

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. CV-0316-2025

Issued out of the Court of Common Pleas of Snyder County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Government Center in the City of Middleburg County of Snyder, Commonwealth of Pennsylvania on:

**FRIDAY, AUGUST 14, 2026**  
**AT 1:00 O'CLOCK P.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.

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PROPERTY ADDRESS: 197 Dauberman Lane, Middleburg, PA 17842

UPI / TAX PARCEL NUMBER: 11-03-109

Seized and taken into execution to be sold as the property of LISA HERBSTER KNOWN HEIR OF BEATRICE L. GUERNSEY, DECEASED, UNKNOWN HEIRS, SUCCE ASSIGNS AND ALL PERS FIRMS OR ASSOCIATES CLAIMING RIGHT, TITTLE OR INTEREST FROM OR UNDER B, JEFFREY GUERNSEY, KNOWN HEIR OF BEATRICE L. GUERNSEY, DECEASED, MEREDITH BURD, KNOWN HEIR OF BEATRICE L. GUERNSEY, DECEASED, JAMES GUERNSEY, KNOWN HEIR OF BEATRICE L. GUERNSEY, DECEASED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR BMCF-EG GUNYAH SE.

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Attorney for the Plaintiff:  
Timothy Cirino  
garden city, ny 11530, PA

**JOHN A. ZECHMAN, Sheriff**  
SNYDER COUNTY, Pennsylvania