SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-CV-1427

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.

Writ of Execution No. 2026-CV-1427

MOUNT GRETNA CAMPMEETING ASSOCIATION, INC.

vs.

KEVIN BIPPUS AND SHERI BIPPUS

ALL THAT CERTAIN COTTAGE AND TRACT OF LAND SITUATE IN WEST CORNWALL TOWNSHIP, LEBANON COUNTY, COMMONWEALTH OF PENNSYLVANIA

Parcel No. 34-2326251-336074

Property Address: 407 5th Street, Mount Gretna, Pennsylvania

Improvements thereon: Residential Dwelling

Judgment Amount: $ 5,913.25

Attorney for Plaintiff:
Amy B. Leonard, Esquire
HENRY & BEAVER LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042-1140

PROPERTY ADDRESS: 407 5TH STREET, MOUNT GRETNA, PA 17064

UPI / TAX PARCEL NUMBER: 34-2326251-336074-0000

Seized and taken into execution to be sold as the property of KEVIN BIPPUS, SHERI BIPPUS in suit of MOUNT GRETNA CAMPMEETING ASSOCIATION, INC..

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:
HENRY & BEAVER LLP
LEBANON, PA 717.724.3644

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

(c) CountySuite Sheriff, Teleosoft, Inc.