILLIAM SINGER A/K/A WILLIAM H. SINGER

TAX PARCEL #28-2288471-350345-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 1533 CABRIDGE COURT, PALMYRA, PA 17078

UPI / TAX PARCEL NUMBER: 28-2288471-350345-0000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS OF WILLIAM SINGER A/K/A WILLIAM H SINGER, OCCUPANTS, UNKNOWN HEIRS OF WILLIAM SINGER, UNKNOWN HEIRS OF WILLIAM H. SINGER 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:
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-1355

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

TUESDAY, AUGUST 11, 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.

ALL THAT CERTAIN tract of land situate in the Township of Swatara, County of Lebanon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 140 on Subdivision Plan Book 44, Page 30, also known as 213 Irene Drive, Jonestown, Pennsylvania.

BEGINNING at an iron pin on the Southern right-of-way line of Irene Drive, said point being the Northeastern corner of Lot #139, as shown on Land Subdivision Plan for M.A.C.F. III, dated March 18, 1996; Thence along said Southern right-of- way line of Irene Drive, N. 85 02' 58" E. a distance of 24.00 feet to an iron pin; Thence along Lot #141, as shown on said Plan, S. 04 57' 02" E. a distance of 125.0 feet to an iron pin; Thence along Lot #145, as shown on said Plan, S. 85 02' 58" W. a distance of 24.00 feet to an iron pin; Thence along said Lot #139, also being passing partially thru a partition wall between Lots #139 and #140, N. 04 57' 02" W. a distance of 125.0 feet to the place of BEGINNING.

Property Address: 213 Irene Drive, Jonestown, PA 17038

BEING THE SAME PREMISES which Laurie M. Ulrich, by deed dated April 30, 2003, and recorded on May 1, 2003 in the Lebanon County Recorder of Deeds Office, granted and conveyed unto Jonathan T. Urban. On or about March 24, 2020, Jonathan T. Urban passed away.

Tax ID: 32-2324369-395268-0000

PROPERTY ADDRESS: 213 Irene Drive, Jonestown, PA 17038

UPI / TAX PARCEL NUMBER: 32-2324369-395268-0000

Seized and taken into execution to be sold as the property of CATHERINE R. URBAN, UNKNOWN HERIS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JONATHON T URBAN, DECEASED in suit of CARRINGTON MORTGAGE 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:
Hill Wallack LLP
Yardley, PA (267) 759-2072

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