

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-1875

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, FEBRUARY 10, 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.

LEGAL DESCRIPTION

ALL THAT CERTAIN messuage, tenement, house and lot or piece of ground, situate in the Township of South Londonderry, County of Lebanon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike on the intersection point of the center line of Timber Road, running East and West, (50 feet wide) and the center line of Timber Road, running North and South (50 feet wide); thence along said center line of Timber Road, running North and South, South ten (10) degrees thirty-four (34) minutes West, a distance of two hundred fifty and zero hundredths (250.00) feet to a spike; thence along property now or late of Great Oaks Enterprises, Inc., (which this was formerly a part), the following two courses and distances, North seventy-nine(79) degrees twenty six (26) minutes West, a distance of one hundred forty-nine and eighty-eight hundredths (149-88) feet to an iron pipe; thence North forty-five (45) degrees thirty (30) minutes West, a distance of eighty and eighty-one hundredths (80.81) feet to a spike; thence along said center line of Timber Road; running East and West, along a curve to the right having a radius of six hundred seventy-eight and sixty-three hundredths (678.63) feet, an arc distance of three hundred and eighty-five hundredths (300.85) feet, and a chord bearing and distance of North fifty-seven (57) degrees twelve (12) minutes East, a distance of two hundred ninety-eight and thirty-nine hundredths (298.39) feet to the place of beginning.

BEING Lot No. 68 on Plan of Great Oaks Enterprises, Inc. recorded July 13, 1971, in Plan Book 12, Page 128.

UNDER AND SUBJECT to restrictions and conditions as now appear of record.

Being the same premises which Harold Z. Bomberger and his wife, Margaret E. Bomberger by Deed dated February 13, 1997 and recorded February 19, 1997 in Lebanon County in Record Book 328 Page 405 conveyed unto Sharlene A. Bell-Harter, in fee.

Being the same premises which Sharlene A. Bell Harter, now known as Sharlene A. Bence, married woman by Deed dated September 26, 2002 and recorded October 9, 2002 in Lebanon County in Record Book 2012 Page 8398 conveyed unto Sharlene A. Bence, married woman, in fee.

GIS No. 31-2321774-335459

PROPERTY ADDRESS: 300 TIMBER LANE, LEBANON, PA 17042-8984

UPI / TAX PARCEL NUMBER: 31-2321774-335459-0000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018-0-1372

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to wit:

TUESDAY, FEBRUARY 10, 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.

TRACT NO. 1:

ALL THAT CERTAIN messuage, tenement and tract of land, situate in the Borough of Richland, County of Lebanon, State of Pennsylvania, being Lot No. 4, on the Plan of Lots of the Oak Crest Development of the Borough of Richland, more particularly bounded and described as follows, to wit:

and

TRACT NO. 2:

ALL THAT CERTAIN SMALL tract of land, situate in Oak Crest Development, in the Borough of Richland, County of Lebanon, State of Pennsylvania, more particularly bounded and described as follows, to wit:

BEING KNOWN AS: 1 Parkview Drive, Richland, PA 17087

BEING TAX PARCEL NO. 17-2385339-375612-0000

BEING the same premises in which Chad E. Eisenhauer and Erin E. Eisenhauer f/k/a Erin E. Bounpane, H/W, by deed dated 06/18/2009 and recorded 08/13/2009 in the office of the Recorder of Deeds in and for the County of Lebanon, Commonwealth of Pennsylvania, in Deed Book 2134, Page 5688 and at Instrument No. 200913775, granted and conveyed unto Daniel A. Brosey, in fee.

PROPERTY ADDRESS: 1 PARKVIEW DRIVE, RICHLAND, PA 17087

UPI / TAX PARCEL NUMBER: 17-2385339-375612-0000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-0-1625

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, FEBRUARY 10, 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.

A METES AND BOUNDS DESCRIPTION WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE AND BEING IN THE CITY OF LEBANON, THE COUNTY OF LEBANON, STATE OF PENNSYLVANIA AND MORE PARTICULARLY DESCRIBED IN A DEED RECORDED 11/4/80 IN DEED BOOK 181 AT PAGE 531, RECORDED IN THE LAND RECORDS OF LEBANON COUNTY, PENNSYLVANIA.

ALL THAT CERTAIN messuage, tenement and lot or piece of ground, situated in the City of Lebanon, County of Lebanon and Commonwealth of Pennsylvania, bounded and described as follows, to wit:-

Property Address: 640 South 6th Street, Lebanon, PA 17042

Tax Parcel: 01-2339344-365902-0000

PROPERTY ADDRESS: 640 SOUTH 6TH STREET, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 01-2339344-365902-0000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-0-1149

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, FEBRUARY 10, 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.

Owner(s) of property situate in Swatara Township, County of Lebanon, and Commonwealth of Pennsylvania, being

2314 Quarry Road, Lebanon, PA 17046
Parcel No. 32-2323442-393487-0000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$1,782.69

Attorneys for Plaintiff
Johnson Duffie Stewart & Weidner, P.C.

PROPERTY ADDRESS: 2413 QUARRY ROAD, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 32-2323442-393487-0000

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-0-0571

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, FEBRUARY 10, 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.

PARCEL 26-2324359-358169-0000:

399 Royal Road, Lebanon, North Cornwall Township, Pennsylvania.
Consisting of 2.61 acres.

PARCEL 26-2324638-358383-0000:

397 Royal Road, Lebanon, North Cornwall Township, Pennsylvania.
Consisting of 5.63 acres.

PROPERTY ADDRESS: 397 ROYAL ROAD, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 26-2324638-358383-0000

PROPERTY ADDRESS: 399 ROYAL ROAD, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 26-2324359-358169-0000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-1195

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, FEBRUARY 10, 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 piece or parcel or Tract of land situate in the Township of Bethel, Lebanon County, Pennsylvania, and being known as 9 Locust Avenue, Fredericksburg, PA 17026.

