CONDITIONS OF PUBLIC SALE OF REAL ESTATE
William H. Sherwood

Date of Sale: November 14, 2026

The conditions of the public sale are as follows:

1. **Real Estate.** The property to be sold is located in South Londonderry Township, Lebanon County, Pennsylvania, is known as 890 S. Mount Pleasant Road, Lebanon, PA 17042 and hereinafter described as follows:

TRACT No: 1

ALL THAT CERTAIN house and a piece of ground, situate in the South Londonderry Township, County of Lebanon and State of Pennsylvania, bounded and described as follows, to wit:-

BEGINNING at a point in the center of State Highway Route #241, leading from Colebrook to Mount Wilson and the junction of the road leading to Mt. Pleasant; thence by the center of Mt. Pleasant Road, (1) North 11 degrees 34 minutes East 404.50 feet to a stake on the East side of the said road; thence (2) North 11 degrees 00 minutes West 133.70 feet to a point in said road; thence by lands now or late of Harvey O. and Catherine I. Martin North 79 degrees 00 minutes East 137.30 feet to a point; thence South 73 degrees 34 minutes East eight (8) feet to a point on the northwest corner of land now or late of Henry Weaber; thence along the same South 52 degrees 30 minutes East 185 feet to a point in the center of a public road being said State Highway Route #241; thence along the center of said Route #241 South 37 degrees 30 minutes West 470.50 feet to a point and South 40 degrees 00 minutes West, 80.20 feet to a point, the place of **BEGINNING**.

DEED BOOK 296, PAGE 760

SAID description being according to a plan of lots of Harvey Martin surveyed by D. R. Bernard, July 11, 1953.

UNDER and SUBJECT TO a certain Sewer Easement recorded in the Recorder of Deeds Office in and for Lebanon County, Pennsylvania in Record Book 2116, Page 5545.

TRACT No: 2

ALL THAT CERTAIN piece of ground, situate in the South Londonderry Township, County of Lebanon and State of Pennsylvania, bounded and described as follows, to wit:-

BEGINNING at an iron pin, said iron pin being located along the Mount Pleasant Road (T.R. 344) eastern right-of-way (50' wide); thence along the Mount Pleasant Road right-of-way, the following five courses and distances: (1) along a non-radial curve to the right having a central angle of 19°47'50", a radius of 50.00 feet and an arc length of 17.28 feet; (2) north 47°57'53" west, a distance of 7.80 feet to an iron pin; (3) along a curve to the right having a central angle of 93°52'49", a radius of 125.00 feet and an arc length of 204.81 feet to an iron pin; (4) north 45°54'56" east, a distance of 74.78 feet to an iron pin; (5) along an arc to the left having a central angle of 27°46'42", a radius of 175.00 feet and an arc length of 84.84 feet to an iron pin; thence along lands now or late of William H. and Paulette Sherwood, the following two courses and distances: (1) south 15°30'00" west, a distance of 296.76 feet to a point, said point being the place of BEGINNING. Containing 18,978.67 square feet or 0.43 acres.

DEED BOOK 0349 PAGE 0495

LESS AND EXPECTINNG a certain shaded area as depicted at the Northeast corner of the intersection of Mt. Pleasant Road and State Highway Route #241 (Mt Wilson Road) of the Minor Subdivision Plan, dated April 16, 1998, and recorded in the Recorder's Office in and for Lebanon County, Pennsylvania, to Instrument Number 19815572, Plan Book 47, Page 57.

SAID PREMISES being known as 890 S. Mount Pleasant Road, Lebanon, PA 17042.

TAX PARCEL NUMBER: 31-2313494-336952-0000

2. **Highest Bidder (On Site)**. The highest bidder shall be the Purchaser when the property is struck off by the auctioneer, and that bidder shall immediately sign the Agreement that is a part of these Conditions. If any dispute arises among bidders, the property may immediately be offered for renewal of bidding at the last undisputed as determined by the auctioneer.

3. **A Down Payment (On Site Bidder).** Ten percent (10%) of the purchase price shall be paid by the Purchaser at the signing of this Agreement.

