SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0957

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.

By virtue of a Writ of Execution No. 2025-CV-0957

AMERISAVE MORTGAGE CORPORATION
v.
DAMIEN ALEXANDER FRIED

owner(s) of property situate in the BOROUGH OF PALMYRA, LEBANON County, Pennsylvania, being

157 N LINCOLN ST, PALMYRA, PA 17078
Tax ID No. 16-2290496-358194-0000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $190,439.31

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 157 N LINCOLN STREET, PALMYRA, PA 17078

UPI / TAX PARCEL NUMBER: 16-2290496-358194-0000

Seized and taken into execution to be sold as the property of DAMIAN ALEXANDER FRIED in suit of AMERISAVE MORTGAGE CORPORATION.

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

(c) CountySuite Sheriff, Teleosoft, Inc.