SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-0749

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 Newmanstown, Millcreek Township, Lebanon County, Pennsylvania, being known as #328 Main Street, Newmanstown, Pennsylvania, as shown on Land Subdivision Plan for Robert L. Hemperly as recorded in the Recorder of Deeds Office in and for the County of Lebanon on October 23, 1973 in Plan Book 17, page 92, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the south right-of-way line of Main Street, said point being the northeast corner of land of Herbert W. Brown; thence along said south right-of-way line of Main Street, north eighty-seven degrees seventeen minutes east (N. 87° 17'E.), a distance of nineteen and fifteen hundredths (19.15) feet to an iron pipe; thence along lands of #330 Main Street, as shown on Land Subdivision Plan of Robert L. Hemperly, dated September 18, 1973, the following two courses and distances, (1) also passing through the middle of a partition wall between #328 and #330 Main Street, south two degrees forty-three minutes east (S.02° 43'E.) a distance of sixty-five and ninety hundredths (65.90) feet to a point; thence south three degrees fifty-four minutes east (S. 03° 54'E.) a distance of two hundred forty-one and sixty-five hundredths (241.65) feet to an iron pipe; thence along the north right-of-way line of Memorial Boulevard, south sixty-seven degrees fifty-nine minutes west (S. 67° 59'W.) a distance of twenty-one and no hundredths (21.00) feet to an iron pipe; thence along land of said Herbert W. Brown, north three degrees thirty minutes west (N. 03° 30'W.) a distance of three hundred fourteen and forty-seven hundredths (314.47) feet to the place of BEGINNING.

CONTAINING five thousand nine hundred fourteen and seventeen hundredths (5,914.17) square feet.

SAID PREMISES being Parcel "B" on Land Subdivision Plan for Robert L. Hemperly.

BEING THE SAME PREMISES which Eugene P. Moyer, by deed dated February 19, 2004, and recorded on February 20, 2004 in the Lebanon County Recorder of Deeds Office, granted and conveyed unto Jamie L. Kahl and Sheila M. Kahl, husband and wife.

Tax ID: 24-2399077-375259-0000

PROPERTY ADDRESS: 328 E MAIN ST, NEWMANSTOWN, PA 17073

UPI / TAX PARCEL NUMBER: 24-2399077-375259-0000

Seized and taken into execution to be sold as the property of JAMIE L. KAHL, SHEILA M KAHL, OCCUPANTS, SHEILA M. KAHL in suit of 1900 CAPITAL TRUST II.

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.