Lebanon County Legal Journal

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-2086

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

TUESDAY, DECEMBER 08, 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, house and lot or piece of ground situate in Annville Township, Lebanon County, Pennsylvania, bounded and described as follow, to wit:

Beginning at the northwest corner of Lancaster and Church Streets; thence in a northerly direction along the west side of said Lancaster Street, fifty (50) feet, more or less to land now or late of Maria A. Koch; thence along sail lands now or late of Marcia A. Koch n a westerly direction, one hundred sixty-four (164) feet, more or less, to lands now or late of Kenneth P. and Carol I. Williams; thence along the west side of said lands now or late of Kenneth P. and Carol I. Williams in a southerly direction, fifty (50) feet, more or less, to a corner on the north side of Church Street; thence along the north side of said Church Street in an easterly direction, one hundred sixty-four (164) feet, more or less, to the place of Beginning

Property Address: 105 N. Lancaster Street, Annville, PA 17003

BEING THE SAME PREMISES which George Mootz, by deed dated March 3, 2022, and recorded on March 4, 2022 in the Lebanon County Recorder of Deeds Office, granted and conveyed unto Andrew Carlton Batson and Jammie L. Batson.

Tax ID: 18-2312002-365631-0000

PROPERTY ADDRESS: 105 NORTH LANCASTER STREET, ANNVILLE, PA 17003

UPI / TAX PARCEL NUMBER: 18-2312002-365631-0000

Seized and taken into execution to be sold as the property of ANDREW CARLTON BATSON, JAMMIE L BATSON, OCCUPANTS in suit of PLANET HOME LENDING, 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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-1427

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

TUESDAY, DECEMBER 08, 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.

Writ of Execution No. 2026-CV-1427

MOUNT GRETNA CAMPMEETING ASSOCIATION, INC.

vs.

KEVIN BIPPUS AND SHERI BIPPUS

ALL THAT CERTAIN COTTAGE AND TRACT OF LAND SITUATE IN WEST CORNWALL TOWNSHIP, LEBANON COUNTY, COMMONWEALTH OF PENNSYLVANIA

Parcel No. 34-2326251-336074

Property Address: 407 5th Street, Mount Gretna, Pennsylvania

Improvements thereon: Residential Dwelling

Judgment Amount: $ 5,913.25

Attorney for Plaintiff:
Amy B. Leonard, Esquire
HENRY & BEAVER LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

PROPERTY ADDRESS: 407 5TH STREET, MOUNT GRETNA, PA 17064

UPI / TAX PARCEL NUMBER: 34-2326251-336074-0000

Seized and taken into execution to be sold as the property of KEVIN BIPPUS, SHERI BIPPUS in suit of MOUNT GRETNA CAMPMEETING ASSOCIATION, INC..

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:
HENRY & BEAVER LLP
LEBANON, PA 717.724.3644

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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0131

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

TUESDAY, DECEMBER 08, 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-0131

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 2 Hillside Drive, Newmanstown, PA 17073

SOLD as the property of AMY B. BOGERT and BRIAN C. BOGERT JR.

TAX PARCEL #24-2399003-372193-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 2 HILLSIDE DR, NEWMANSTOWN, PA 17037

UPI / TAX PARCEL NUMBER: 24-2399003-372193-0000

Seized and taken into execution to be sold as the property of AMY B. BOGERT, BRIAN C BOGERT, JR, OCCUPANTS in suit of LAKEVIEW LOAN SERVICING, 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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-1156

