

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 APRIL 10, 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: LSF9 Master Participation Trust

Defendant: Nancy E. Smith and Thomas L. Dillard

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

Judgment Amount: \$31,841.07  
Execution No. 2017-01562

GIS: 11:2325430-369010  
Property known as:  
328 East Maple Street  
Cleona, PA 17042

**Sale No. 2**

Plaintiff: JPMorgan Mortgage Acquisition Corp.

Defendant: Charlene E. Leeper

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

Judgment Amount: \$109,785.92  
Execution No. 2017-01557

GIS: 16:2288958-359388  
Property known as:  
510 North Railroad Street  
Palmyra, PA 17078

**Sale No. 3**

Plaintiff: JPMorgan Chase Bank, N.A.

Defendant: Dianna D. Schumann, in her Capacity as Heir of Tuan A. Schumann, Deceased, Samantha R. Schumann, in her capacity as Heir of Tuan A. Schumann, Deceased, Brianna D. Schumann, in her Capacity as Heir of Tuan A. Schumann, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, title or Interest from or Under Tuan A. Schumann, Deceased

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

Judgment Amount: \$183,189.00  
Execution No. 2017-01384

GIS: 27:2328704-379956  
Property known as:  
18 Winchester Circle  
Lebanon, PA 17046

**Sale No. 4**

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  
Elizabeth M. Bennett, 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  
116 Ironmaster Road  
Lebanon, PA 17042

**Sale No. 5**

Plaintiff: The Bank of New York Mellon f/k/a the Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-C

Defendant: Harry Gricks, Susan Gricks a/k/a Susan M. Gricks

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

Judgment Amount: \$101,008.83  
Execution No. 2017-01476

GIS: 16:2290646-357905  
Property known as:  
115 North Lincoln Street  
Palmyra, PA 17078

**Sale No. 6**

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B

Defendant: James B. Mark and Tina M. Mark

Attorney for Plaintiff:  
Manley Deas Kochalski, LLC  
Justin F. Kobeski, Esquire  
P.O. Box 165028  
Columbus, OH 43216

(614) 222-4921

Judgment Amount: \$108,514.73  
Execution No. 2017-00818

GIS: 15:2371868-379842  
Property known as:  
704 South Railroad Street  
Myerstown, PA 17067

**Sale No. 7**

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 Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-3

Defendant: Steven L. Nuttall

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

Judgment Amount: \$89,474.71  
Execution No. 2017-01613

GIS: 02:2337953-365247  
Property known as:  
803 Cornwall Road  
Lebanon, PA 17042

**Sale No. 8**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Sherry Lee Fay, in her capacity as heir of Joseph D. Fay a/k/a Joseph D. Fay, Jr., Deceased, Shannon Fay, a/k/a Shannon Miller, in her capacity as heir of Joseph D. Fay, a/k/a Joseph D. Fay, Jr., Deceased, Bo Fay, a/k/a Fred Miller, III, in his capacity as heir of Joseph D. Fay a/k/a Joseph D. Fay, Jr. Deceased, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right title or interest from or Under Joseph D. Fay a/k/a Joseph D. Fay, Jr. Deceased

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

Judgment Amount: \$82,248.14  
Execution No. 2016-00843

GIS: 30:2343948-369199  
Property known as:  
140 South 5<sup>th</sup> Avenue

Lebanon, PA 17042

**Sale No. 9**

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

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, PO Box 391  
Palmyra, PA 17078

**Sale No. 10**

Plaintiff: Bank of America, N.A.

Defendant: Rhett Lawson and Stephanie J. Lawson

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

Judgment Amount: \$80,138.99  
Execution No. 2017-01073

GIS: 30:2348907-371888  
Property known as:  
1418 King Street  
Lebanon, PA 17042

**Sale No. 11**

Plaintiff: HSBC Bank USA, National Association, as Trustee for Ace Securities Corp. Home Equity Loan Trust, Series 2006-NC1, Asset Backed Pass-Through Certificates

Defendant: Jenny A. Raub and Gregory L. Raub

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

Judgment: \$113,871.75  
Execution No. 2017-01527

GIS: 15:2371881-379656  
Property known as:  
714 South Railroad Street  
Myerstown, PA 17067

**Sale No. 12**

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for Carisbrooke Asset Holding Trust

Defendant: Charla R. Dugan and Michael B. Dugan

Attorney for Plaintiff:  
Stern & Eisenberg, P.C.  
M. Troy Freedman, Esquire  
The Shops at Valley Square  
1851 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

Judgment Amount: \$189,417.02  
Execution No. 2017-01649

GIS: 15:2371797-382566  
Property known as:  
3-5 East Carpenter Avenue  
Myerstown, PA 17067

**Sale No. 14**

Plaintiff: Fulton Bank, N.A.