TAX MAP AND PARCEL NUMBER:19-2331590-409904-0000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$68,683.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Eva M. Hemmer

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 9 LOCUST AVENUE, FREDERICKSBURG, PA 17026

UPI / TAX PARCEL NUMBER: 19-2331590-409904-0000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0463

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, FEBRUARY 10, 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.

By virtue of a Writ of Execution No. 2025-CV-0463

CrossCountry Mortgage, LLC
v.
Matthew Merritt Hole

All that certain tract of land together with the improvements erected thereon, being No. 340 West Main Street, in the Village of Newmanstown, Township of Millcreek, County of Lebanon and Commonwealth of Pennsylvania, shown as Lot No. 1 on the Plan of Lots of Ralph and Janet Kleinfelter, recorded in Plan Book 24, Page 64.

APN: 24-2394645-372595-0000

Property Address: 340 West Main Street, Newmanstown, PA 17073

Improvements thereon: Single-Family Residential Dwelling

Judgment Amount: \$156,259.97

Attorney for Plaintiff:
McCalla Raymer Leibert Pierce, LLP
485F Route 1 South, Suite 300
Iselin, NJ 08830-3072

PROPERTY ADDRESS: 340 W MAIN ST, NEWMANSTOWN, PA 17073

UPI / TAX PARCEL NUMBER: 24-2394645-372595-0000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-0108

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, FEBRUARY 10, 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 property situated in the Township of West Cornwall, in the County of Lebanon, and Commonwealth of Pennsylvania, being commonly known and numbered as 210 Riders Way, Lebanon, PA 17042 and recorded in Instrument Number 201604690, and recorded in Book 2169, Page 746. Parcel No. 34-2335843-346667-0000.

PROPERTY ADDRESS: 210 RIDERS WAY, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 34-2335843-346667-0000

LEBANON COUNTY LEGAL JOURNAL

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-0950

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to wit:

TUESDAY, FEBRUARY 10, 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-0950

ALL THAT CERTAIN piece or parcel of land situate in Reinohlsville, Township of North Lebanon, Lebanon County, Pennsylvania, bounded and described as follows to wit:

PROPERTY ADDRESS: 1118 North 7th Street, Lebanon, Pennsylvania 17046

GIS NO.: 27-2338196-375387-0000 /

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Darrell R. Poole

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

PROPERTY ADDRESS: 1118 NORTH 7TH STREET, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 27-2338196375387-0000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-CV-1508

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, FEBRUARY 10, 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 tract of land with the improvements thereon erected situate in the Township of North Cornwall, County of Lebanon and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEING Lot No 159 Northwood Court, as described on a Plan laid out by Eagle Chase, Ltd. recorded in Plan Book 39, Page 10.

159 Northwood Court, Lebanon, PA 17042

Tax Parcel: 26-2330488-367542-0000

BEING THE SAME PREMISES which James G. Lamb, Jr. an adult individual, by deed dated June 10, 2016 and recorded June 21, 2016 in the Office of the Recorder of Deeds in and for Lebanon County, Pennsylvania in Record Book 2223, Page 7259, Instrument No. 201607239, granted and conveyed unto James C. Pruitt and Loida Prieto Pruitt, husband and wife.

PROPERTY ADDRESS: 159 NORTHWOOD COURT, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 26-2330488-367542-0000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-0460

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, FEBRUARY 10, 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 lot or piece of ground with the improvements thereon erected situate in South Lebanon Township, County of Lebanon, Commonwealth of Pennsylvania, known as 139 Monticello Drive, Pennsylvania, 17042.

TAX MAP AND PARCEL NUMBER: 30-2342350-360588-0000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT:\$521,999.05

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ira E. Hostetter

Parker McCay P.A.

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, NJ 08054-1539

PROPERTY ADDRESS: 139 MONTICELLO DRIVE, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 30-2342350-360588-0000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-1442

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to with:

TUESDAY, FEBRUARY 10, 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.

By virtue of a Writ of Execution No. 2024-CV-1442

WELLS FARGO BANK, N.A.
v.
RONALD L. WEAVER, JR.

owner(s) of property situate in the SOUTH LEBANON TOWNSHIP, LEBANON County, Pennsylvania, being
507 E. WALNUT ST, LEBANON, PA 17042-5652
Tax ID No. 30-2344019-369146-0000 a/k/a 30-2344019-369146 a/k
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$89,854.67

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 507 EAST WALNUT STREET, LEBANON, PA 17042

UPI / TAX PARCEL NUMBER: 30-2344019-369146-0000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-CV-0603

And to me directed, I will expose at public sale at <https://lebanon.pa.realforeclose.com/> the following real estate to
with:

**TUESDAY, FEBRUARY 10, 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.

By virtue of a Writ of Execution No. 2024-CV-0603

SANTANDER BANK, N.A.

v.

JEANNINE M PLAVA, KNOWN HEIR OF FREDERICK W VOPPER, DECEASED; JOLINE SHUEY, KNOWN HEIR
OF FREDERICK W VOPPER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FREDERICK W
VOPPER

owner(s) of property situate in the CITY OF LEBANON, LEBANON County, Pennsylvania, being

440 N FOURTH ST, LEBANON, PA 17046

Tax ID No. 05-2339817-372033-0000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$56,233.47

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 440 NORTH 4TH STREET, LEBANON, PA 17046

UPI / TAX PARCEL NUMBER: 05-2339817-372033-0000