

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 9, 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: Jonestown Bank and Trust Company

Defendant: Benjamin H. Moore, IV and Denise Verna Moore

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: \$44,018.12
Execution No. 2018-00630

GIS: 24:2395884-373795
Property known as:
122 West Main Street
Newmanstown, PA 17073

Sale No. 3

Plaintiff: JPMorgan Chase Bank, National Association

Defendant: Martha L. Seidel

Attorney for Plaintiff:
Shapiro & DeNardo, LLC
Christopher A. DeNardo, Esquire
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

Judgment Amount: \$116,667.67
Execution No. 2018-00862

GIS: 15:2371316-383287
Property known as:
6 West Washington Avenue
Myerstown, PA 17067

Sale No. 4

Plaintiff: U.S. Bank National Association, as Trustee successor-in-interest to Wachovia Bank National Association, as Trustee for GSMPS Mortgage Pass-Through Certificates, Series 2004-4 c/o Ocwen Loan Servicing, LLC

Defendant: Lourdes Camacho a/k/a Lourdes Leon

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: \$23,137.98
Execution No. 2017-01793

GIS: 06:2335546-370980

Property known as:
1306 Brandywine Street
Lebanon, PA 17046

Sale No. 5

Plaintiff: Wells Fargo Bank, N.A. S/B/M
Wachovia Bank, National Association

Defendant: Raymond J. Arndt, as believed Heir and/or Administrator to the Estate of Loretta J. Arndt; Lisa M. Dresnin, as believed Heir and/or Administrator to the Estate of Loretta J. Arndt; Unknown Heirs and/or Administrators of the Estate of Loretta J. Arndt

Attorney for Plaintiff:
Manley Deas Kochalski, LLC
Justin F. Kobeski, Esquire
P. O. Box 165028
Columbus, OH 43216
(614) 220-5613

Judgment Amount: \$137,237.30
Execution No. 2018-00849

GIS: 28:2287989-350960
Property known as:
904 Cambridge Court
Palmyra, PA 17078

Sale No. 6

Plaintiff: PNC Bank, National Association, Successor by Merger to National City Bank, Successor by Merger to National City Mortgage Co., A Subsidiary of National City Bank of Indiana

Defendant: Carl A. Tonini, Jr. and Jenelle L. Schubert a/k/a Janelle L. Schubert

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: \$91,653.92
Execution No. 2018-01752

GIS: 11:2324225-368190
Property known as:
15 South Lincoln Street
Cleona, PA 17042

Sale No. 7

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

Defendant: Dorlene Sowers

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: \$131,941.41
Execution No. 2018-01869

GIS: 27:2336568-380091
Property known as:
1134 Kochenderfer Road
Lebanon, PA 17046

Sale No. 8

Plaintiff: JPMorgan Chase Bank, National Association

Defendant: Thomas M. Kaley, Jr.

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: \$138,455.14
Execution No. 2018-01743

GIS: 19:2337605-398554
Property known as:
17 Homestead Road
Grantville, PA 17028

Sale No. 9

Plaintiff: Wells Fargo Bank, NA

Defendant: Christopher S. Shuey

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: \$124,818.05
Execution No. 2018-01895

GIS: 32:2324637-395261
Property known as:
284 Cindy Drive
Jonestown, PA 17038

Sale No. 10

Plaintiff: The Bank of New York Mellon as Trustee for CIT Mortgage Loan Trust 2007-1

Defendant: Bryan J. Bedisky and Nicole Bedisky

Attorney for Plaintiff:
Weltman, Weinberg & Reis Co., L.P.A.

