SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-1113

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.

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN TOWNSHIP NORTH LEBANON IN THE COUNTY OF LEBANON, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 06/22/1989 AND RECORDED 06/23/1989 IN BOOK 286 PAGE 672 AMONG THE LAND RECORDSOF THE COUNTY AND STATE SET FORTH ABOVE. AND REFERENCED AS FOLLOWS:

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

BEGINNING AT AN IRON PIN ALONG THE SOUTH SIDE OF A PUBLIC ROAD LEADING FROM SUNSET TO KIMMERLINGS, KNOWN AS TOWNSHIP ROAD #1-467, THENCE ALONG THE SAME, NORTH 62 DEGREES 48 MINUTES EAST, 100 FEET TO AN IRON PIN; THENCE ALONG PROPUNTY NOW OF LATE OF CLAYTON R. GEORGE AND EILEEN F. GEORGE, HIS WIFE, SOUTH 37 DEGREES 18 MINUTES EAST, 165 FEET TO AN IRON PIN; THENCE ALONG PROPERTY NOW OR LATE OF LESTER B, HEES AND MARY E. HESS, HIS WIFE, OUT 2 DEGREES 46 MINUTES WEST 100 FEET TO AN IRON PIN; THENCE ALONG PROPERTY NOW
LATE OF FREDERICK H. HUMMEL AND DIANE A. HUMMEL, HIS WIFE, NORTH 37 DEGREES 15 MINUTES WEST, 185 FEET TO AN IRON PIN, THE PLACE OF BEGINING,

BEING the same premises which Dennis E. Strauser & Brenda M. Strauser by Deed dated June 22, 1989 and recorded in the Official Records of Lebanon County on June 23, 1989 in Deed Book Volume 256, Page 672, as Instrument n/a granted and conveyed unto Terry L. Zellers and Audrey K. Zellers.

PROPERTY ADDRESS: 846 KIMMERLINGS RD, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 27-2343774-380295-0000

Seized and taken into execution to be sold as the property of AUDREY K. ZELLERS, TERRY L. ZELLERS 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:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

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

(c) CountySuite Sheriff, Teleosoft, Inc.