

**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 13, 2021 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: Wilmington Savings Fund, Society,  
FSB, d/b/a Christiana Trust, not Individually but  
as Trustee for Pretium Mortgage Acquisition  
Trust

Defendant: Steve C. Ambacher a/k/a Steven C.  
Ambacher; Kim A. Ambacher a/k/a Kimberly A.  
Ambacher

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: \$247,932.47  
Execution No. 2020-00136

GIS: 32:2324018-398391  
Property known as:  
470 Darlington Avenue  
Jonestown, PA 17038

**Sale No. 2**

Plaintiff: Citigroup Mortgage Loan Trust 2018-A  
Defendant: Edwin Rodriguez

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: \$55,791.01  
Execution No. 2020-00578

GIS: 06:2336309-370874  
Property known as:  
337 N. 11<sup>th</sup> Street  
Lebanon, PA 17046

**Sale No. 3**

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

Defendant: Edwin Thorn

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

Judgment Amount: \$53,455.03  
Execution No. 2020-01230

GIS: 05:2339639-371907  
Property known as:

425 N. 4<sup>th</sup> Street  
Lebanon, PA 17046

**Sale No. 4**

Plaintiff: Eastern Savings Bank, FSB

Defendant: Deborah J. Martin

Attorney for Plaintiff:  
JSDC Law Offices  
Kimberly A. Bonner, Esquire  
11 E. Chocolate Avenue, Suite 300  
Hershey, PA 17033  
(717) 533-3280

Judgment Amount: \$86,277.90  
Execution No. 2020-01074

GIS: 31:2296359-350704  
Property known as:  
1680 S. Forge Road  
Palmyra, PA 17078

**Sale No. 6**

Plaintiff: REO Trust 2017-RPL 1

Defendant: Donald L. Aller, as Administrator of  
the Estate of Dawn L. Aller, Deceased

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: \$39,563.19  
Execution No. 2020-01181

GIS:10:2339093-373154  
Property known as:  
524 Maple 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