Michelle Pierro, Esquire
436 7th Avenue, Suite 2500
Pittsburgh, PA 15219
(412) 434-7955

Judgment Amount: \$234,187.55
Execution No. 2018-00318

GIS: 11:2324137-367707
Property known as:
21 East Walnut Street
Cleona, PA 17042

Sale No. 11

Plaintiff: Loancare, LLC

Defendant: Jennifer L. Swatson, in Her Capacity as Administratrix and Heir of Joseph W. Petry, Deceased, Jasper L. Vignone, in his Capacity as Heir of the Estate of Joseph W. Petry, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations, Claiming Right, Title or Interest from or Under Joseph W. Petry, Deceased

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: \$120,699.80
Execution No. 2018-01591

GIS: 30:2345457-365957
Property known as:
709 Hockley Avenue
Lebanon, PA 17042

Sale No. 12

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Stephanie A. Peters and Mark A. Peters

Attorney for Plaintiff:
Manley Deas Kochalski, LLC
Justin F. Kobeski, Esquire
P. O. Box 165028
Columbus, OH 43216
(614) 220-5613

Judgment Amount: \$70,938.84
Execution No. 2018-01619

GIS: 16:2289048-360100
Property known as:
608 North Chestnut Street
Palmyra, PA 17078

Sale No. 13

Plaintiff: FV-1 Inc., In Trust for Morgan Stanley Mortgage Capital Holdings, LLC

Defendant: Bruce Sherman, In his capacity as administrator of the Estate of Arnold P. Miller and Michelle Johnson, Heir of Arnold P. Miller

Attorney for Plaintiff:
Hogan and McDaniel
1311 Delaware Avenue
Wilmington, Delaware 19806
(302) 656-7540

Judgment Amount: \$308,751.32
Execution No. 2017-01413

GIS: 15:2370292-382265
Property known as:
148 West Carpenter Avenue
Myerstown, PA 17067

Sale No. 14

Plaintiff: JP Morgan Chase Bank, NA

Defendant: Maria D. Beloued and Adil Beloued a/k/a Adil D. Beloued

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

Judgment Amount: \$130,286.98
Execution No. 2018-01576

GIS: 30:2347470-366962
Property known as:
316 Acorn Circle
Lebanon, PA 17042

Sale No. 15

Plaintiff: Fredericksburg Sewer and Water Authority

Defendant: Tammi L. Hopkins, a/k/a Tammi L. Sheffy

Attorney for Plaintiff:
Anthony J. Fitzgibbons Esquire
279 N. Zinns Mill Road, Suite D
Lebanon, PA 17042
(717) 279-8313

Judgment Amount: \$4,264.80
Execution No. 2017-00243

GIS: 19:2338611-404645
Property known as:
272 Mill Road
Fredericksburg, PA 17038

Sale No. 16

Plaintiff: Freedom Mortgage Corporation

Defendant: Delvin George Jr. and Pamela E. George

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

Judgment Amount: \$251,549.37
Execution No. 2018-01602

GIS: 12:2339333-349878
Property known as:
107 Lackawanna Drive
Lebanon, PA 17042

Sale No. 17

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-HE6

Defendant: Nancy Rios aka Nancy Garay and Doris Rivera

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

Judgment Amount: \$71,428.52
Execution No. 2018-01632

GIS: 05:2340475-371560
Property known as:
361 N. 2nd Street
Lebanon, PA 17046

Sale No. 18

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Nathan Long

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

Judgment Amount: \$120,990.94
Execution No. 2018-01848

GIS: 17:2385736-375715
Property known as:
218 E. Main Street
Richland, PA 17087

Sale No. 19

Plaintiff: Santander Bank, N.A.

Defendant: Sharon F. Pyles Individually and as Heir of Scott A. Pyles, Deceased and Melissa M. Miller, Solely in her Capacity as Heir of Scott A. Pyles, Deceased and Stacy Bunderman, Solely in his Capacity as Heir of Scott A. Pyles, Deceased and Unknown Heirs, Successors and/or Assigns of Scott A. Pyles, Deceased

Attorney for Plaintiff:
Pressman & Doyle, LLC
Michael S. Bloom, Esquire
712 West MacDade Boulevard
Milmont Park, PA 19033
(610) 532-4222

Judgment Amount: \$110,486.35
Execution No. 2016-01866

GIS: 05:2339502-371228
Property known as:
422 Weidman 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