Defendant: Bryan Hetrick, Known Surviving Heir of Jeffrey L. Hetrick and Katie Hetrick, Known Surviving Heir of Jeffrey L. Hetrick and Unknown Surviving Heirs of Jeffrey L. Hetrick

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

Judgment Amount: \$83,941.10  
Execution No. 2017-01131

GIS: 28:2293857-355025  
Property known as:  
440 East Hemlock Street  
Palmyra, PA 17078

**Sale No. 15**

Plaintiff: Pennsylvania State Employees Credit Union

Defendant: Scott A. Miller and Tammy L. Miller

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

Judgment Amount: \$240,878.52  
Execution No. 2017-01401

GIS: 34:2326881-335698  
Property known as:  
201 Locust Avenue  
Mt. Gretna, PA 17064

**Sale No. 16**

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  
Elizabeth M. Bennett, 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. 17**

Plaintiff: JPMorgan Chase Bank, National Association

Defendant: Connie L. Fitzkee a/k/a Connie Fitzkee

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: \$73,704.77  
Execution No. 2017-01337

GIS: 08:2343662-367747  
Property known as:  
404 East Pershing Avenue  
Lebanon, PA 17042

**Sale No. 18**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Faye A. Bishop

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

Judgment Amount: \$149,904.62  
Execution No. 2017-01335

GIS: 30:2348039-369149  
Property known as:  
1009 Horseshoe Circle  
Lebanon, PA 17042

**Sale No. 19**

Plaintiff: Deutsche Bank National Trust Company, as Trustee for the Registered Holder of Morgan Stanley Home Equity Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2 c/o Ocwen Loan Servicing, LLC

Defendant: Julie Heagy a/k/a Julie L. Heagy and Stephen Prosser

Attorney for Plaintiff:  
Stern & Eisenberg, P.C.  
M. Troy Freedman, Esquire

The Shops at Valley Square  
1851 Main Street, Suite 200  
Warrington, PA 18976  
(215) 572-8111

Judgment Amount: \$99,082.51  
Execution No. 2017-01589

GIS: 18:2311471-364411  
Property known as:  
252 West Queen Street  
Annville, PA 17003

**Sale No. 20**

Plaintiff: Deutsche Bank National Trust  
Company, as Trustee, on Behalf of the Holders  
of the JPMorgan Mortgage Acquisition Trust  
2007-HE1 Asset Backed Pass-Through  
Certificates, Series 2007-He1

Defendant: Robert R. Gonzalez and Joanne  
Gonzalez

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

Judgment Amount: \$157,981.33  
Execution No. 2017-01418

GIS: 30:2350152-368971  
Property known as:  
1312 Birch Road  
Lebanon, PA 17042

**Sale No. 21**

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 Merrill Lynch  
Mortgage Investors Trust, Mortgage Loan  
Asset-Backed Certificates, Series 2006-ARI

Defendant: The Unknown Heirs of June M.  
Bennett, Deceased, Azzarah Jayde, Solely in  
Her Capacity as Heir of June M. Bennett,  
Deceased, Michael Rapp, Solely in his  
Capacity as Heir of June M. Bennett,  
Deceased

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

Judgment Amount: \$165,201.73  
Execution No. 2017-00830

GIS: 35:2329946-371508  
Property known as:  
2411 Lehman Street  
Lebanon, PA 17046

**Sale No. 22**

Plaintiff: Deutsche Bank National Trust  
Company, as Trustee, on Behalf of the Holders  
of the JPMorgan Acquisition Trust 2007-CH5,

Asset Backed Pass-Through Certificates,  
Series 2007-CH5

Defendant: Patricia Rothermel and Barry E.  
Rothermel

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

Judgment Amount: \$168,892.28  
Execution No. 2017-00358

GIS: 04:2339177-369314  
Property known as:  
520 Cumberland Street  
Lebanon, PA 17042

**Sale No. 26**

Plaintiff: Lebanon Federal Credit Union

Defendant: Stacey L. Mehler

Attorney for Plaintiff:  
Spitler, Kilgore & Enck  
522 South 8<sup>th</sup> Street  
Lebanon, PA 17042  
(717) 273-7621

Judgment Amount: \$26,712.91  
Execution No. 2015-01794

GIS: 09:2345986-372451  
Property known as:  
936 East Mifflin Street  
Lebanon, PA 17046

**Sale No. 27**

Plaintiff: Northwest Savings Bank

Defendant: Vernon C. Lyter, Jr. and Maria T.  
Lyter

Attorney for Plaintiff:  
Nestico Druby, P.C.  
Megan C. Huff, Esquire  
1135 E. Chocolate Avenue  
Hershey, PA 17033  
(717) 533-5406

Judgment Amount: \$63,325.45  
Execution No. 2014-01130

GIS: 31:2294819-346998  
Property known as:  
454 Old Farm Road  
Palmyra, PA 17078

**Sale No. 28**

Plaintiff: M & T Bank

Defendant: Dzon Marku

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

Judgment Amount: \$131,653.60  
Execution No. 2017-01554

GIS: 11:2322011-367286  
Property known as:  
113 South Harris Street  
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