

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 FEBRUARY 12, 2019 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: Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP, c/o Carrington Mortgage Services, LLC

Defendant: Thomas S. Bennetch and Bonnie L. Stewart

Attorney for Plaintiff:
Powers, Kirn, LLC
Harry B. Reese, Esquire
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053
(215) 942-2090

Judgment Amount: \$106,875.70
Execution No. 2017-01385

GIS: 32:2322494-393350
Property known as:
31 Cherry Lane
Lebanon, PA 17046

Sale No. 2

Plaintiff: Pennymac Loan Services, LLC

Defendant: Christina M. Osborne aka Christina Osborne

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: \$104,392.24
Execution No. 2018-00762

GIS: 10:2341071-373238
Property known as:
37 Maple Street
Lebanon, PA 17046

Sale No. 3

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Eric M. Pyscher

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: \$121,722.38
Execution No. 2018-01266

GIS: 23:2362912-380603
Property known as:
5 North Ramona Road
Myerstown, PA 17067

Sale No. 4

Plaintiff: Carrington Mortgage Services, LLC

Defendant: Terry L. Ellestad

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

Judgment Amount: \$259,609.09
Execution No. 2017-01320

GIS: 31:2299093-345143
Property known as:
28 Carriage Road
Palmyra, PA 17078

Sale No. 5

Plaintiff: Pennymac Loan Services, LLC

Defendant: Zachary J. Leas and Julie Wood

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: \$104,689.98
Execution No. 2017-01412

GIS: 09:2344450-371940
Property known as:
636 East Lehman Street
Lebanon, PA 17046

Sale No. 6

Plaintiff: Homebridge Financial Services, Inc.

Defendant: Elaina Peyton and Jeffrey M. Peyton

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

Judgment Amount: \$233,454.25
Execution No. 2018-00966

GIS: 16:2293073-357939
Property known as:
633 East Maple Street
Palmyra, PA 17078

Sale No. 7

Plaintiff: CU Members Mortgage, a division of Colonial Savings, F.A.

Defendant: Amber M. Coover and James Howe, II

Attorney for Plaintiff:
Richard M. Squire & Associates, LLC
Richard M. Squire, Esquire
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046

Judgment Amount: \$253,244.08
Execution No. 2018-00649

GIS: 28:2293362-367010
Property known as:
1 Sportsman Road
Annville, PA 17003

Sale No. 8

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

Defendant: Jan L. Garlin, Co-Executrix of the Estate of Sarah Jeanne Arndt and Terry L. Arndt, Co-Executrix of the Estate of Sarah Jeanne Arndt

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

Judgment Amount: \$56,811.25
Execution No. 2018-01191

GIS: 16:2293147-356923
Property known as:
405 South Green Street
Palmyra, PA 17078

Sale No. 9

Plaintiff: Nationstar Mortgage LLC, d/b/a Mr. Cooper

Defendant: Thomas R. Gipe and Margaret A. Murphy

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

Judgment Amount: \$143,455.09
Execution No. 2018-00205

GIS: 02:2334496-364871
Property known as:
1620 Robin Road

Lebanon, PA 17042

Sale No. 10

Plaintiff: Lakeview Loan Servicing, LLC

Defendant: Daniel Velez and Aliana R. Velez

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: \$78,131.73
Execution No. 2018-01366

GIS: 01:2338715-368067
Property known as:
638 Union Street
Lebanon, PA 17042

GIS: 01:2338754-368057
Property known as:
630 Union Street
Lebanon, PA 17042

Sale No. 11

Plaintiff: Metropolitan Life Insurance Company

Defendant: Gabriel Camplese, Jr.

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

Judgment Amount: \$32,613.88
Execution No. 2018-01106

GIS: 21:2280468-379836
Property known as:
10 Sherks Church Road
Grantville, PA 17028

Sale No. 12

Plaintiff: James B. Nutter & Company

Defendant: Unknown Heirs, Successors,
Assigns and all Persons, Firms or Associations
Claiming Right, Title or Interest from or under
Ruth Elliott a/k/a Ruth M. Elliott a/k/a Alice
Ruth Mesics Elliott, Deceased

Attorney for Plaintiff:
RAS Citron, LLC
Robert Crawley, Esquire
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Judgment Amount: \$116,437.59
Execution No. 2018-00581

GIS: 27:2343583-383459
Property known as:
199 East Kercher Avenue
Lebanon, PA 17046

Sale No. 13

Plaintiff: RBSGC Mortgage Loan Trust 2005-A,
Mortgage Loan Pass-Through Certificates,
Series 2005-A, U.S. Bank National
Association, as Trustee, by PHH Mortgage
Corporation as Servicer with Delegated
Authority Under the Transaction Documents

