

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-CV-0778

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

**TUESDAY, APRIL 14, 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-0778

PLANET HOME LENDING, LLC

v.

DAVID AVILES-CABASQUINI; ROSALYN MONGKON

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

342 N 21ST STREET, LEBANON, PA 17046

Tax ID No. 35-2331291-371027-0000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$144,038.51

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 342 N 21ST STREET, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 35-2331291-371027-0000

Seized and taken into execution to be sold as the property of DAVID AVILES-CABASQUINI, ROSALYN MONGKON 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:  
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. 2025-CV-0104

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

**TUESDAY, APRIL 14, 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 property situated in the Township of South Lebanon, in the County of Lebanon, and Commonwealth of Pennsylvania, being commonly known and numbered as 611 South 14th Avenue, Lebanon, PA 17042 and recorded in Book 116, Page 169. Parcel No. 30-2349493-370319-0000.

PROPERTY ADDRESS: 611 SOUTH 14TH AVE, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 30-2349493-370319-0000

Seized and taken into execution to be sold as the property of JOHN BLAUCH, JR, BRENDA STRAUSER, BONNIE GINGRICH, BETTY MILLER, MICHAEL BLAUCH, UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF BRENDA J. BLAUCH in suit of WELLS FARGO BANK, N.A.

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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:  
MANLEY DEAS KOCHALSKI LLC  
COLUMBUS, OH (614) 220-5611

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-CV-1117

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

**TUESDAY, APRIL 14, 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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DOCKET #: 2025-CV-1117

ALL THAT CERTAIN piece or parcel of land situate in the City of Lebanon, Lebanon County, Pennsylvania, bounded and described as follows to wit:

PROPERTY ADDRESS: 16 South 11th Street a/k/a 16 South Eleventh Street, Lebanon, Pennsylvania 17042

GIS NO.: 02-2336831-368920-0000

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Joy F. Carrasco Tifa

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

PROPERTY ADDRESS: 16 SOUTH 11TH STREET, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 02-2336831-368920-0000

Seized and taken into execution to be sold as the property of JOY F. CARRASCO TIFA in suit of PENNYMAC LOAN SERVICES, 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:  
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-1645

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

**TUESDAY, APRIL 14, 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 piece or parcel or Tract of land situate in the Borough of Richland , Lebanon County, Pennsylvania, and being known as 22 North Park Street, Richland, PA 17087.

TAX MAP AND PARCEL NUMBER:17-2384946-377116-0000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$99,241.61

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Trevor D. Donmoyer

McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1105  
Philadelphia, PA 19102

PROPERTY ADDRESS: 22 NORTH PARK STREET, RICHLAND, PA 17087

UPI / TAX PARCEL NUMBER: 17-2384946-377116-000

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Seized and taken into execution to be sold as the property of TREVOR D DONMOYER in suit of TRUIST BANK.

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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:  
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-1285

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

**TUESDAY, APRIL 14, 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 THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF CORNWALL, LEBANON COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 102 IRONMASTER RD, LEBANON, PA 17042

BEING PARCEL NUMBER: 1223399633427460000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 102 IRONMASTER ROAD, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 12-2339963-342746-0000

Seized and taken into execution to be sold as the property of CORY A. EARL, MARY ELIZABETH EARL in suit of CROSSCOUNTRY MORTGAGE, 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:**  
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-1836

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

**TUESDAY, APRIL 14, 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-1836

CROSSCOUNTRY MORTGAGE, LLC  
v.  
RONALD PERSAUD

ALL THAT CERTAIN MESSUAGE, TENEMENT AND LOT OF GROUND SITUATE IN THE CITY OF LEBANON, COUNTY OF LEBANON AND COMONWEALTH OF PENNSYLVANIA.

Parcel ID: 05-2337646-371614-0000

Property Address: 405 N 8th St, Lebanon, PA 17046

Improvements thereon: Residential Dwelling

Judgment Amount: \$159,725.46

Attorney for Plaintiff:  
McCalla Raymer Leibert Pierce, LLP  
485F Route 1 South, Suite 300  
Iselin, NJ 08830-3072

PROPERTY ADDRESS: 405 NORTH 8TH ST, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 05-2337646-371614-0000

Seized and taken into execution to be sold as the property of RONALD PERSAUD, OCCUPANTS in suit of CROSSCOUNTRY MORTGAGE, 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:  
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-0049

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

**TUESDAY, APRIL 14, 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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That certain property situated in North Londonderry Township, Lebanon County, Pennsylvania, more commonly known as 1003 East Walnut Street, Palmyra, PA 17036, with Tax Parcel #28-2295321-358501-0000

PROPERTY ADDRESS: 1003 EAST WALNUT STREET, PALMYRA, PA 17036

UPI / TAX PARCEL NUMBER: 28-2295321-358501-0000

Seized and taken into execution to be sold as the property of R9 HOLDINGS RE, LLC in suit of WILLIAM JACKSON.

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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:  
Caldwell & Kearns P.C.  
Harrisburg, PA (717) 901-5948

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

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-CV-1163

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

**TUESDAY, APRIL 14, 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: Kathryn Royer

EXECUTION NO.: 2025-CV-1163

JUDGMENT AMOUNT \$220,287.21

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 Kathryn Royer

ALL THAT CERTAIN messuage, tenement, house and lot of ground situate in the Lebanon County of Lebanon and Commonwealth of Pennsylvania. BEING KNOWN AS: 1643 Parkway Drive, Lebanon, PA 17046

DESCRIBED IN DEED BOOK 166 PAGE 973

PARCEL NO. 27-2337729-379701-0000

PROPERTY ADDRESS: 1643 Parkway Drive, Lebanon, PA 17046

PROPERTY ADDRESS: 1643 PARKWAY DRIVE, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 27-2337729-379701-0000

Seized and taken into execution to be sold as the property of KATHRYN ROYER, OCCUPANTS in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, ET. AL.

