SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-1561

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, LOT OR PIECE OF GROUND SITUATE IN JACKSON TOWNSHIP, LEBANON COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A MONUMENT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF PENNSYLVANIA STATE HIGHWAY ROUTE #501 (SIXTY (60) FEET WIDE), SAID POINT BEING THE INTERSECTION POINT OF SAID RIGHT-OF-WAY LINE OF ROUTE NO. 501 AND THE NORTHEAST RIGHT-OF-WAY LINE OF ETHAN DRIVE (FIFTY (50) FEET WIDE);

THENCE ALONG SAID RIGHTOFWAY LINE OF ROUTE #501, NORTH THIRTY-SEVEN (37) DEGREES TWENTY-FOUR (24) MINUTES EAST, A DISTANCE OF NINETY-FIVEAND NO HUNDREDTHS (95.00) FEET, MORE OR LESS, TO AN IRON PIN;

THENCE ALONG THE SOUTHWEST SIDE OF LOT NO. 16, SOUTH FIFTY-THREE(53) DEGREES, THIRTY-SEVEN (37) MINUTES EAST, A DISTANCE OF ONE HUNDRED TWENTY-FIVE AND NO HUNDREDTHS (125.00) FEET TO AN IRON PIN IN LINE OF PROPERTY NOW OR LATE OF ETHAN A. KRALL;

THENCE ALONG LANDS NOW OR LATE OF ETHAN A. KRALL, SOUTH THIRTY-SEVEN (37) DEGREES, TWENTY-FOUR (24) MINUTES WEST, A DISTANCE OF NINETY-FIVE AND NO HUNDREDTHS (95.00) FEET, MORE OR LESS, TO AN IRON PIN;

PROPERTY ADDRESS: 608 NORTH COLLEGE STREET, MYERSTOWN, PA 17067

UPI / TAX PARCEL NUMBER: 23-2371041-386740-0000

Seized and taken into execution to be sold as the property of CHRISTOPHER REICHARD, SHANE REICHARD, OCCUPANTS, OCCUPANTS, ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST F, UNKNOWN HEIRS OF JILL FRIEND, DECEASED in suit of U. S. BANK TRUST COMPANY, NA.

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.