Defendant: Francisco Sandoval

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: \$241,727.18
Execution No. 2018-01438

GIS: 26:2334430-363882
Property known as:
1700 Fieldcrest Road
Lebanon, PA 17042

Sale No. 14

Plaintiff: JPMorgan Chase Bank, National
Association

Defendant: Jimmy Hernandez and Carmen
Hernandez

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

Judgment Amount: \$83,381.45
Execution No. 2017-00683

GIS: 05:2340793-372037
Property known as:
114 Mifflin Street,
Lebanon, PA 17046

Sale No. 15

Plaintiff: Wilmington Trust, National
Association, not in its individual capacity, but
solely as Trustee for MFRA Trust 2015-1

Defendant: Jeffrey B. Buckley a/k/a Jeffrey M.
Buckley

Attorney for Plaintiff:
Richard M. Squire & Associates, LLC
Richard M. Squire, Esquire
One Jenkintown Station, Suite 104
115 West Avenue
Jenkintown, PA 19046

Judgment Amount: \$145,730.58
Execution No. 2018-01511

GIS: 36:2332046-364402
Property known as:
2133 West Oak Street
Lebanon, PA 17042

Sale No. 16

Plaintiff: U.S. Bank, N.A. in its capacity as
Trustee for the Registered Holders of Home
Equity Asset Trust 2004-6, Home Equity Pass-
Through Certificates, Series 2004-6

Defendant: Adrienne Lancia

Attorney for Plaintiff:
RAS Citron, LLC
Robert Crawley, Esquire
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Judgment Amount: \$90,082.00
Execution No. 2018-01017

GIS: 02:2338266-362397
Property known as:
1262 Quentin Road
Lebanon, PA 17042

Sale No. 17

Plaintiff: Santander Bank, N.A.

Defendant: Paul W. Beam

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: \$122,319.14
Execution No. 2018-01456

GIS: 16:2287034-354242
Property known as:
814 West Chery Street
Palmyra, PA 17078

Sale No. 18

Plaintiff: Pennsylvania Housing Finance
Agency

Defendant: Jayme L. St. Clair and Steven E.
St. Clair, Jr.

Attorney for Plaintiff:
Purcell, Krug & Haller
Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

Judgment Amount: \$174,843.44
Execution No. 2018-01496

GIS: 27:2323390-371064
Property known as:
3315 Hillside Drive
Lebanon, PA 17046

Sale No. 19

Plaintiff: Freedom Mortgage Corporation

Defendant: Shawn R. Feather

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

Judgment Amount: \$126,165.85

Execution No. 2018-01235

GIS: 16:2288381-355610
Property known as:
516 West Main Street
Palmyra, PA 17078

Sale No. 20

Plaintiff: Mortgage Research Center, LLC d/b/a
Veterans United Home Loans, a Missouri
Limited Liability Company

Defendant: Collin M. Dunn

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: \$182,794.01
Execution No. 2017-01555

GIS: 12:2338979-342624
Property known as:
116 Ironmaster Road
Lebanon, PA 17042

Sale No. 21

Plaintiff: JPMorgan Chase Bank, N.A.

Defendant: Thomas C. Osborne and Brandi M.
Dunkin

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: \$130,115.06
Execution No. 2017-01648

GIS: 16:2286709-354612
Property known as:
822 West Main Street
Palmyra, PA 17078

Sale No. 22

Plaintiff: Apex Reality, LLC c/o Servis One,
Inc., dba BSA Financial Services

Defendant: Michelle Biondolo

Attorney for Plaintiff:
Stern & Eisenberg, P.C.
M. Troy Freedman, Esquire
The Shops at Valley Square
1581 Main Street, Suite 200
Warrington, PA 18976
(215) 572-8111

Judgment Amount: \$131,207.03
Execution No. 2018-01488

GIS: 11:2321637-370960
Property known as:
3640 Hill Church Road
Lebanon, PA 17046

Sale No. 23

Plaintiff: Wells Fargo Bank, NA

Defendant: Julie A. Hitz, a/k/a Julie Ann Hitz
and Andrew A. Hitz

Attorney for Plaintiff:
Manley Deas Kochalski
Kimberly A. Bonner, Esquire
PO Box 165028
Columbus, OH 43216
(614) 220-5611

Judgment Amount: \$78,717.03
Execution No. 2018-01252

GIS: 10:2340690-373111
Property known as:
118 Maple Street
Lebanon, PA 17046

Sale No. 24

Plaintiff: JPMorgan Chase Bank, National
Association

Defendant: Daniel A. Brosey

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

Judgment Amount: \$129,688.61
Execution No. 2018-01372

GIS: 17:2385339-375612
Property known as:
1 Parkview Drive
Richland, PA 17087

Sale No. 25

Plaintiff: The Bank of New York Mellon f/k/a
The Bank of New York, as Successor in
Interest to JPMorgan Chase Bank, N.A., as
Trustee for First NLC Trust 2005-2 Mortgage-
Backed Certificates, Series 2005-2

Defendant: Joseph M. Masciulli

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: \$113,638.74
Execution No. 2018-01551

GIS: 31:2293655-346698
Property known as:
51 West Market Street
Campbelltown, PA 17010

Sale No. 26

Plaintiff: Citizens Bank, N.A.