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

TUESDAY, DECEMBER 08, 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 PARCEL OF LAND SITUATE WEST OF CREAMERY ROAD (T-570) AND WEST OF LAUREL DRIVE IN JACKSON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA, BEING LOT 25 AS SHOWN ON A REVISED FINAL SUBDIVISION, PLAN-PHASE 1, SHEET 2 OF 3, FOR THE GRAYSTONE GROUP, INC., PREPARED BY MLS ASSOCIATES, INC., DATED MARCH 24, 1999, LAST REVISED OCTOBER 18, 1999, BEARING JOB NO. MS069, AND RECORDED AT THE RECORDER OF DEEDS OFFICE IN AND FOR LEBANON COUNTY, PENNSYLVANIA IN SUBDIVISION PLAN BOOK 49, PAGE 19, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING LOCATED 45 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE SOUTH LINE OF BAYBERRY COURT AND THE WEST LINE OF LAUREL DRIVE AND SAID POINT BEING A MUTUAL CORNER OF LOTS 25 AND 26 ON THE AFOREMENTIONED PLAN; THENCE ALONG THE NORTHERLY PROPERTY LINE OF LOT 26 N 66 DEGREES 44' 32" W, 85.06' TO A POINT SAID POINT BEING A POINT IN LINE OF LOT 24 AND BEING A MUTUAL CORNER OF LOTS 24, 25, AND 26; THENCE ALONG THE EASTERLY PROPERTY LINE OF LOT 24, N 23 DEGREES 15' 28" E, 28.02' TO A POINT ALONG THE SOUTH LINE OF BAYBERRY COURT; THENCE ALONG THE SOUTH LINE OF BAYBERRY COURT THE FOLLOWING THREE COURSES AND DISTANCES:
1. ON A CURVE TO THE LEFT HAVING A RADIUS OF 58.00', AN ARC LENGTH OF 9.61', A CHORD BEARING OF N 65 DEGREES 08' 30" E, A CHORD LENGTH OF 9.60' TO A POINT;
2. ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.0' AN ARC LENGTH OF 23.11', A. CHORD BEARING OF N 86 DEGREES 52' 20" E, AND A CHORD LENGTH OF 22.29' TO A POINT AND;
3. S 66 DEGREES 38' 57" W, 46.75' TO A POINT;
THENCE ALONG THE WESTERLY LINE OF LAUREL DRIVE THE TWO FOLLOWING COURSES AND DISTANCES:
1. ON A CURVE TO THE RIGHT HAVING A RADIUS, OF 12.00' AN ARC LENGTH OF 18.85', A CHORD BEARING OF S 21 DEGREES 38' 57" E., AND A CHORD LENGTH OF 16.97' TO A POINT; AND;
2. S 23 DEGREES 21' 03" W, 32.98' TO THE PLACE OF BEGINNING.
CONTAINING: 3,655 SQUARE FEET OF LAND (0.0839 ACRES)
BEING the same premises which Liberty Commercial Capital LLC, by deed, dated October 10, 2018 and recorded October 15, 2018, in the Office of Recorder of Deeds of Lebanon County Book 2255 and Page 1311 as Instrument No. 201812872, granted and conveyed to Tristen T. Boland.
Tax Parcel Number: 23-2364535-380330-0000
Being known as: 23 Laurel Drive, Myerstown, PA 17067

PROPERTY ADDRESS: 23 LAUREL DRIVE, MYERSTOWN, PA 17067

UPI / TAX PARCEL NUMBER: 23-2364535-380330-0000

Seized and taken into execution to be sold as the property of TRISTEN T. BOLAND 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:
ALBERTELLI LAW
MOUNT LAUREL, NJ 856-724-1888

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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-1630

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

TUESDAY, DECEMBER 08, 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-1630

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 428 East Main Street, Annville, PA 17003

SOLD as the property of DERRICK A. CRUZ and MELISSA M. SHUTTER

TAX PARCEL #18-2314561-365630-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 428 EAST MAIN ST, ANNVILLE, PA 17003

UPI / TAX PARCEL NUMBER: 18-2314561-365630-0000

Seized and taken into execution to be sold as the property of DERRICK A CRUZ, MELISSA M SHUTTER, OCCUPANTS, DERRICK A. CRUZ in suit of MIDFIRST 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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0855

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

TUESDAY, DECEMBER 08, 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 property situated in the City of Lebanon, in the County of Lebanon, and Commonwealth of Pennsylvania, being commonly known and numbered as 235 South 5th Street, Lebanon, PA 17042 and recorded in Instrument Number 201601480, and recorded in Book 2219, Page 2505. Parcel No. 01-2339477-368063-0000.

PROPERTY ADDRESS: 235 SOUTH 5TH STREET, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 01-2339477-368063-0000

Seized and taken into execution to be sold as the property of NELSON DELGADO 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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH (614) 220-5611

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

(c) CountySuite Sheriff, Teleosoft, Inc.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0479

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

TUESDAY, DECEMBER 08, 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.

