

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 JUNE 11, 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: Rc1 Master Participation Trust

Defendant: Gabriel Mendez and Ulrike Mendez

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: \$44,716.92
Execution No. 2018-01617

GIS: 05:2338656-372367
Property known as:
481 N 6th Street
Lebanon, PA 17046

Plaintiff: Pennsylvania Housing Finance Agency

Defendant: Benjamin R. Ellinger

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

Judgment Amount: \$116,649.32
Execution No. 2018-01745

GIS: 15:2372341-381393
Property known as:
400 South Cherry Street
Myerstown, PA 17067

Defendant: Hamid Housni

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: \$128,297.98
Execution No. 2017-01761

GIS: 26:2332729-367891
Property known as:
1841 Center Street
Lebanon, PA 17042

Sale No. 2

Plaintiff: PHH Mortgage Corporation

Defendant: Karen A. Rogers

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: \$58,433.70
Execution No. 2018-01807

GIS: 02:2335630-365787
Property known as:
1408 Elm Street
Lebanon, PA 17042

Plaintiff: Jonestown Bank and Trust Company

Defendant: Jeffrey P. Mumma

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: \$99,468.25
Execution No. 2018-02042

GIS: 21:2306814-391689
Property known as:
47-49 Main Street. A/K/A
47 Main Street #49, A/K/A
47 Main Street
Ono, PA 17077

Sale No. 3

Plaintiff: Mtglq Investors, L.P.

Defendant: Steven A. Klinger

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: \$40,816.05
Execution No. 2018-01886

GIS: 10:2338755-372848
Property known as:
604 Canal Street
Lebanon, PA 17042

Sale No. 6

Plaintiff: Midfirst Bank

Defendant: Ann M. Daub a/k/a Ann M. Bennett

Attorney for Plaintiff:
Manley Deas Kochalski, LLC
Justin F. Kobeski, Esquire
PO Box 165028
Columbus, OH 43216
(614) 222-4921

Judgment Amount: \$81,327.09
Execution No. 2018-01702

GIS: 13:2322502-396537
Property known as:
37 North Lancaster Street
Jonestown, PA 17038

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Brandon J. Nieves

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: \$120,728.26
Execution No. 2018-02061

GIS: 30:2348824-371618
Property known as:
320 South 14th Avenue
Lebanon, PA 17042

Sale No. 4

Sale No. 7

Plaintiff: Wells Fargo Bank, N.A.

Sale No. 10

Plaintiff: Newrez LLC d/b/a Shellpoint Mortgage Servicing

Defendant: Eryn E. Boltz

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

Judgment Amount: \$112,183.91
Execution No. 2018-02146

GIS: 19:2335842-409411
Property known as:
2 Claires Way
Fredericksburg, PA 17026

Sale No. 11

Plaintiff: The Bank of New York Mellon, f/k/a
The Bank of New York as Trustee for
Registered Holders of CWABS Inc. Asset-
Backed Certificates, Series 2006-23

Defendant: Eric Fields and Mary Lynn Fields

Attorney for Plaintiff:
KML Law Group, P.C.
BNY Mellon Independence Center
7010 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$148,224.19
Execution No. 2018-01835

GIS: 12:2349670-347320
Property known as:
138 Julia Lane
Lebanon, PA 17042

Sale No. 12

Plaintiff: PHH Mortgage Corporation

Defendant: Jeffrey L. Valentin and Stacey L.
Valentin

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: \$217,137.21
Execution No. 2018-02111

GIS: 30:2341121-363918
Property known as:
22 Fox Chase Lane a/k/a
22 Foxchase Lane
Lebanon, PA 17042

Sale No. 13

Plaintiff: Lakeview Loan Servicing, LLC

Defendant: Edwin L. Gruber, Jr.

Attorney for Plaintiff:
KML Law Group, P.C.
BNY Mellon Independence Center
7010 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$143,543.81
Execution No. 2018-02151

GIS: 28:2296818-360236
Property known as:
57 Brunswick Lane
Palmyra, PA 17078

Sale No. 14

Plaintiff: Ditech Financial, LLC

Defendant: Robert C. Aungst

Attorney for Plaintiff:
KML Law Group, P.C.
BNY Mellon Independence Center
7010 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$19,792.22
Execution No. 2018-02103

GIS: 05:2339111-371433
Property known as:
512 Church Street
Lebanon, PA 17046

Sale No. 15

Plaintiff: Pacific Union Financial, LLC

Defendant: James N. Stubbs

Attorney for Plaintiff:
KML Law Group, P.C.
BNY Mellon Independence Center
7010 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$141,976.17
Execution No. 2017-01662

GIS: 30:2344929-368837
Property known as:
616 East High Street
Lebanon, PA 17042

Sale No. 16

Plaintiff: Nationstar HECM Acquisition Trust
2018-1, Wilmington Savings Fund Society,
FSB, Not Individually, But Solely as Trustee

Defendant: Rose Resh a/k/a Rose Resh

Attorney for Plaintiff:
KML Law Group, P.C.
BNY Mellon Independence Center
7010 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$109,929.45
Execution No. 2018-01703

GIS: 12:2345476-342950
Property known as:
339 Boyd Street
Cornwall, PA 17016

Sale No. 17

Plaintiff: Santander Bank, N.A.

