

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 14, 2012 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:

Michael J. DeLeo,
Sheriff of Lebanon County

Sale No. 1

Plaintiff: Rosemarie K. Christianson

Defendant: M. Rodney Young and Carol J. Young and United States of America

Attorney for Plaintiff:
Christianson Meyer
George E. Christianson, Esquire
411 Chestnut Street
Lebanon, PA 17042
(717) 273-1651

Judgment Amount: \$109,000
Execution No. 2011-00530

GIS: 30:2354242-364533
Property known as:
123 Fox Road
Lebanon, PA 17042

Sale No. 2

Plaintiff: Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2002-3 Asset-Backed Certificates, Series 2002-3

Defendant: Thomas E. Cahill, Jr.

Attorney for Plaintiff:
McCabe, Weisberg & Conway, P.C.
Terrence J. McCabe, Esquire
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Judgment Amount: \$132,837.78
Execution No. 2011-01785

GIS: 27:2343561-377950
Property known as:
1636 North 8th Avenue
Lebanon, PA 17046

Sale No. 3

Plaintiff: Green Tree Servicing, LLC

Defendant: Joyce F. Eslinger

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

Judgment Amount: \$85,233.11
Execution No. 2011-01248

GIS: 01:2338860-368578
Property known as:
618 Federal Street
Lebanon, PA 17042

Sale No. 4

Plaintiff: Fv-1, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings, LLC

Defendant: Chad C. Mazzocca and Melissa L. Mazzocca

Attorney for Plaintiff:
McCabe, Weisberg & Conway, P.C.
Terrence J. McCabe, Esquire
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Judgment Amount: \$147,515.65
Execution No. 2011-01587

GIS: 16:2292656-357719
Property known as:
121 South Green Street
Palmyra, PA 17078

Sale No. 5

Plaintiff: JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC successor by merger to Chase Manhattan Mortgage Corporation

Defendant: Shauna L. Yorty

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: \$44,866.16
Execution No. 2011-01795

GIS: 05:2339112-372514
Property known as:
511 Guilford Street
Lebanon, PA 17042

Sale No. 6

Plaintiff: M & T Bank s/b/m Manufacturers & Traders Trust Company

Defendant: Matthew Petrich and Constance Y. Petrich

Attorney for Plaintiff:
McCabe, Weisberg & Conway, P.C.
Marc S. Weisberg, Esquire
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Judgment Amount: \$198,864.61
Execution No. 2010-00985

GIS: 14:2324996-334612
Property known as:
302 Lancaster Avenue
Mt. Gretna, PA 17064

Sale No. 7

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

Defendant: Melissa A. Ginther and David J. Ginther

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

Judgment Amount: \$130,953.74
Execution No. 2011-01180

GIS: 32:2324710-395034
Property known as:
310 Cindy Drive
Jonestown, PA 17038

Sale No. 8

Plaintiff: Flagstar Bank, FSB

Defendant: Daniel Blackman a/k/a Daniel S. Blackman

Attorney for Plaintiff:
McCabe, Weisberg & Conway, P.C.
Margaret Gairo, Esquire
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Judgment Amount: \$168,785.80
Execution No. 2011-01826

GIS: 30:2350350-370290
Property known as:
1435 Esther Drive
Lebanon, PA 17042

Sale No. 9

Plaintiff: Community First Fund

Defendant: Larry J. Missimer and Nicole A. Shifflett

Attorney for Plaintiff:
Reese Samley Wangerseller & Mecium, Longer, PC
Matthew C. Samley, Esquire
120 North Shippen Street
Lancaster, PA 17602
(717) 393-0671

Judgment Amount: \$43,704.54
Execution: 2011-01439

GIS: 25:2317330-382690
Property known as:
2015 Boltz Lane

Lebanon, PA 17046

Sale No. 10

Plaintiff: Fulton Bank, N.A. f/k/a Fulton Bank

Defendant: Unknown Heirs, Successors,
Assigns and all persons, firms or associations
claiming right, title or interest from or under
John H. Grimm, Jr. Deceased

Attorney for Plaintiff:
Barley Snyder, LLC
Shawn M. Long, Esquire
126 East King Street
Lancaster PA 17602
(717) 299-5201

Judgment Amount: \$56,789.75
Execution No. 2011-00878

GIS: 21:2279008-385256
Property known as:
10140 Jonestown Road
Grantville, PA 17026

Sale No. 11

Plaintiff: Midfirst Bank

Defendant: Regina M. Zimmerman and
Ann S. Zimmerman

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

Judgment Amount: \$56,104.00
Execution No. 2011-01073

GIS: 05:2338857-371702
Property known as:
535 Lehman Street
Lebanon, PA 17046

Sale No. 12

Plaintiff: Northwest Savings Bank

Defendant: Stephen J. McaNally, Sr.

Attorney for Plaintiff:
Patrick M. Reb, Esquire
547 South 10th Street
Lebanon, PA 17042
(717) 274-6620

Judgment Amount: \$137,971.53
Execution No. 2011-01125

GIS: 23:2363635-389284
Property known as:
18 Grasshopper Court
Myerstown, PA 17067

Sale No. 13

Plaintiff: Deutsche Bank National Trust
Company, as Trustee for Argent Securities,
Inc., Asset-Backed Pass- Through Certificates,
Series 2003-W

Defendant: Christofer L. Mcginity and Shelby
Mcginity a/ka/ Shelby Hiller

Attorney for Plaintiff:
McCabe, Weisberg & Conway, P.C.
Andrew L. Markowitz, Esquire
123 South Broad Street, Suite 2080
Philadelphia, PA 19109
(215) 790-1010

Judgment Amount: \$79,284.71
Execution No. 2011-01930

GIS: 10:2337135-374628
Property known as:
820 Reinoehl Street
Lebanon, PA 17046

Sale No. 14

Plaintiff: Wells Fargo Bank, N.A. s/b/m Wells
Fargo Home Mortgage, Inc.

