

SHERIFF'S SALE OF VALUABLE REAL ESTATE

BY VIRTUE OF WRITS OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF LEBANON COUNTY, PENNSYLVANIA, TO ME DIRECTED, WILL BE EXPOSED TO PUBLIC SALE ON DECEMBER 11, 2018 at 10:00 A.M., in the Lebanon County Municipal Building, Room #12, (Auditorium/Basement), 400 South Eighth Street, Lebanon, PA 17042. The Following Described Real Estate to wit:

Bruce E. Klingler,
Sheriff of Lebanon County

Sale No. 1

Plaintiff: U.S. Bank National Association, as Trustee for C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-CB4 c/o Owen Loan Servicing, LLC

GIS: 01:2340312-367712
Property known as:
308 Park Avenue
Lebanon, PA 17042

GIS: 08:2342029-368013
Property known as:
44 East Locust Street
Lebanon, PA 17042

Defendant: Nicole M. Grier and Steven D. Grier

Attorney for Plaintiff:
Stern & Eisenberg, P.C.
Andrew J. Marley, Esquire
1581 Main Street Ste 200
Warrington, PA 18976
(215) 572-8111

Plaintiff: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-3, Asset-Backed Certificates, Series 2007-3 c/o Ocwen Loan Servicing, LLC

Defendant: Lori J. Huber and Timothy A. Huber

Attorney for Plaintiff:
Stern & Eisenberg, P.C.
Andrew J. Marley, Esquire
1581 Main Street Ste 200
Warrington, PA 18976
(215) 572-8111

Judgment Amount: \$68,636.15
Execution No. 2017-01644

GIS: 15:2372295-381839
Property known as:
214 South Cherry Street
Myerstown, PA 17067

Sale No. 2

Plaintiff: Deutsche Bank National Trust Company, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-AR1

Defendant: Patrick Patteson

Attorney for Plaintiff:
Shapiro & DeNardo, LLC
Christopher A. DeNardo, Esquire
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Judgment Amount: \$126,932.82
Execution No. 2018-00895

GIS: 13:2323664-396313
Property known as:
157 East Market Street
Jonestown, PA 17038

Sale No. 3

Plaintiff: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

Defendant: Cynthia Lynn Brown a/k/a Cynthia L. Brown, Individually and in Her Capacity as Executrix of the Estate and Devisee of the Estate of Thomas F. Brown, Sr.

Attorney for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esquire
One Penn Center at Suburban Station
1617 JFK Blvd., Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$65,910.07
Execution No. 2018-00877

Sale No. 4

Plaintiff: Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-3, Asset-Backed Certificates, Series 2007-3 c/o Ocwen Loan Servicing, LLC

Defendant: Lori J. Huber and Timothy A. Huber

Attorney for Plaintiff:
Stern & Eisenberg, P.C.
Andrew J. Marley, Esquire
1581 Main Street Ste 200
Warrington, PA 18976
(215) 572-8111

Judgment Amount: \$243,747.18
Execution No. 2017-00498

GIS: 32:2324709-396480
Property known as:
27 Greble Road
Jonestown, PA 17038

Sale No. 5

Plaintiff: Citizens Bank of Pennsylvania

Defendant: Melissa Matthews a/k/a Melissa Yoder

Attorney for Plaintiff:
Law Offices of Gregory Javardian, LLC
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966

Judgment Amount: \$53,876.08
Execution No. 2015-01814

GIS: 10:2338818-373614
Property known as:
605 Hill Street
Lebanon, PA 17046

Sale No. 6

Plaintiff: CIS Financial Services, Inc.

Defendant: Lori A. Spatz, Executrix of the Estate of George W. Boland, Jr.

Attorney for Plaintiff:
McCabe, Weisberg & Conway, LLC
Chelsea A. Nixon, Esquire
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Judgment Amount: \$107,203.95
Execution No. 2018-00720

Sale No. 7

Plaintiff: Loandepot.Com, LLC

Defendant: Virginia L. Keppley and Kirk W. Keppley

Attorney for Plaintiff:
KML Law Group, P.C.
Matthew K. Fissel, Esquire
BNY Mellon Independence Center
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$326,213.79
Execution No. 2018-00567

GIS: 23:2368513-374184
Property known as:
35 Krall Road
Myerstown, PA 17067

Sale No. 8

Plaintiff: Bayview Loan Servicing, LLC

Defendant: Nathaniel A. Finkin

Attorney for Plaintiff:
KML Law Group, P.C.
Matthew K. Fissel, Esquire
BNY Mellon Independence Center
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$201,052.56
Execution No. 2018-00699

GIS: 32:2324436-395751
Property known as:
207 East Hazel Street
Jonestown, PA 17038

Sale No. 9

Plaintiff: Pacific Union Financial, LLC

Defendant: Devan S. Waibel as Executor of the Estate of Jennifer A. Sanders Deceased

Attorney for Plaintiff:
KML Law Group, P.C.
Matthew K. Fissel, Esquire
BNY Mellon Independence Center
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$158,941.55
Execution No. 2018-00947

GIS: 28:2292849-366097
Property known as:
1 Peach Street
Annville, PA 17003

Sale No. 10

Plaintiff: The Bank of New York Mellon, f/k/a
The Bank of New York, as Trustee for the
Certificateholders of CWALT, Inc., Alternative
Loan Trust 2005-80CB, Mortgage Pass –
Through Certificates, Series 2005-80CB

Defendant: Carl F. Bornmann, III and Carrie
Puentes Bornmann and Erin Walter

Attorney for Plaintiff:
Richard M. Squire & Associates
Richard M. Squire, Esquire
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046
(215) 886-8790