Defendant: Andrew M. Pete and Michelle L.
Pete

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: \$100,930.76
Execution No. 2018-02157

GIS: 02:2334412-367386
Property known as:
1544 Lafayette Street
Lebanon, PA 17042

Sale No. 18

Plaintiff: Pennymac Loan Services, LLC

Defendant: Kristina A. Goddard a/k/a Kristina
Goddard, Kyle D. Goddard a/k/a Kyle Goddard

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

Judgment Amount: \$113,849.52
Execution No. 2018-02106

GIS: 13:2320868-395796
Property known as:
300 West Market Street
Jonestown, PA 17038

Sale No. 19

Plaintiff: M&T Bank, a/k/a Manufacturers and
Traders Trust Company

Defendant: Todd M. Lippi and The United
States of America

Attorney for Plaintiff:
KML Law Group, P.C.
Rebecca A. Solarz, Esquire
BNY Mellon Independence Center
7010 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$52,135.87
Execution No. 2018-01949

GIS: 25:2313780-378563
Property known as:
1734 Thompson Avenue
Lebanon, PA 17046

Sale No. 20

Plaintiff: Ditech Financial, LLC

Defendant: Donald R. Gill and Jennifer N. Gill

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: \$96,049.00
Execution No. 2018-02153

GIS: 17:2384423-377903
Property known as:
36 North Race Street
Richland, PA 17087

Sale No. 21

Plaintiff: AJX Mortgage Trust II, A Delaware
Trust, Wilmington Savings
Fund Society FSB Trustee

Defendant: Richard E. Guerra and Inez Guerra

Attorney for Plaintiff:
Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Ste 7
Secane, PA 19018
(610) 328-2887

Judgment Amount: \$747,127.13
Execution No. 2018-00328

GIS: 32:2326672-392654
Property known as:
170 Moore Road
Lebanon, PA 17046

Sale No. 22

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Earl E. Buchmoyer and Patricia A.
Buchmoyer

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: \$104,444.76
Execution No. 2019-00086

GIS: 29:2319414-353354
Property known as:
1461 South White Oak Street
Lebanon, PA 17042

Sale No. 24

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

Defendant: Sandra L. Schell and David R.
Schell

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: \$156,970.51
Execution No. 2019-00072

GIS: 18:2313353-364581
Property known as:
132 South Manheim Street
Annville, PA 17003

Sale No. 25

Plaintiff: U.S. Bank National Association, as
Indenture Trustee, for the CIM Trust 2016-2
Mortgage-Backed Notes, Series 2016-2

Defendant: Tammy L. Good

Attorney for Plaintiff:
Hladik, Onorato & Federman, LLP
Thomas M. Federman, Esquire
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Judgment Amount: \$85,531.59
Execution No. 2018-01651

GIS: 30:2348864-370577
Property known as:
1365 Metro Drive
Lebanon, PA 17042

Sale No. 27

Plaintiff: CitiMortgage, Inc.

Defendant: Imelda L. Maher

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: \$128,304.38
Execution No. 2019-00098

GIS: 11:2324942-367885
Property known as:
203 East Walnut Street
Cleona, PA 17042

Sale No. 28

Plaintiff: Reverse Mortgage Funding LLC

Defendant: Daryl J. Gerber, Executor of the
Estate of Donald E. Hartman

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

Judgment Amount: \$78,486.39
Execution No. 2018-02096

GIS: 31:2298419-345116
Property known as:
8 Carriage Road
Palmyra, PA 17078

Sale No. 29

Plaintiff: First Citizens Community Bank,
Successor by Merger to First National Bank of
Fredericksburg

Defendant: Horst Restaurant Properties, LP

Attorney for Plaintiff:
Barley Snyder

Shawn M. Long, Esquire
126 East King Street
Lancaster, PA 17602
(215) 790-1010

Judgment Amount: \$1,038,808.29
Execution No. 2019-00289

GIS: 28:2297262-361197
Property known as:
1 North Londonderry Square
Palmyra, PA 17078

Sale No. 30

Plaintiff: Pingora Loan Servicing, LLC

Defendant: Theresa E. Oliver and Terry J.
Oliver

Attorney for Plaintiff:
KML Law Group, P.C.
BNY Mellon Independence Center
7010 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$99,613.87
Execution No. 2018-01194

GIS: 15:2370102-383182
Property known as:
136 West Washington Avenue
Myerstown, PA 17067

Sale No. 31

Plaintiff: The Money Source Inc.

Defendant: Michael J. Shaud

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: \$109,185.86
Execution No. 2019-00180

GIS: 21:2307190-392030
Property known as:
10791 Jonestown Road
Jonestown, PA 17038

Sale No. 32

Plaintiff: U.S. Bank National Association, as
Indenture trustee, for the CIM Trust 2016-2,
Mortgage-Backed Notes, Series 2016-2

Defendant: Helen M. Sweeney

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

Judgment Amount: \$152,668.08
Execution No. 2018-02205

GIS: 27:2335907-379001
Property known as:
1149 Cappa Avenue

Lebanon, PA 17046

Sale No. 33

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Frank J. Karluk a/k/a Frank Karluk
and Kristy Karluk

Attorney for Plaintiff:
Powers Kirn, LLC
Eight Neshainy Interplex, Suite 215
Trevose, PA 19053
(215) 942-2090

Judgment Amount: \$194,603.12
Execution No. 2019-00083

GIS: 33:2319432-392842
Property known as:
523 Shepherd Street
Jonestown, PA 17038

Sale No. 34

Plaintiff: Ocwen Loan Servicing, LLC

Defendant: Ronald J. Copenhaver, Jr. and
Jennifer Illyes

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

Judgment Amount: \$180,538.54
Execution No. 2019-00091

GIS: 33:2319962-393516
Property known as:
401 Shepherd Street
Jonestown, PA 17038

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