Defendant: Kim Hackman, Known Surviving
Heir of Harold R. Lacefield, Kristi Hostetter,
Known Surviving Heir of Harold R. Lacefield,
Tiffany Lacefield, Known Surviving Heir of
Harold R. Lacefield, Jeffrey Stockton, Sr.,

Known Surviving Heir of Harold R. Lacefield
Dwayne Stockton, Sr., Known Surviving Heir of
Harold R. Lacefield and Unknown Surviving
Heirs of Harold R. Lacefield

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

Judgment Amount: \$195,531.92
Execution No. 2018-00344

GIS: 27:2332324-381330
Property known as:
1139 Hunters Chase Lane
Lebanon, PA 17046

Sale No. 27

Plaintiff: Santander Bank, N.A., Successor by
Merger to Waypoint Bank

Defendant: Camp Strause Fire Co.

Attorney for Plaintiff:
Saldutti Law Group
Robert L. Saldutti, Esquire
1735 Market Street, Suite 3750
Philadelphia, PA 19103
(610) 994-1137

Judgment Amount: \$172,985.33
Execution No. 2018-00974

GIS: 19:2327872-21679
Property known as:
516 Camp Strause Road
Fredericksburg, PA 17026

Sale No. 28

Plaintiff: Pennsylvania Housing Finance
Agency

Defendant: Tyler Radford and Rachel P.
Snyder

Attorney for Plaintiff:
Purcell, Krug & Haller
Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

Judgment Amount: \$113,404.81
Execution No. 2018-01535

GIS: 15:2370904-382603
Property Known as:
14 S. College Street
Myerstown, PA 17067

Sale No. 29

Plaintiff: U.S. Bank National Association, as
Trustee for the Pennsylvania Housing Finance
Agency

Defendant: Hector Velez, Jr.

Attorney for Plaintiff:
Purcell, Krug & Haller
Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102

(717) 234-4178

Judgment Amount: \$80,675.22
Execution No. 2015-00347

GIS: 09:2342405-369902
Property known as:
117 East Cumberland Street
Lebanon, PA 17042

Sale No. 30

Plaintiff: U.S. Bank National Association, not in its individual capacity but solely as indenture Trustee for the CIM Trust 2017-8 Mortgage-Backed Notes, Series 2017-8

Defendant: Timothy M. Gobble

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

Judgment Amount: \$113,046.88
Execution No. 2018-01236

GIS: 02:2337724-368776
Property known as:
825 Chestnut Street
Lebanon, PA 17042

Sale No. 31

Plaintiff: Freedom Mortgage Corporation

Defendant: Todd C. Young and Lisa M. Young

Attorney for Plaintiff:
Vitti Law Group, Inc.
Lois M. Vitti, Esquire
333 Allegheny Avenue, Suite 303
Oakmont, PA 15139
(412) 281-1725

Judgment Amount: \$251,701.47
Execution No. 2017-01315

GIS: 28:2289022-352731
Property known as:
125 Clover Lane
Palmyra, PA 17078

Sale No. 32

Plaintiff: Wells Fargo Bank, NA

Defendant: Richard R. Rodriguez and Angela Figueroa

Attorney for Plaintiff:
Manley Deas Kochalski
Justin F. Kobeski, Esquire
PO Box 165028
Columbus, OH 43216
(614) 220-5611

Judgment Amount: \$70,689.28
Execution No. 2018-00196

GIS: 09:2343481-371630
Property known as:
457 East Weidman Street
Lebanon, PA 17046

Sale No. 34

Plaintiff: Pennsylvania Housing Finance Agency

Defendant: Faith M. Bender

Attorney for Plaintiff:
Purcell, Krug & Haller
Leon P. Haller, Esquire
1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

Judgment Amount: \$79,528.82
Execution No. 2018-01334

GIS: 27:2335673-375462
Property known as:
1036 Kathleen Street
Lebanon, PA 17046

Sale No. 35

Plaintiff: JPMorgan Chase Bank, N.A.

Defendant: Terry N. Olson and Anita L. Olson

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: \$180,151.76
Execution No. 2018-01088

GIS: 22:2387342-356029
Property known as:
208 East Main Street
aka 2680 Heidelberg Avenue
Kleinfeltersville, PA 17039

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