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 2025-CV-0479

PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF

VS

SAMUEL E. GONZALEZ AND THE SECRETARY
OF HOUSING AND URBAN DEVELOPMENT, DEFENDANTS

REAL ESTATE: 825 CORNWALL ROAD, LEBANON PA 17042

MUNICIPALITY: CITY OF LEBANON

DIMENSIONS: 286.30 X 69 X 271.00 X 79

SEE INSTRUMENT: 2017-09416

TAX PARCEL #: 02-2338050-365030-0000

IMPROVEMENT THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE

TO BE SOLD AS THE PROPERTY OF SAMUEL E. GONZALEZ ON JUDGMENT NO. 2025-CV-0479
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

PROPERTY ADDRESS: 825 CORNWALL ROAD, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 02-2338050-365030-0000

Seized and taken into execution to be sold as the property of SAMUEL E. GONZALEZ, SAMUEL E GONZALEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OCCUPANT in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
PURCELL, KRUG & HALLER
HARRISBURG, PA 717.234.4178

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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0749

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

TUESDAY, DECEMBER 08, 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 Newmanstown, Millcreek Township, Lebanon County, Pennsylvania, being known as #328 Main Street, Newmanstown, Pennsylvania, as shown on Land Subdivision Plan for Robert L. Hemperly as recorded in the Recorder of Deeds Office in and for the County of Lebanon on October 23, 1973 in Plan Book 17, page 92, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the south right-of-way line of Main Street, said point being the northeast corner of land of Herbert W. Brown; thence along said south right-of-way line of Main Street, north eighty-seven degrees seventeen minutes east (N. 87° 17'E.), a distance of nineteen and fifteen hundredths (19.15) feet to an iron pipe; thence along lands of #330 Main Street, as shown on Land Subdivision Plan of Robert L. Hemperly, dated September 18, 1973, the following two courses and distances, (1) also passing through the middle of a partition wall between #328 and #330 Main Street, south two degrees forty-three minutes east (S.02° 43'E.) a distance of sixty-five and ninety hundredths (65.90) feet to a point; thence south three degrees fifty-four minutes east (S. 03° 54'E.) a distance of two hundred forty-one and sixty-five hundredths (241.65) feet to an iron pipe; thence along the north right-of-way line of Memorial Boulevard, south sixty-seven degrees fifty-nine minutes west (S. 67° 59'W.) a distance of twenty-one and no hundredths (21.00) feet to an iron pipe; thence along land of said Herbert W. Brown, north three degrees thirty minutes west (N. 03° 30'W.) a distance of three hundred fourteen and forty-seven hundredths (314.47) feet to the place of BEGINNING.

CONTAINING five thousand nine hundred fourteen and seventeen hundredths (5,914.17) square feet.

SAID PREMISES being Parcel "B" on Land Subdivision Plan for Robert L. Hemperly.

BEING THE SAME PREMISES which Eugene P. Moyer, by deed dated February 19, 2004, and recorded on February 20, 2004 in the Lebanon County Recorder of Deeds Office, granted and conveyed unto Jamie L. Kahl and Sheila M. Kahl, husband and wife.

Tax ID: 24-2399077-375259-0000

PROPERTY ADDRESS: 328 E MAIN ST, NEWMANSTOWN, PA 17073

UPI / TAX PARCEL NUMBER: 24-2399077-375259-0000

Seized and taken into execution to be sold as the property of JAMIE L. KAHL, SHEILA M KAHL, OCCUPANTS, SHEILA M. KAHL in suit of 1900 CAPITAL TRUST II.

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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0898

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

TUESDAY, DECEMBER 08, 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 UNION, LEBANON COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 88 CAMP MEETING RD JONESTOWN, PA 17038

BEING PARCEL NUMBER: 33-2317015-392589-0000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 88 CAMP MEETING ROAD, JONESTOWN, PA 17038

UPI / TAX PARCEL NUMBER: 33-2317015-392589-0000

Seized and taken into execution to be sold as the property of PAUL J. KEEFER, MICHELLE L. KEEFER in suit of ROCKET 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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-1161

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

TUESDAY, DECEMBER 08, 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.

Writ of Execution No. 2026-CV-1427

MOUNT GRETNA CAMPMEETING ASSOCIATION, INC.

vs.

