

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 OCTOBER 8, 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: Ditech Financial, LLC f/k/a Green Tree Servicing, LLC

Defendant: Emila Celestin, Marie Celestin, and Riolet Celestin

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: \$160,340.01
Execution No. 2014-00849

GIS: 01:2340434-367683
Property known as:
313 South 3rd Street
Lebanon, PA 17042

Sale No. 3

Plaintiff: Bayview Loan Servicing LLC, a Delaware Limited Liability Company

Defendant: Michael Lynn Herr a/k/a Michel L. Herr and Lisa M. Herr

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

Judgment Amount: \$84,885.67
Execution No. 2019-00414

GIS: 18:2311274-364971
Property known as:
301 West Main Street
Annville, PA 17003

Sale No. 4

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

Defendant: Deborah Weiant

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: \$128,265.37
Execution No. 2019-00607

GIS: 13:2321466-395178
Property known as:

8 Williamsburg Drive
Jonestown, PA 17038

Sale No. 5

Plaintiff: U.S. Bank National Association, as Trustee, Successor in interest to Bank of America National Association, as Trustee, Successor by merger to LaSalle Bank National Association, as trustee for residential asset securities corporation, home equity Mortgage Asset-Backed Pass-Through Certificates, series 2007-KS4

Defendant: Estate of Michael Kohr a/k/a Michael E. Kohr; Melissa A. Capriotti, Personal Representative of the Estate of Michael Kohr a/k/a Michael E. Kohr; Michael E. Kohr, Jr., known Heir of Michael Kohr a/k/a Michael E. Kohr; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations, Claiming Right, title or Interest from or under Lorane Kohr a/k/a Lorane J. Kohr; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Michael Kohr a/k/a Michael E. Kohr; Sylvester S. Kreiser, known Heir of Lorane Kohr a/k/a Lorane J. Kohr; Robert Allen Kreiser a/k/a Robert A. Kreiser, Record Owner and known Heir of Lorane Kohr a/k/a Lorane J. Kohr

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

Judgment Amount: \$145,899.14
Execution No. 2016-01751

GIS: 20:2309689-432221
Property known as:
85 Goldmine Road
Jonestown, PA 17038

Sale No. 6

Plaintiff: The Secretary of Veterans Affairs

Defendant: Joyce A. Butera; Unknown Spouse of Joyce A. Butera

Attorney for Plaintiff:
Hogan McDaniel
Daniel C. Kerrick, Esquire
1311 Delaware Avenue
Wilmington, DE 19806
(302) 656-7540

Judgment Amount: \$25,538.32
Execution No. 2018-02095

GIS: 05:2338894-372457
Property known as:
497 New Street
Lebanon, PA 17046

Sale No. 7

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

Defendant: Brian E. Stalneckner a/k/a Brian Stalneckner

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

Judgment Amount: \$23,213.35
Execution No. 2019-00617

GIS: 05:2338780-371312
Property known as:
547-547 1/2 Weidman Street
a/k/a 547 Weidman Street
Lebanon, PA 17046

Sale No. 8

Plaintiff: Ditech Financial, LLC

Defendant: Nelson Hernandez and Carmen I. Hernandez

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: \$31,634.80
Execution No. 2019-00643

GIS: 10:2338980-373252
Property known as:
535 Maple Street
Lebanon, PA 17046

Sale No. 10

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

Defendant: Todd C. Kline

Attorney for Plaintiff:
Stern & Eisenberg, P.C.
The Shops at Valley Square
1581 Main Street, Suite 200

Warrington, PA 18976
(215) 572-8111

Judgment Amount: \$57,098.07
Execution No. 2019-00649

GIS: 03:2335516-369699
Property known as:
1264 Willow Street
Lebanon, PA 17046

Sale No. 11

Plaintiff: Fredericksburg Sewer and Water Authority

Defendant: John M. Greish

Attorney for Plaintiff:
Law Offices of Anthony J. Fitzgibbons
Anthony J. Fitzgibbons, Esquire
279 N. Zinn's Mill Road, Suite D
Lebanon, PA 17042
(717) 279-8313

Judgment Amount: \$5,513.12
Execution No. 2017-00227

GIS: 19:2329468-421769
Property known as:
114 Second Street
Fredericksburg, PA 17026

Sale No. 12

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Kay L. Grunmeier

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

Judgment Amount: \$185,051.62
Execution No. 2019-00636

GIS: 31:2292828-348404
Property known as:
423 Springbrook Drive
Palmyra, PA 17078

Sale No. 13

Plaintiff: Ronen, LLC

Defendant: Christopher McKinney Solely in His Capacity as Heir of Sara Ann McKinney, Deceased
Jacqueline McKinney, Solely in Her Capacity as Heir of Sara Ann McKinney, Deceased, Joseph McKinney, Solely in His Capacity as Heir of Sara Ann McKinney, Deceased

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

Judgement Amount: \$39,887.36
Execution No. 2018-02064

GIS: 05:2337699-372337
Property known as:
524 North 8th Street
Lebanon, PA 17046

Sale No. 14

Plaintiff: Derf Associates

Defendant: Melissa Webster

Attorney for Plaintiff:
Reilly Wolfson Law Offices
Andrew J. Race, Esquire
1601 Cornwall Road
Lebanon, PA 17042
(717)(273-3733

Judgment Amount: \$119,103.11
Execution No. 2019-00764

GIS: 04:2340376-369449
Property known as:
228 Cumberland Street
Lebanon, PA 17042

Sale No. 15

Plaintiff: Pennymac Loan Services, LLC

Defendant: Zachary J. Leas and Julie Wood

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

Judgement Amount: \$113,512.38
Execution No. 2017-01412

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

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