SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0762

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.

PROPERTY OF: Alejandro Reys Moya, Deceased and Teresa Sanchez De Sena, Deceased

CIVIL ACTION NO. 2025-CV-0762 JUDGMENT AMOUNT: $211,015.45

ATTORNEYS: Robert P. Wendt, Esquire
Leopold & Associates, PLLC
275 Curry Hollow Rd, Bldg. 1, Ste. 280
Pittsburgh, PA 15236
Telephone: 412-530-1025

ALL the right, title, interest and claim of: Alejandro Reys Moya, Deceased and Teresa Sanchez De Sena, Deceased
of, in and to:

MUNICIPALITY: West Lebanon

ADDRESS: 2015 Church St., Lebanon, PA 17046

IMPROVEMENTS: A residential dwelling

DEED: Deed Instrument No. 202217000

MORTGAGE: Mortgage Instrument No. 202217001

PARCEL NO. 35-2331521-370837-0000

PROPERTY ADDRESS: 2015 CHURCH STREET, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 35-2331521-370837-0000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS,SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER, ALEJANDRO REYES MOYA, DECEASED, UNKNOWN HEIRS,SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER, TERESA SANCHEZ DE SENDA, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATI, ALEJANDRO REYES MOYA, TERESA SANCHEZ DE SENA in suit of LAKEVIEW LOAN SERVICING, 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:
Leopold & Associates, PLLC
PITTSBURGH, PA 412-530-1025

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

(c) CountySuite Sheriff, Teleosoft, Inc.