SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0855

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 property situated in the City of Lebanon, in the County of Lebanon, and Commonwealth of Pennsylvania, being commonly known and numbered as 235 South 5th Street, Lebanon, PA 17042 and recorded in Instrument Number 201601480, and recorded in Book 2219, Page 2505. Parcel No. 01-2339477-368063-0000.

PROPERTY ADDRESS: 235 SOUTH 5TH STREET, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 01-2339477-368063-0000

Seized and taken into execution to be sold as the property of NELSON DELGADO in suit of WELLS FARGO BANK N.A..

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

(c) CountySuite Sheriff, Teleosoft, Inc.