4. **Offsite Bidding.** Seller shall accept bids from prospective bidders via the telephone and online on the following terms and conditions to-wit:

a. Telephone and Online Bidders: Telephone Bidders – When telephone bidding is available, Bidders must contact Hess Auction Group at **717-664-5238** in advance of the day of the Auction in order to provide their contact information for the Auction and bidding instructions; and, (ii) Online bidders must register on HiBid.com, in advance of the Auction, in order place their bid onto the online platform set up for the Auction.

b. Successful bidder (telephone or online) must contact Seller's Attorney, Paul W. Kilgore, Spitler, Kilgore & Enck, PC, 522 South Eighth Street, Lebanon, Pennsylvania, 17042, (717) 273-7621 (phone), (717) 273-1693 (fax), pwkilgore.asst@skelawfirm.com (email), within 24 hours after conclusion of the auction to arrange a time to drop off deposit check for ten percent (10%) of the purchase price and a fully executed Conditions of Sale, Purchasers Agreement, Disclosure of Information on Lead Based Paint and Seller's Disclosure at Seller's Attorney's office located at Spitler, Kilgore & Enck, PC, 522 South Eighth Street, Lebanon, Pennsylvania, 17042.

c. Failure to contact Seller's Attorney, Paul W. Kilgore, Spitler, Kilgore & Enck, PC within 24 hours OR appear at the duly arranged time to submit deposit check and fully-executed documents may, at the election of the Seller, render this contract null and void and Seller shall be authorized to enter into a contract with any third party.

d. Prospective bidder accepts all terms herein.

5. **The balance of Purchase Price.** The balance of the purchase price shall be paid on or before December 30, 2026 at Settlement ("Closing"). Settlement shall be held at the office of Spitler, Kilgore & Enck, PC, 522 South Eighth Street, Lebanon, Pennsylvania, 17042, (717) 273-7621 (phone), (717) 273-1693 (fax), pwkilgore.asst@skelawfirm.com (email), unless some other time and place are mutually agreed upon.

6. **Good and marketable title.** At the time of settlement, the Seller, upon receipt of the said full purchase price and upon compliance with the conditions of this Agreement by the Purchaser, Seller will convey to the Purchaser title to said property by special warranty deed,

free and clear of all liens and encumbrances, but subject to all visible easements, rights of way, and building or use restrictions, and any or all of the same which are a matter of record.

7. **The condition of the property.** At Settlement the condition of the property shall be substantially the same as at present, except for damage of any kind for which full or partial recovery may be had under the Seller's or Purchaser's insurance and except for damage that occurs after possession has been given to Purchaser. The Seller will maintain the present fire insurance coverage until settlement and in case of loss will credit on account of the purchase price at settlement any insurance collected or collectible for that loss.

8. **Deed.** It is agreed no formal tender of Deed and purchase money are waived.

9. **Transfer Taxes.** All real estate transfer taxes shall be paid by the Purchaser.

10. **Preparation of the deed.** Preparation of the Deed by the offices of Spitler, Kilgore & Enck, PC, and acknowledgements, shall be paid by the Purchaser.

11. **Real Estate taxes.** Real Estate taxes are to be prorated as of the date of settlement on a *per diem* basis in accordance with the fiscal year used by each taxing authority in its assessment of taxes. Such proration shall be based on the current year's taxes, if available, or if not, then on the immediately preceding year's taxes.

12. **Possession.** Possession shall be given to Purchaser at settlement.

13. **Reservation.** The Seller reserves the right to withdraw the said premises from sale for want of a sufficient bid.

14. **Premises.** The property is being sold ***"as is"*** and without any warranties or representations upon which the Purchaser should or can justifiably rely and is subject to any and all leasehold interest of tenants who occupy the premises.

15. **Inspection of the Property.** Purchaser has inspected the property, or hereby waives the right to do so.

16. **Disclosure.** Seller and Purchaser acknowledge that Seller has completed and signed a Seller's Property Disclosure Statement as required by the Pennsylvania Real Estate Seller Disclosure Law (68 Pa.C.S. §7301 et seq.), prior to the signing of this Agreement, and that it has been received by Purchaser in compliance with that Law.

17. **Survey.** Any survey desired or required by Purchaser shall be at Purchaser's sole expense.

18. **No Warranty.** Seller makes no warranty as to the condition of the property regarding environmental matters. Seller has conducted no investigation, and has no actual knowledge of any environmental hazards, including, but not limited to, radon, asbestos, and urea formaldehyde insulation.

19. **Lead-Based Paint.** Purchaser and Seller acknowledge that they have completed and signed the Lead-Based Paint Disclosure Addendum to these conditions of sale, which is attached to these conditions.

