

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 14, 2020 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: Santander Bank, N.A.

Defendant: Kellie J. Kohr

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: \$52,061.40
Execution No. 2019-01803

GIS: 11:2323281-368416
Property known as:
22 North Washington Street
Cleona, PA 17042

Sale No. 2

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

Defendant: Raymond K. Sims and Sue A. Sims

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: \$103,658.86
Execution No. 2018-00977

GIS: 23:2364266-380721
Property known as:
556 West Main Avenue
Myerstown, PA 17067

Sale No. 3

Plaintiff: New Residential Mortgage Loan Trust 2018-1

Defendant: Tamara L. Richards

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

Judgment Amount: \$110,868.02
Execution No. 2018-02108

GIS: 28:2296011-352387
Property known as:
1578 South Forge Road
Palmyra, PA 17078

Sale No. 4

Plaintiff: Freedom Mortgage Corporation

Defendant: Dustin G. Strickler and Ashlee M. Strickler

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: \$144,695.67
Execution No. 2019-01762

GIS: 18:2312519-364651
Property known as:
34 West Queen Street
Annville, PA 17003

Sale No. 5

Plaintiff: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc. Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Rs4

Defendant: Chrystal M. Orea-Sourwine and Damian A. Orea-Cruz a/k/a Damian Orea-Cruz

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: \$44,879.78
Execution No. 2019-01847

GIS: 05:2339466-370951
Property known as:
425 Scull Street
Lebanon, PA 17046

Sale No. 6

Plaintiff: JPMorgan Chase Bank, National Association

Defendant: Darnell L. Pemberton

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: \$132,943.14
Execution No. 2019-01832

GIS: 12:2348397-347353
Property known as:
106 Store Lane
Lebanon, PA 17042

Sale No. 8

Plaintiff: U.S. Bank National Association

Defendant: Andrew T. Ciesielka and Louise M. Ciesielka

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

Judgment Amount: \$246,598.94
Execution No. 2019-01735

GIS: 28:2298740-354328
Property known as:
15 Fairfax Lane
Annville, PA 17003

Sale No. 9

Plaintiff: Midfirst Bank

Defendant: Louis Feliciano

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

Judgment Amount: \$170,195.32
Execution No. 2019-01863

GIS: 27:2346323-375040
Property known as:
1350 Old Hickory Lane
Lebanon, PA 17046

Sale No. 10

Plaintiff: Deutsche Bank Trust Company Americas f/k/a Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 200-2, Mortgage Loan Asset Backed Certificates, Series 2000-2

Defendant: Jose A. Aviles

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: \$140,540.11
Execution No. 2010-01365

GIS: 02:2337643-363571
Property known as:
1009 Quentin Road
Lebanon, PA 17042

Sale No. 11

Plaintiff: Bank United, N.A.

Defendant: Denise E. Bartram and Andrew W. Bartram

Attorney for Plaintiff:
Hill Wallick, LP
Kaitlin D. Shire, Esquire
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-7700

Judgment Amount: \$115,356.40
Execution No. 2019-01242

GIS: 16:2288659-354578
Property known as:
613 West Oak Street
Palmyra, PA 17078

Sale No. 12

Plaintiff: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-2

Defendant: Scott A. Lutz and Ida E. Lutz

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

Judgment Amount: \$102,556.72
Execution No. 2019-01668

GIS: 25:2309066-378516
Property known as:
677 Ono Road
Annville, PA 17003

Sale No. 13

Plaintiff: Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-4, as owner of the Related Mortgage Loan

Defendant: Ashley Miller a/k/a Ashley M. Kleinfelter; Troy Miller a/k/a Troy E. Miller

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

Judgment Amount: \$92,172.82
Execution No. 2019-01864

GIS: 16:2288694-359909
Property known as:
608 North Railroad Street
Palmyra, PA 17078

Sale No. 14

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: Julio Angel Lopez and Denise Roche

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

Judgment Amount: \$37,470.70
Execution No. 2019-01838

GIS: 04:2339172-369793
Property known as:
518 Willow Street
Lebanon, PA 17046

Sale No. 15

Plaintiff: Credit Suisse First Boston Mortgage Securities Corp. CSFB Mortgage Pass-Through Certificates, Series 2003-AR28, U.S. Bank National Association, as Trustee c/o Specialized Loan Servicing LLC

