SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-2086

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, house and lot or piece of ground situate in Annville Township, Lebanon County, Pennsylvania, bounded and described as follow, to wit:

Beginning at the northwest corner of Lancaster and Church Streets; thence in a northerly direction along the west side of said Lancaster Street, fifty (50) feet, more or less to land now or late of Maria A. Koch; thence along sail lands now or late of Marcia A. Koch n a westerly direction, one hundred sixty-four (164) feet, more or less, to lands now or late of Kenneth P. and Carol I. Williams; thence along the west side of said lands now or late of Kenneth P. and Carol I. Williams in a southerly direction, fifty (50) feet, more or less, to a corner on the north side of Church Street; thence along the north side of said Church Street in an easterly direction, one hundred sixty-four (164) feet, more or less, to the place of Beginning

Property Address: 105 N. Lancaster Street, Annville, PA 17003

BEING THE SAME PREMISES which George Mootz, by deed dated March 3, 2022, and recorded on March 4, 2022 in the Lebanon County Recorder of Deeds Office, granted and conveyed unto Andrew Carlton Batson and Jammie L. Batson.

Tax ID: 18-2312002-365631-0000

PROPERTY ADDRESS: 105 NORTH LANCASTER STREET, ANNVILLE, PA 17003

UPI / TAX PARCEL NUMBER: 18-2312002-365631-0000

Seized and taken into execution to be sold as the property of ANDREW CARLTON BATSON, JAMMIE L BATSON, OCCUPANTS in suit of PLANET HOME LENDING, LLC.

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.