20. **Default.** (a) If the Purchaser shall fail to comply with these Conditions of Sale as set forth herein and thereby be in default of these Conditions, and thus in default of Purchasers Agreement, following written notice to the Purchaser after such default, a deferred time, of not less than fourteen (14) days distant to cure the default, the money paid as a down

payment shall become forfeited to the Seller, who then, at Seller's option, shall have the full liberty with or without notice to resell the said premises either at public or private sale; and, if on such resale there shall be any deficiency the Purchaser at this sale shall make good such deficiency but the Purchaser at this sale shall not have any advantage from any increased price obtained at such resale. (b) If the Seller is unable to give title as provided in this Agreement, the Purchaser may elect either: (i) to take such title as Seller can give; or (ii) require Seller to return to Purchaser the down payment, but in such event the Purchaser shall have no further rights of action against the Seller.

21. **Parties Bound.** The terms "Seller" and "Purchaser" include all those who sign in those capacities and these Conditions and Agreement shall be binding upon their heirs, successors and assigns.

22. **Occupancy Permit.** The Purchaser shall be responsible for securing any occupancy permit as may be required by law or ordinance prior to settlement, and pay all costs and repairs/improvements.

23. **Entire Agreement.** These Conditions of Sale and Agreement contain the whole agreement between Seller and Purchaser, and there are no other terms, obligations, covenants, representations, statements, conditions, oral or otherwise, of any kind whatever concerning the sale. These Conditions and Agreement shall not be altered, amended, changed, or modified except in writing signed by the parties.

24. **Time of the Essence.** Time shall be of the essence for periods applicable to these conditions of sale.

DATED: _____, 2026 **SELLER: WILLIAM H. SHERWOOD**

_____(SEAL)

PURCHASER'S AGREEMENT

The undersigned Purchaser agrees to purchase the Real Estate mentioned in the foregoing Conditions of Public Sale of Real Estate subject to those conditions, for the sum of _____Dollars ($_____); and if the undersigned acquires possession of the real estate before payment of the purchase money and shall fail to make payment when due, any attorney is authorized to appear for the undersigned in any court and, to the extent and under the conditions, if any, then permitted by law, confess judgment in ejectment against the undersigned, in favor of the Seller or the Seller's assigns, for possession of those premises, and direct the issuing of a writ of possession, with clause or writ of execution for costs; the undersigned hereby waiving all irregularities, notice, leave of court, present or future exemption laws, and right of appeal.

We, the Purchaser or Purchasers, further agree that if I/we shall acquire possession of the premises before payment of the purchase money and shall fail to make payment when due, I/we authorize the Prothonotary or any attorney-at-law to appear for me/us in any Court of Record and confess judgment in an amicable action of ejectment against me/us, in favor of the Seller or the latter's assigns, for possession of said premises and direct the issuing of a Writ of Habere Facias Possessionem, with a clause of Fieri Facia for costs and reasonable attorney's fees of not less than $750.00; hereby waiving all irregularities, notice, leave of court and any and all provisions of present or future exemption laws.

Dated: _____, 2026

Signed in the presence of:

_____

PURCHASER:

_____**(SEAL)**

_____**(SEAL)**

ADDRESS:

_____

_____

PHONE NUMBER: _____

RECEIPT

Received of Purchaser on above date, as down money on account of the above purchase price, the sum of _____, on behalf of Seller.

SELLER: WILLIAM H. SHERWOOD

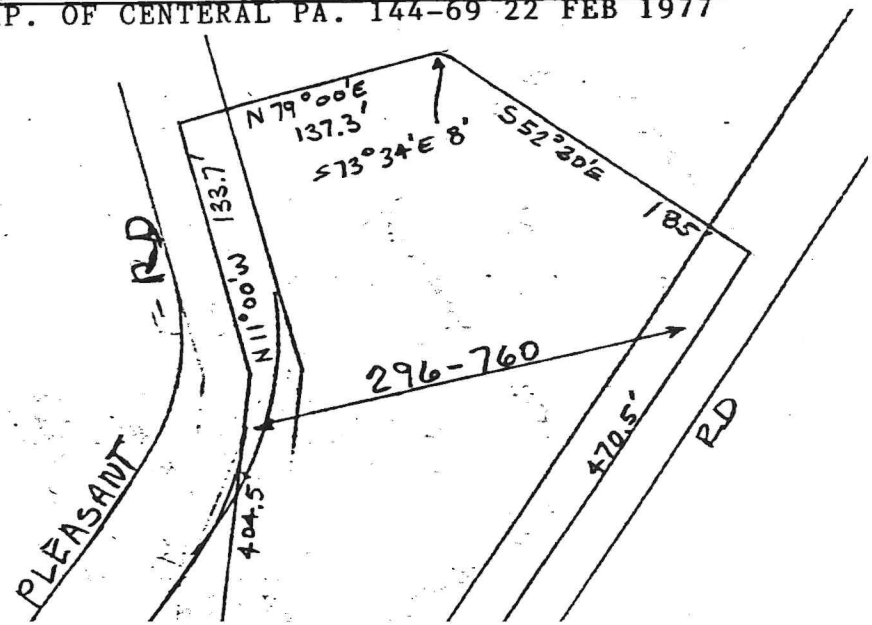
_____(SEAL)