Defendant: John E. Embich

Attorney for Plaintiff:
Phelan Hallinan & Schmiegl, LLP
Lauren R. Tabas, Esquire
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$73,327.70
Execution No. 2011-00837

GIS: 01:2339190-367353
Property known as:
342 South 6th Street
Lebanon, PA 17042

Sale No. 15

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

Defendant: Stacey M. Webster and Trevor
Webster a/k/a Trevor L. Webster

Attorney for Plaintiff:
Martha E. Von Rosenstiel, P.C.
Jacqueline F. McNally, Esquire
649 South Avenue, Suite 6
Secane, PA 19018
(610) 328-2887

Judgment Amount: \$235,452.89
Execution No. 2011-01919

GIS: 23:2364548-390645
Property known as:
15 Mayfly Court
Myerstown, PA 17067

Sale No. 18

Plaintiff: Green Tree Consumer Discount
Company

Defendant: Crystal C. Bradley and
Derrick A. Bradley

Attorney for Plaintiff:
Phelan Hallinan & Schmiegl, LLP
Robert W. Cusick, Esquire
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$297,768.70
Execution No. 2011-01075

GIS: 31:2298477-344999
Property known as:
6 Behrens Drive
Palmyra, PA 17078

Sale No. 19

Plaintiff: Citimortgage, Inc.

Defendant: Charles R. Doane

Attorney for Plaintiff:
Phelan Hallinan & Schmiegl, LLP
Robert W. Cusick, Esquire
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$113,106.61
Execution No. 2011-00813

GIS: 13:2321564-397305
Property known as:
208 Rose Lane
Jonestown, PA 17038

Sale No. 20

Plaintiff: Deutsche Bank National Trust
Company, as Trustee for HIS Asset
Securitization Corporation Trust 2007-HE1

Defendant: Gregory A. Bell

Attorney for Plaintiff:
Phelan Hallinan & Schmiegl, LLP
Allison F. Wells, Esquire
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$151,183.80
Execution No. 2009-02793

GIS: 31:2292436-350007
Property known as:
207 Palmyra Road
Palmyra, PA 17078

Sale No. 21

Plaintiff: Bank of America, N.A. as Successor
by Merger to BAC Home Loans Servicing, LP

Defendant: Nelson Figueroa

Attorney for Plaintiff:
Phelan Hallinan & Schmiegl, LLP
Allison F. Wells, Esquire
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$104,077.94
Execution No. 2010-00602

GIS: 05:2338682-372099
Property known as:
451 North 6th Street
Lebanon, PA 17046

Sale No. 22

Plaintiff: Deutsche Bank National Trust
Company, as Trustee for Morgan Stanley ABS
Capital 1 Inc., Trust 2006-HE3

Defendant: Gary L. Berry

Attorney for Plaintiff:
Phelan Hallinan & Schmieg, LLP
Robert W. Cusick, Esquire
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$146,710.66
Execution No. 2010-01758

GIS: 30:2348816-371864
Property known as:
1410 King Street
Lebanon, PA 17042

Sale No. 23

Plaintiff: PNC Bank, National Association

Defendant: Jason N. Eberly

Attorney for Plaintiff:
Udren Law Offices, P.C.
Amy Glass, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

Judgment Amount: \$69,233.16
Execution No. 2011-01842

GIS: 19:2354199-390679
Property known as:
905 Stracks Dam Road
Myerstown, PA 17067

Sale No. 24

Plaintiff: Wells Fargo Bank, N.A., as Trustee for
Option One Mortgage Loan Trust 2007-1,
Asset-Backed Certificates, Series 2007-1

Defendant: Heather J. Hernandez and
William Hernandez, Jr.

Attorney for Plaintiff:
Udren Law Offices, P.C.
Amy Glass, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400

Judgment Amount: \$98,060.40
Execution No. 2011-00695

GIS: 01:2339795-367634
Property known as:
423 Pershing Avenue
Lebanon, PA 17042

Sale No. 25

Plaintiff: Bank of America, N.A. as Successor
by Merger to BAC Home Loans Servicing, LP

Defendant: Edward McDaniels a/k/a Edward R.
McDaniels individually and in his Capacity as

Executor and Devisee of the Estate of Doris L.
Africa

Attorney for Plaintiff:
Phelan Hallinan & Schmieg, LLP
Robert W. Cusick, Esquire
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$85,551.32
Execution No. 2010-01259

GIS: 10:2341322-372718
Property known as:
17 Tiffany Lane
Lebanon, PA 17046

Sale No. 26

Plaintiff: Metlife Home Loans, a Division of
Metlife Bank, N.A.

Defendant: Jeremy M Hetrick and
Stacy L. Hetrick

Attorney for Plaintiff:
Phelan Hallinan & Schmieg, LLP
Robert W. Cusick, Esquire
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$90,064.25
Execution No. 2010-02201

GIS: 21:2311464-393846
Property known as:
10886 Jonestown Road
Jonestown, PA 17038

Sale No. 27

Plaintiff: Bank of America, N.A. as Successor
by Merger to BAC Home Loans Servicing, LP

Defendant: James T. Leisey

Attorney for Plaintiff:
Phelan Hallinan & Schmieg, LLP
Allison F. Wells, Esquire
One Penn Center at Suburban Station
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
(215) 563-7000

Judgment Amount: \$116,476.41
Execution No. 2010-02402

GIS: 23:2380554-385306
Property known as:
853 Tulpehocken Road
Myerstown, PA 17067

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.

MICHAEL J. DeLEO,
Sheriff of Lebanon County