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, 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 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

(c) CountySuite Sheriff, Teleosoft, Inc.