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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-1584

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

**TUESDAY, APRIL 14, 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-1584

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2003-FFH2 ASSET-BACKED CERTIFICATES SERIES 2003-FFH2

v.  
GIUSEPPE P. RUSSO; STARLA RUSSO A/K/A STARLA M. RUSSO A/K/A STARLA LIDDICK

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

512 SCHOOL DR, FREDERICKSBURG, PA 17026  
Tax ID No. 19-2329967-406738-0000 a/k/a 19-093A-027 a/k/a 199  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$169,399.21

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 512 SCHOOL DRIVE, FREDERICKSBURG, PA 17026

UPI / TAX PARCEL NUMBER: 19-2329967-406738-0000

Seized and taken into execution to be sold as the property of GIUSEPPE P. RUSSO, STARLA RUSSO, STARLA M. RUSSO, STARLA LIDDICK in suit of WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2003-FFH2 ASSET-BACKED CERTIFICATES SERIES 2003-FFH2.

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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:  
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. 2023-0-0969

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

**TUESDAY, APRIL 14, 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 messuages, tenements, and tracts of land situate in the Township of Heidelberg, County of Lebanon, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**TRACT NO. 1**

BEGINNING at an iron pin in a public road leading northwardly from Schaefferstown to Kleinfeltersville Road; thence by lands now or late of the grantee herein, South seventy-five (75) degrees East ninety-two and four-tenths (92.4) feet to an iron pin; thence by lands now or late of John B. Gerhart, South ten and one-half (10 1/2) degrees: West fifty (50) feet to a point; thence along lands of the grantors herein, of which this was formerly a part, North seventy-five (75) degrees West ninety-two and four-tenths (92.4) feet to a point in the aforesaid public road; thence on the aforesaid public road, North ten and one-half (10 1/2) degrees East fifty (50) feet to the place of BEGINNING.

**TRACT NO. 2**

BEGINNING at an iron pin; thence by land now or late of John Morris south sixty-eight and one-fourth (68 1/4) degrees east ninety-two and four tenths (92.4) feet to an iron pin; thence by lands now or late of John B. Gerhart south ten and one-half (10 1/2) degrees west, forty-two and twenty-four hundredths (42.24) feet to an iron pin; thence by other lands of Clarence A. Wolfe north seventy-five (75) degrees west ninety-two and four tenths (92.4) feet to an iron pin; thence along the middle line of a public road north ten and one-half (10 1/2) degrees east fifty-four and seventy-eight tenths (54.78) feet to the place of BEGINNING.

BEING the same premises which Clarence A. Wolfe and Susan K. Wolfe, his wife by Deed dated February 12, 1963, and recorded in the Official Records of Lebanon County on February 13, 1963, in Deed Book Volume 23, Page 455 et seq., granted and conveyed unto James R. Speicher and Sylvia L. Speicher, his wife.

And James R. Speicher departed this world on December 24, 2002.

And Sylvia L. Speicher departed this world on December 12, 2020.

150 Gravel Hill Road, Newmanstown, PA 17073

Tax Parcel Number: 22-2381803-358421-0000

PROPERTY ADDRESS: 150 GRAVEL HILL ROAD, NEWMANSTOWN, PA 17073

UPI / TAX PARCEL NUMBER: 22-2381803-358421-0000

Seized and taken into execution to be sold as the property of DAVID JAMES SPEICHER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PEROSNS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SYLVIA L. SPEICHER, DECEASED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-DWELLIG SERIES V TRUST.

**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. 2022-0-1614

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

**TUESDAY, APRIL 14, 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 THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF BETHEL, LEBANON COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 551 BEAGLE RD, MYERSTOWN, PA 17067

BEING PARCEL NUMBER: 19-2351308-396274-0000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 551 BEAGLE ROAD, MYERSTOWN, PA 17067

UPI / TAX PARCEL NUMBER: 19-2351308-396274-0000

Seized and taken into execution to be sold as the property of HARRY E. WHISLER, KERBY RHOADS, ANDREW ALLER, HERBERT C RHOADS in suit of U.S. BANK TRUST NATIONAL ASSOCIATION.

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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:**  
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-1765

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

**TUESDAY, APRIL 14, 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-1765

Nationstar Mortgage LLC (Plaintiff) vs. Sherri Lynn Wright, as Surviving Heir of Clarence D. Beck, Jr., Deceased and Unknown Surviving Heirs of Clarence D. Beck, Jr., Deceased (Defendants)

Property Address 353 Boyd Street f/k/a 43 Boyd Street, Cornwall, PA 17016

Parcel I.D. No. 12-234579-324907-0000

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$55,156.49

Attorney for Plaintiff: Hladik, Onorato & Federman, LLP

298 Wissahickon Avenue

North Wales, PA 19454

PROPERTY ADDRESS: 353 BOYD STREET F/K/A 43 BOYD STREET, CORNWALL, PA 17016

UPI / TAX PARCEL NUMBER: 12-2345779-342907-0000

Seized and taken into execution to be sold as the property of SHERRI LYNN WRIGHT, UNKNOWN SURVIVING HEIRS OF CLARENCE D. BECK, JR, DECEASED in suit of NATIONSTAR MORTGAGE 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:  
HLADIK, ONORATO & FEDERMAN, LLP  
NORTH WALES, PA (215) 855-9521

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