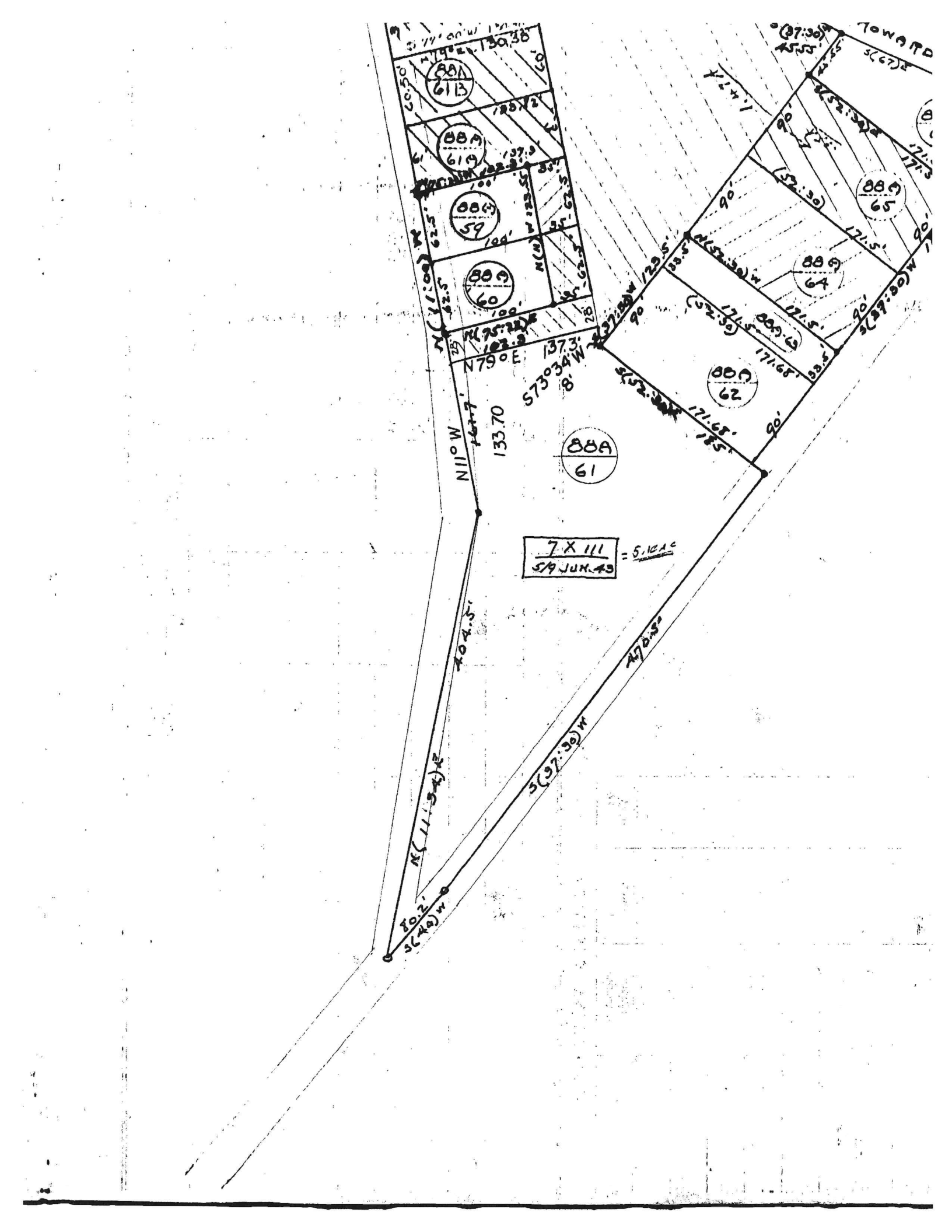
LOCATION 890 S MOUNT PLEASANT RD

PB 47 PG 57

	Deed Book 6 A 458	Date Transferred 9 JAN 24	Date Recorded	OWNER	Seated Frontag
RESIDUE of—	7 x 109	5 Jun 43	7 Jun 43	BERNARD, D R & Elizabeth	
— — —	X7 111	5 Jun 43	9 Jun 43	MARTIN, Harvey & Sarah	12 Pl
	136-588	12 May 76	14 May 76	GIBSON, Harold T & Miriam K	1.848
	*349-494	7 APR 99	8 APR 99	SHERWOOD WILLIAM H & PAULETTE M	.43
	296-760	31 Aug 93	31 Aug 93	SHERWOOD, William H & Paulette M	1.848A

*PART OF LUTHERN CAMPING CORP. OF CENTERAL PA. 144-69 22 FEB 1977




88A 61B
88A 61A
88B 59
88B 60
88C 62
88B 64
88B 65
88A 61
N79°E 137.3'
S73°34'W 8'
133.70
N11°W
404.5'
S(37:30)W 476.8'
N(11:30)E
80.2'
S(49)W
7 X 111 / 5/9 JUK.49 = 5.162 Ac
TOWARD

General Information

Control Number	38044210
Tax Map	31-2313494-336952-0000
Parcel Address	890 S MOUNT PLEASANT RD
	LEBANON PA 17042
School District	6 PALMYRA AREA SD
Municipality	S LONDONDERRY TWP
Subdivision	
Land Description	

Legal Information

Neighborhood	3119
Property Type	R
Tax Status	T
Parcel Status:	A
Land Use Type:	101
Card Number	1 of 1
Assessment Property Class:	R (Assessment Property Class is NOT a Zoning Classification. Contact the appropriate Municipal Zoning Officer for Zoning Info.)

