SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-1630

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.

DOCKET # 2025-CV-1630

ALL THAT CERTAIN lot of land situate in Township of Annville, County of Lebanon and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 428 East Main Street, Annville, PA 17003

SOLD as the property of DERRICK A. CRUZ and MELISSA M. SHUTTER

TAX PARCEL #18-2314561-365630-0000

ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 428 EAST MAIN ST, ANNVILLE, PA 17003

UPI / TAX PARCEL NUMBER: 18-2314561-365630-0000

Seized and taken into execution to be sold as the property of DERRICK A CRUZ, MELISSA M SHUTTER, OCCUPANTS, DERRICK A. CRUZ in suit of MIDFIRST BANK.

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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 215-627-1322

JEFFRIE C MARLEY, JR., Sheriff
LEBANON COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.