Judgment Amount: \$217,953.94
Execution No. 2018-00954

GIS: 16:2291807-358024
Property known as:
415 E. Main Street
Palmyra, PA 17078

GIS: 16:2291802-358054
Property known as:
417 E. Main Street
Palmyra, PA 17078

Sale No. 11

Plaintiff: Specialized Loan Servicing, LLC

Defendant: David V. Diener and Paula M.
Diener

Attorney for Plaintiff:
Shapiro & DeNardo, LLC
Christopher A. DeNardo, Esquire
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Judgment Amount: \$32,512.95
Execution No. 2017-01667

GIS: 31:2302067-339530
Property known as:
1209 Smith Lane f/k/a
RD#2, P.O. Box 391
Palmyra, PA 17078

Sale No. 12

Plaintiff: Suntrust Mortgage, Inc.

Defendant: Larry Nichols

Attorney for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esquire
One Penn Center at Suburban Station
1617 JFK Blvd., Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$264,227.14
Execution No.: 2018-00946

GIS: 27:2351764-386916

Property known as:
875 Prescott Drive
Lebanon, PA 17046

Sale No. 13

Plaintiff: First Citizens Community Bank

Defendant: Barry Donmoyer and Shelia M.
Donmoyer

Attorney for Plaintiff:
Spitler, Kilgore & Enck
Paul W. Kilgore, Esquire
522 South 8th Street
Lebanon, PA 17042
(717) 273-7621

Judgment Amount: \$781,813.12
Execution No. 2018-01100

GIS: 21:2298086-392857
Property known as:
10632 Jonestown Road
Annville, PA 17003

Sale No. 14

Plaintiff: LSF9 Master Participation Trust

Defendant: Terry L. Winters a/k/a Terry L.
Winters/Hughes

Attorney for Plaintiff:
McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
(215) 790-1010

Judgment Amount: \$95,246.61
Execution No. 2018-00380

GIS: 16:2291033-358026
Property known as:
101 North Grant Street
Palmyra, PA 17078

Sale No. 15

Plaintiff: Wells Fargo Bank, National
Association as Trustee for Securitized Asset
Backed Receivables, LLC Trust 2005-Op1,
Mortgage Pass-Through Certificates, Series
2005-Op1

Defendant: Tammi J. Steinbauer

Attorney for Plaintiff:
Phelan Hallinan Diamond & Jones, LLP
Peter Wapner, Esquire
One Penn Center at Suburban Station
1617 JFK Blvd., Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$129,168.65
Execution No. 2017-01673

GIS: 26:2331890-367124
Property known as:
2009 Acorn Drive
Lebanon, PA 17042

Sale No. 16

Plaintiff: Deutsche Bank National Trust
Company, as Trustee, in trust for the registered
holders of Morgan Stanley ABS Capital I Inc.,

Trust 2006-HE6, Mortgage Pass-Through
Certificates, Series 2006-HE6

Defendant: Todd A. Newswanger aka Todd
Newswanger, Stacie L. Houser aka Stacie
Houser, The United States of America c/o the
U.S. Attorney for the Middle District of
Pennsylvania

Attorney for Plaintiff:
Milstead & Associates, LLC
Roger Fay, Esquire
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Judgment Amount: \$121,885.28
Execution No. 2017-00516

GIS: 23:2376839-385189
Property known as:
50 Martin Road
Myerstown PA 17067

Sale No. 17

Plaintiff: Members 1st Federal Credit Union

Defendant: Orville R. Caudill

Attorney for Plaintiff:
Barley Snyder
Joseph P. Schalk, Esquire
126 E. King Street
Lancaster, PA 17602
(717) 299-5201

Judgment Amount: \$88,701.33
Execution No. 2018-00950

GIS: 16:2292681-355884
Property known as:
524 S. Grant Street
Palmyra, PA 17078

Sale No. 18

Plaintiff: Lancaster Area Habitat for Humanity,
Inc.

Defendant: Nicole M. Rivera and Jonathan
Sanchez

Attorney for Plaintiff:
Gibbel, Kraybill & Hess, LLP
Donald H. Hess, Esquire
2933 Lititz Pike
P.O. Box 5349
Lancaster, PA 17606
(717) 291-1700

Judgment Amount: \$76,194.74
Execution No. 2018-00929

GIS: 10:2342535-372906
Property known as:
201 Worden Street
Lebanon, PA 17046

Sale No. 20

Plaintiff: Federal National Mortgage
Association ("Fannie Mae")

Defendant: Debra A. Whelan and Gary J.
Whelan

Attorney for Plaintiff:

Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Ave. Ste 7
Secane, PA 19018
(610) 328-2887

Judgment Amount: \$90,513.06
Execution No.: 2018-01267

GIS: 24:2399361-373227
Property known as:
34 Treeline Drive
Newmanstown, PA 17073

Sale No. 21

Plaintiff: Bank of America, N.A.

Defendant: George P. Murawski

Attorney for Plaintiff:
Shapiro & DeNardo, LLC
Christopher A. DeNardo, Esquire
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Judgment Amount: \$295,473.52
Execution No. 2018-01181

GIS: 11:2323504-367896
Property known as:
29 West Chestnut Avenue
Cleona, PA 17042

All parties and claimants are hereby notified that schedules of distribution will be filed by the sheriff in his office within thirty (30) days from sale and distribution will be made in accordance with the schedule unless exceptions are filed there to within ten (10) days thereafter.

BRUCE E. KLINGLER,
Sheriff of Lebanon County