

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-0-1063

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

TUESDAY, OCTOBER 14, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

DOCKET # 2023-01063

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 902 Miller St, Lebanon, PA 17046

SOLD as the property of MICHAEL CHERESINI

TAX PARCEL #27-2340349-376117-0000 and 27-2340167-376052-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 902 MILLER STREET, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 27-2340167-376052-0000

Seized and taken into execution to be sold as the property of MICHAEL CHERESINI in suit of ALLIED FIRST BANK, SB DBA SERVBANK.

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

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

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

SHERIFF'S SALE

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

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

TUESDAY, OCTOBER 14, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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

Seized and taken into execution to be sold as the property of SAMUEL E GONZALEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0706

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

TUESDAY, OCTOBER 14, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece or parcel or Tract of land situate in the Township of North Lebanon, Lebanon County, Pennsylvania, and being known as 155 Strack Drive, Myerstown, PA 17067.

TAX MAP AND PARCEL NUMBER:27-2355404-385684-0000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$53,302.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Abner L. Lantz

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

PROPERTY ADDRESS: 155 STRACK DRIVE, MYERSTOWN, PA 17067

Seized and taken into execution to be sold as the property of ABNER L LANTZ in suit of TRUIST 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:
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. 2013-0-1189

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

TUESDAY, OCTOBER 14, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain house and lot of ground in the Township of North Cornwall, County of Lebanon, Pennsylvania, being Lot No. 5 on the Plan of Walnut Park, as laid out by W. C. Graeff. HAVING THEREON erected a dwelling house known and numbered as: 2135 WALNUT STREET, LEBANON PA 17042.

PARCEL NO. 26-2331085-367314
Lebanon Record Book 2085, page 6415.

TO BE SOLD AS THE PROPERTY OF ISAAC J. LAUB, SR. ON JUDGMENT NO. 2013-01189

PROPERTY ADDRESS: 2135 WALNUT ST, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 26-2331085-367314-0000

Seized and taken into execution to be sold as the property of ISAAC J LAUB, SR in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE 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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-1583

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

TUESDAY, OCTOBER 14, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

Legal Description

ALL THAT CERTAIN parcel of land situate in the Township of South Annville, County of Lebanon, Commonwealth of Pennsylvania, being Lot No. 6 on Plan of Lots for Ivan G. Beare and Minerva Beare, his wife, dated September 29, 1965, and recorded in the Recorder of Deeds Office in and for Lebanon County, Pennsylvania in Plan Book 7 Page 141 & c.

Tax ID: 29-16-300

PROPERTY ADDRESS: 675 S MT PLEASANT RD, LEBANON, PA 17042

Seized and taken into execution to be sold as the property of MARY A MARTZ, ESTATE OF JUDY M. SHOEMAKER, DECEASED in suit of NEW REZ 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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-1770

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

TUESDAY, OCTOBER 14, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN messuage, tenement and tract or parcel of land together with the improvements thereon erected situate in the Township of Jackson, County of Lebanon and Commonwealth of Pennsylvania, known as 530 East Main Avenue, Myerstown, PA 17067, bounded and described as follows, to wit:

BEGINNING at an iron pin on the south right of way of Township Road T-500 (formerly the William Penn Highway); thence by the south side of said highway, North 84 degrees 29 minutes East, a distance of 142 feet to an iron pin; thence by the west side of Lot No. 2, South 02 degrees 22 minutes East, a distance of 308.51 feet to an iron pin; thence by land now or late of Abner Kauffman, North 80 degrees 04 minutes West, a distance of 192 feet to an iron pin on the east side of a private driveway; thence along the east side of said driveway, North 07 degrees 38 minutes East, a distance of 264 feet to the place of BEGINNING.

CONTAINING 1.08 acres.

Tax Parcel: 23-2375754-383990-0000.

Premises Being: 530 East Main Avenue, Myerstown, Jackson Township, Pennsylvania 17067.

BEING THE SAME PREMISES which Paul T. Burkhart, Renee L. Burkhart, Michael T. Burkhart, Christine K. Blair, and Amy E. Miller, by deed dated July 16, 2019, and recorded July 22, 2019 in the Office of the Recorder of Deeds of Lebanon County, Pennsylvania to Instrument No. 201908683, granted and conveyed unto Dakotta Moyer.

SIEZED IN EXECUTION AS THE PROPERTY OF DAKOTTA MOYER A/K/A DAKOTTA G. MOYER TO JUDGMENT NO. 2024-CV-1770.

PROPERTY ADDRESS: 530 E MAIN AVE, MYERSTOWN, PA 17067

UPI / TAX PARCEL NUMBER: 23-2375754-383990-0000

Seized and taken into execution to be sold as the property of DAKOTTA G. MOYER in suit of EPHRATA NATIONAL BANK (THE).

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

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

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0587

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

TUESDAY, OCTOBER 14, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain property situated in the Borough of Jonestown, in the County of Lebanon, and Commonwealth of Pennsylvania, being commonly known and numbered as 314 Swatara Creek Drive, Jonestown, PA 17038 and recorded in Instrument Number 200704042, and recorded in Book 2095, Page 2837. Parcel No. 13-2322476-394838-0000.

PROPERTY ADDRESS: 314 SWATARA CREEK DR, JONESTOWN, PA 17038

Seized and taken into execution to be sold as the property of JUSTIN REYNOLDS, JUSTIN W REYNOLDS, MELISSA REYNOLDS, MELISSA A REYNOLDS in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB.

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

Attorney for the Plaintiff:
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. 2024-CV-0033

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

TUESDAY, OCTOBER 14, 2025
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain piece or parcel or Tract of land situate in the Township of North Lebanon, Lebanon County, Pennsylvania, and being known as 862 Jay Street, Lebanon, PA 17046.

TAX MAP AND PARCEL NUMBER:27-2336794-377540-0000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$124,333.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Mariah M. Santana

PROPERTY ADDRESS: 862 JAY STREET, LEBANON, PA 17046

Seized and taken into execution to be sold as the property of MARIAH M. SANTANA in suit of TRUIST 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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215.790.1010

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