Current Ownership Information

Owner Name	Owner Address	City	State	Zip
SHERWOOD, WILLIAM H		LEBANON	PA	17042-0000
SHERWOOD, PAULETTE M	890 S MOUNT PLEASANT RD			

Value Data

BASE YEAR: 2013

Base Year Value

Land:	69,500	Land:	69,500
C&G Land:	0	C&G Land:	0
Misc Structures:	0	Improvements:	287,600
Buildings:	287,600	Total:	357,100
Total:	357,100		

Status

Clean & Green: 0 Homestead: Y Farmstead: N

Land Information

Type	Description	Land Units		MKT VALUE
R-H	HOMESITE	AC	1.000	53,000
R-OP1	OPEN 1	AC	0.920	27,041
R-WD	WOOD	AC	0.000	0
R-OP2	OPEN 2	AC	0.460	6,527
	Parcel Total Land Area		2.38	

Sales History

Instrument Number	Sale Date	Sale Price	Grantee
00349-0494	04-08-1999	0	SHERWOOD, WILLIAM H
00296-0760	08-31-1993	140,000	SHERWOOD, WILLIAM H
00136-0588	05-14-1976	40,000	GIBSON, HAROLD T
X-07-0111	06-09-1943	0	MARTIN, HARVEY
X-07-0109	06-09-1943	0	BERNARD, D R

Building Sketch Summary

Code	Description	Living Area	Gross Area
BSM	Basement	0	2,825
DCK	Deck	0	160
EPU	Enclosed Porch (Unheated)	0	192
FFL	First Floor	2,825	2,825
OP	Open Porch	0	245
SLB	Slab	0	48
	Sketch Area Totals	2,825	6,295