LANCE MURRAY

ALL THOSE CERTAIN TWO TRACTS OF LAND SITUATE IN WEST CORNWALL TOWNSHIP, LEBANON COUNTY, COMMONWEALTH OF PENNSYLVANIA

Parcel No. 34-2326226-335646-0000

Property Address: 600 Mills Avenue, Mount Gretna, Pennsylvania

Improvements thereon: Residential Dwelling

Judgment Amount: $ 10,360.05

Attorney for Plaintiff:
Amy B. Leonard, Esquire
HENRY & BEAVER LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

PROPERTY ADDRESS: 600 MILLS AVENUE, MOUNT GRETNA, PA 17064

UPI / TAX PARCEL NUMBER: 34-2326226-335646-0000

Seized and taken into execution to be sold as the property of LANCE MURRAY in suit of MOUNT GRETNA CAMPMEETING ASSOCIATION, INC..

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:
HENRY & BEAVER LLP
LEBANON, PA 717.724.3644

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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0950

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

TUESDAY, DECEMBER 08, 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, house and lot or piece of ground situate in the City of Lebanon, County of Lebanon and State of Pennsylvania, bounded and described as follows, to wit:

Parcel ID: 06-2336840-371295-0000
Property Address: 366 North 10th Street, Lebanon, PA 17046
Improvements thereon: Residential Dwelling
Judgment Amount: $85,815.26

PROPERTY ADDRESS: 366 NORTH 10TH ST, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 06-2336840-371295-0000

Seized and taken into execution to be sold as the property of SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OCCUPANTS, SMARLY A. GONZALEZ-MARTINEZ in suit of LAKEVIEW LOAN SERVICING, 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:
MCCALLA RAYMER LEIBERT PIERCE, LLP
ISELIN, NJ 445-207-4041

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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-1211

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

TUESDAY, DECEMBER 08, 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-1211

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 308 West Main Street, Newmanstown, PA 17073

SOLD as the property of MARLIN JAY STOLTZFUS and MARAH BETH ZOLL

TAX PARCEL #24-2394855-372866-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 308 WEST MAIN ST, NEWMANSTOWN, PA 17073

UPI / TAX PARCEL NUMBER: 24-2394855-372866-0000

Seized and taken into execution to be sold as the property of MARLIN JAY STOLTZFUS, MARAH BETH ZOLL, OCCUPANTS, OCCUPANTS 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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0762

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

TUESDAY, DECEMBER 08, 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.

PROPERTY OF: Alejandro Reys Moya, Deceased and Teresa Sanchez De Sena, Deceased

CIVIL ACTION NO. 2025-CV-0762 JUDGMENT AMOUNT: $211,015.45

ATTORNEYS: Robert P. Wendt, Esquire
Leopold & Associates, PLLC
275 Curry Hollow Rd, Bldg. 1, Ste. 280
Pittsburgh, PA 15236
Telephone: 412-530-1025

ALL the right, title, interest and claim of: Alejandro Reys Moya, Deceased and Teresa Sanchez De Sena, Deceased
of, in and to:

MUNICIPALITY: West Lebanon

ADDRESS: 2015 Church St., Lebanon, PA 17046

IMPROVEMENTS: A residential dwelling

DEED: Deed Instrument No. 202217000

MORTGAGE: Mortgage Instrument No. 202217001

PARCEL NO. 35-2331521-370837-0000

PROPERTY ADDRESS: 2015 CHURCH STREET, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 35-2331521-370837-0000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS,SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER, ALEJANDRO REYES MOYA, DECEASED, UNKNOWN HEIRS,SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER, TERESA SANCHEZ DE SENDA, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATI, ALEJANDRO REYES MOYA, TERESA SANCHEZ DE SENA in suit of LAKEVIEW LOAN SERVICING, 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:
Leopold & Associates, PLLC
PITTSBURGH, PA 412-530-1025

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

(c) CountySuite Sheriff, Teleosoft, Inc.

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0404

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

TUESDAY, DECEMBER 08, 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-0404

FREEDOM MORTGAGE CORPORATION
v.
WALTER N WAMPOLE JR

owner(s) of property situate in the 2ND WARD OF CITY OF LEBANON, LEBANON County, Pennsylvania, being

934 QUENTIN RD, LEBANON, PA 17042
Tax ID No. 02-2337607-364436-0000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $317,422.82

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 934 QUENTIN RD, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 02-2337607-364436-0000

Seized and taken into execution to be sold as the property of WALTER N WAMPOLE, JR, OCCUPANTS, WALTER N WAMPOLE, JR. in suit of FREEDOM 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

(c) CountySuite Sheriff, Teleosoft, Inc.