Defendant: Christene L. Kramer

Attorney for Plaintiff:
Parker McCay P.A.
Patrick J. Wesner, Esquire
9000 Midlantic Drive, Suite 300
PO Box 5054
Mount Laurel, NJ 08054-1539
(856) 596-8900

Judgment Amount: \$41,855.82
Execution No. 2019-01740

GIS: 24:2394688-372667
Property known as:
322 W. Main Street
Newmanstown, PA 17073

Sale No. 16

Plaintiff: J.P. Morgan Mortgage Acquisition Corp.

Defendant: Angel L. Bermudez

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

Judgment Amount: \$34,375.72
Execution No. 2019-01892

GIS: 05:2337418-371774
Property known as:
429 N. Gannon Street
Lebanon, PA 17046

Sale No. 17

Plaintiff: Carrington Mortgage Services, LLC

Defendant: Daniel M. Newman and Christine M. Neuman

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: \$135,419.03
Execution No. 2019-01903

GIS: 32:2326459-394901
Property known as:
2277 Quarry Road
Lebanon, PA 17046

GIS:32:2326405-394988
Property known as:
NS Quarry Road
Lebanon, PA 17046

Sale No. 18

Plaintiff: Lancaster Area Habitat for Humanity, Inc.

Defendant: Nicole M. Rivera and Jonathan Sanchez

Attorney for Plaintiff
Gibbel, Kraybill & Hess, LLP
Donald H. Hess, Esquire
2933 Lititz Pike
P.O. Box 5349
Lancaster, PA 17606
(717) 291-1700

Judgment Amount: \$76,194.74
Execution No. 2018-00929

GIS: 10:2342535-372906
Property known as:
201 Worden Street
Lebanon, PA 17046

Sale No. 19

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Jill Carpenter a/k/a Jill N. Carpenter and Joseph C. Carpenter a/k/a Joseph Carpenter

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: \$115,738.27
Execution No. 2019-01976

GIS: 22:2375484-354717
Property known as:
223 East Main Street a/k/a
1474 Heidelberg Avenue
Schaefferstown, PA 17088

Sale No. 20

Plaintiff: Specialized Loan Services, LLC

Defendant: David E. DeLong and Victoria S. DeLong

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: \$101,715.60
Execution No. 2019-01627

GIS: 16:2291459-358840
Property known as:
157 North Franklin Street
Palmyra, PA 17078

Sale No. 21

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Lance R. Camasta

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: \$98,438.35
Execution No. 2019-00306

GIS: 19:2328637-421992
Property known as:
552 Camp Strause Road
Fredericksburg, PA 17026

Sale No. 22

Plaintiff: Pennsylvania Housing Finance
Agency

Defendant: Lake E. Sechrist

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

Judgment Amount: \$118,957.62
Execution No. 2019-01665

GIS: 23:2364478-379884
Property known as:
55 Laurel Drive
Myerstown, PA 17067

Sale No. 23

Plaintiff: CU Members Mortgage, a Division of
Colonial Savings, F.A.

Defendant: Jocelynn N. Gingrich

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

Judgment Amount: \$114,433.46
Execution No. 2019-01088

GIS: 16:2291816-357548
Property known as:
329 E. Cherry Street
Palmyra, PA 17078

Sale No. 24

Plaintiff: Pennsylvania Housing Finance
Agency

Defendant: Shawn A. Jackson, Michelle Lucero
Jackson, and the Secretary of Housing and
Urban Development

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

Judgment Amount: \$107,539.27
Execution No. 2019-02017

GIS: 32:2323084-399566
Property known as:
167 Lighthouse Drive
Jonestown, PA 17038

Sale No. 25

Plaintiff: PNC Bank, National Association

Defendant: Matthew L. Pickard and Marjorie A.
Pickard

Attorney for Plaintiff:
Tucker / Arensberg
Kevin J. Cummings, Esquire
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

Judgment Amount: \$104,905.79
Execution No. 2019-01984

GIS: 16:2289513-357375
Property known as:
139 N. College Street
Palmyra, PA 17078

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