890 S MOUNT PLEASANT RD

SHERWOOD, WILLIAM H
SHERWOOD, PAULETTE M

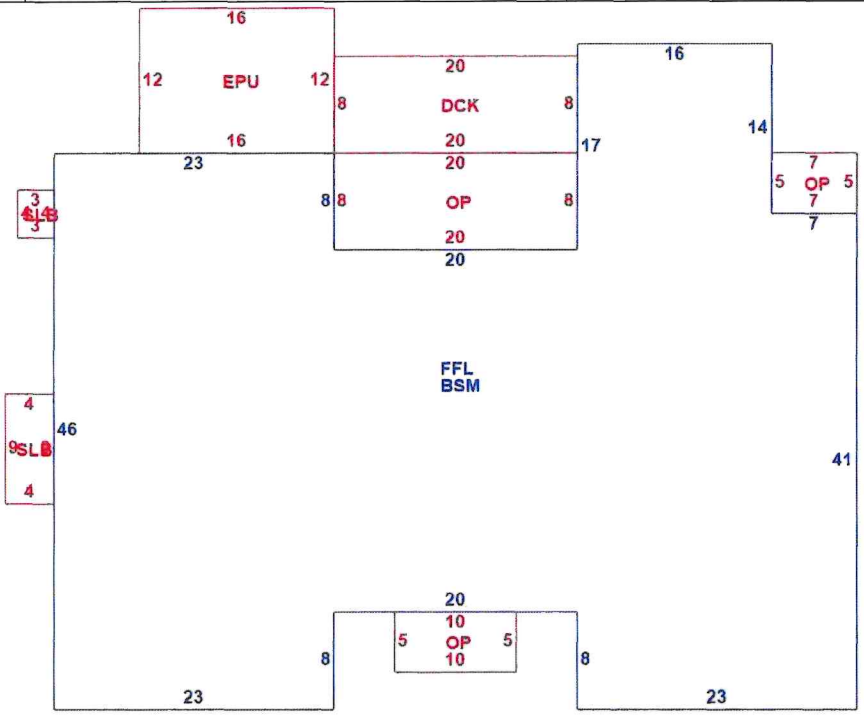
Building Information | 31-2313494-336952-0000 | **Manufactured Home**

Stories:	1 Story	Central Air:	CENTRAL (ES	Building Use Code:	Residential 1 Family	Mobile Home Park:	
Total Rooms:	4	Heating Type:	Forced Air	Int Vs Ext:	INTERIOR SAME OVER/	MH Class:	
Bed Rooms:	2	Heat Source:	PROPANE (ES	Basement:	1-25% (EST: 25)	MH Manufacturer:	
Full Baths:	2	Exterior Wall 1:	VINYL (EST: V	Year Built:	2003	MH Title:	
Half Baths:	1	Exterior Wall 2:	STUCCO (EST	Effective Age:	2003	MH VIN:	
Total Living Area:	2,825	# of Car Bsmt Gar:	0	House Grade:	A+20	MH #:	0000
Attic Type:	NOT APPLICA	Fin Bsmnt:		Building Condition:	G		



Miscellaneous Structures

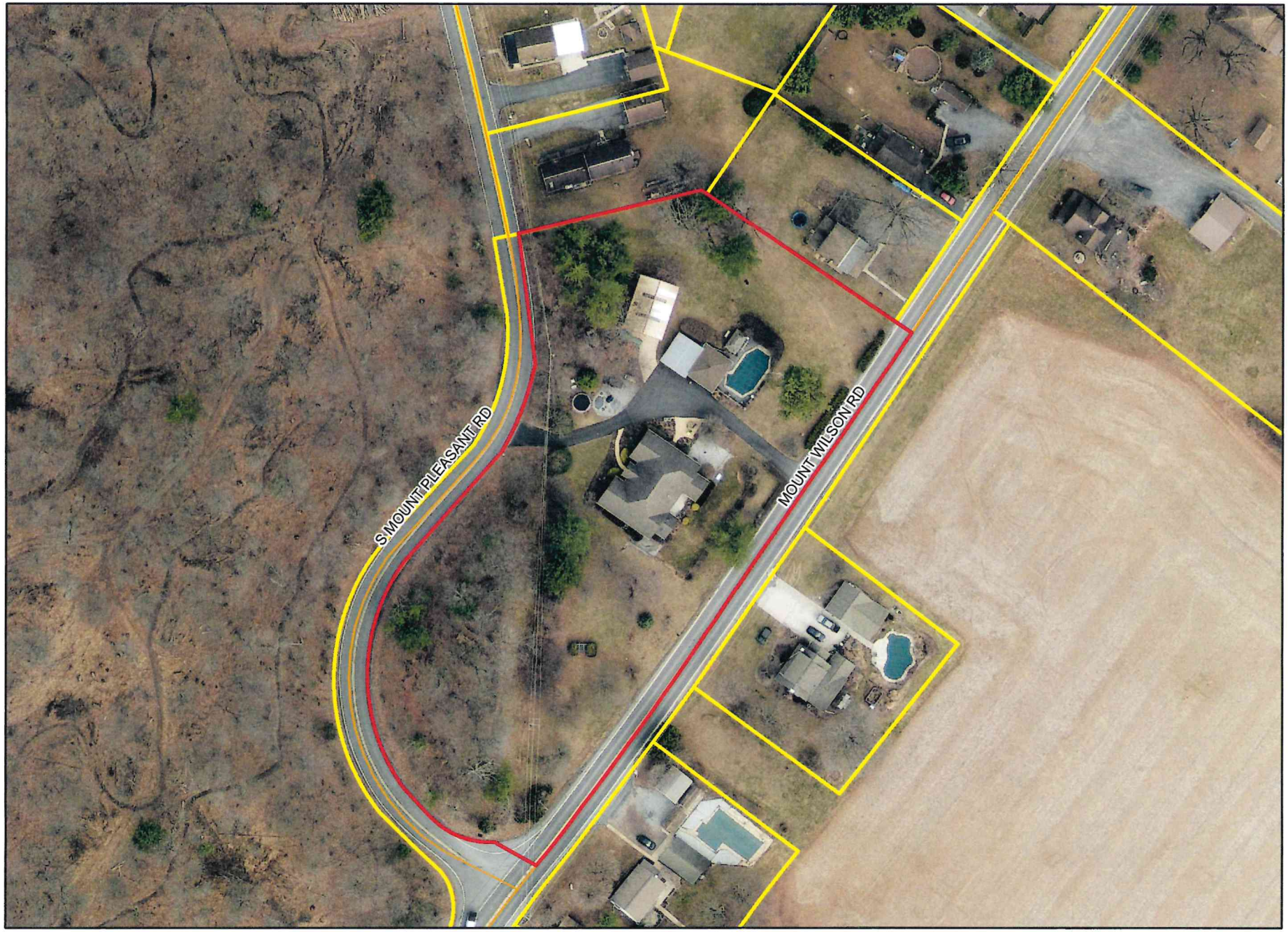
OB ID	Type of Outbuilding	Condition	Construction	Stories	Year B	Length	Width	Total Area	Building Value
001	DETACHED GARAGE	AV	BRICK	1	1945	20	24	480	6,014
001A	DETACHED CARPORT	AV	FRAME	1	1945	21	25	525	1,827
002	DETACHED GARAGE	F	METAL	1	1983	29	41	1,189	14,898
002A	SLAB(HARDSCAPE)	F	CEMNT	1	2009	3	9	27	0
003	INGROUND SWIMMING POOL	G	POOL	1	1987	16	32	512	8,909
003A	POOL APRON	G	CEMNT	1	1987	1	288	288	625
003B	DECK	G	WOOD	1	1987	1	178	178	1,291
004	GAZEBO	AV	FRAME	1	1995	10	15	150	522
005	SLAB(HARDSCAPE)	F	CEMNT	1	1987	6	10	60	157
006	SLAB(HARDSCAPE)	G	CEMNT	1	2009	12	12	144	438



Property Notes

Date	Assessment
12-09-2003 12:00:00 AM	PU NEW DWG BP#020157, TALKED TO MR. SHERWOOD
05-03-2011 12:00:00 AM	PU RAZED 2 SHEDS
09-19-2011 12:00:00 AM	SITUS CHG PER TWP LETTER
09-19-2011 12:00:00 AM	SITUS CHG PER TWP LTR
07-15-2025 10:58:17 AM	rEMOVED DECEASED SPOUSES NAME, ADDED ETUX NEXT TO HUSBANDS NAME.
09-15-2026 2:03:02 PM	CORRECTED ACREAGE PER PLANS-NV CHG

Lebanon County Tax Assessment Office



Tax Parcels
Roads
Tract
Buildings
Subdivision Lot
Buildings Under Construction
County Boundary
Municipal Boundary

1 inch = 100 feet

0 40 80 160 Feet

Tax Maps Compiled from 1997 Aerial Photography
Map Projection - PA State Plane Coordinate System
South Zone, NAD83, Coordinates in Feet

Disclaimer:
Tax maps show the approximate boundaries of taxable and non-taxable property. The property boundaries depicted should not be interpreted as the legal boundary description. The legal boundary description can be obtained from the property's deed.

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