

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 AUGUST 13, 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: Federal National Mortgage Association ("Fannie Mae")

Defendant: Randy L. Kreiser

Attorney for Plaintiff:
Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Ste 7
Secane, PA 19018
(610) 328-2887

Judgment Amount: \$54,639.74
Execution No. 2019-00231

GIS: 19:2329340-421836
Property known as:
113 2nd Street, f/k/a
RD1 Box 272
Fredericksburg, PA 17026

Sale No. 2

Plaintiff: Nationstar HECM Acquisition Trust 2018-3, Wilmington Savings Fund Society, FSB, not Individually, but solely as Trustee

Defendant: Brian A. Gruber a/k/a Brian Gruber, as Executor and Heir of the Estate of Betty A. Leicht a/k/a Betty Leicht a/k/a Betty Arlene Leicht; John D. Mauser, Jr., in his capacity as Heir of Betty A. Leicht a/k/a Betty Leicht a/k/a Betty Arlene Leicht; Marian I. Shade, in her capacity as Heir of Betty A. Leicht a/k/a Betty Leicht a/k/a Betty Arlene Leicht

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

Judgment Amount: \$154,645.91
Execution No. 2019-00267

GIS: 15:2371582-384041
Property known as:
9 E. Jefferson Avenue
Myerstown, PA 17067

Sale No. 3

Plaintiff: Pennymac Loan Services, LLC

Defendant: Manuel Andrades

Attorney for Plaintiff:
KML Law Group, P.C.
BNY Mellon Independence Center
7010 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$65,111.99
Execution No. 2019-00057

GIS: 07:2337123-371923
Property known as:
441 N. 9th Street
Lebanon, PA 17046

Sale No. 4

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

Defendant: Matthew D. Hiemstra and Jacquelyn A. Hiemstra

Attorney for Plaintiff:
Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Ste 7
Secane, PA 19018
(610) 328-2887

Judgment Amount: \$192,786.63
Execution No. 2018-01729

GIS: 25:2296699-381785
Property known as:
1789 Blacks Bridge Road
Annville, PA 17003

Sale No. 5

Plaintiff: Lebanon Federal Credit Union

Defendant: Jeremy B. Shuey

Attorney for Plaintiff:
Spitler, Kilgore & Enck
Paul W. Kilgore, Esquire
522 South 8th Street
Lebanon, PA 17042
(717) 273-7621

Judgment Amount: \$115,488.93
Execution No. 2019-00252

GIS: 16:2289662-357334
Property known as:
128 North College Street
Palmyra, PA 17078

Sale No. 6

Plaintiff: U.S. Bank National Association, as Indenture Trustee on Behalf of and with respect to Ajax Mortgage Loan Trust 2017-B, Mortgage-Backed Notes

Defendant: L. David Arms, in his capacity as Administrator and Heir-at-Law of Patricia M. Arms, Deceased, and Debra Kahler, in her capacity as Heir-at-Law of Patricia M. Arms, Deceased, and Deanne L. Gerber, in her capacity as Heir-at-Law of Patricia M. Arms, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Patricia M. Arms, Deceased

Attorney for Plaintiff:
Martha E. Von Rosenstiel, P.C.
Martha E. Von Rosenstiel, Esquire
649 South Avenue, Ste 7
Secane, PA 19018
(610) 328-2887

Judgment Amount: \$232,829.80
Execution No. 2018-01766

GIS: 32:2323633-398530
Property known as:
441 Darlington Avenue
Jonestown, PA 17038

Sale No. 7

Plaintiff: PNC Bank, National Association

Defendant: Daniel J. Laughner and Helene M. Laughner

Attorney for Plaintiff:
KML Law Group, P.C.
BNY Mellon Independence Center
7010 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$161,178.41
Execution No. 2018-00510

GIS: 19:2348790-395682
Property known as:
447 Beagle Road
Myerstown, PA 17067

Sale No. 8

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Brian M. Young and Terra L. Young

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: \$104,863.76
Execution No. 2019-00356

GIS: 25:2302915-379201
Property known as:
1708 Blacks Bridge Road
Annville, PA 17003

Sale No. 9

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Patricia Roeting and Jeremy Roeting

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: \$111,437.14
Execution No. 2018-01489

GIS: 02:2334279-365523
Property known as:
1604 Oak Street
Lebanon, PA 17042

Sale No. 10

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Sue A. Bringman

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

Judgment Amount: \$65,581.33
Execution No. 2018-02147

GIS: 35:2329980-372180
Property known as:
2422 Guilford Street
Lebanon, PA 17046

Sale No. 11

Plaintiff: JPMorgan Chase Bank, National
Association

Defendant: Unknown Heirs, Successors, Assigns
and All Persons, Firms, or Associations Claiming
Right, Title or Interest from or under Randall L.
Dupler, deceased and Lisa Dupler, known Heir of
Randall L. Dupler, deceased and Amber Barnhart,
known Heir of Randall L. Dupler, deceased and
A.L.D., Minor, known Heir of Randall L. Dupler,
deceased

Attorney for Plaintiff:
Shaprio & DeNardo, LLC
Christopher A. DeNardo, Esquire
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
(610) 278-6800

Judgment Amount: \$105,312.05
Execution No. 2018-01536

GIS: 21:2290447-393610
Property known as:
566 Mill Road
Annville, PA 17003

Sale No. 12

Plaintiff: Freedom Mortgage Corporation

Defendant: Todd C. Young and Lisa M. Young

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: \$244,519.49
Execution No. 2017-01315

GIS: 28:2289022-352731
Property known as:
125 Clover Lane
Palmyra, PA 17078

Sale No. 13

Plaintiff: Deutsche Bank, National Trust
Company, as Trustee for Novastar Mortgage
Funding Trust, Series 2007-2, Novastar Home
Equity Loan Assets-Backed Certificates, Series
2007-2

Defendant: Mickaele Molin

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: \$71,285.51
Execution No. 2019-00374

GIS: 11:2323591-366959
Property known as:
13 Walnut Mill Lane
Cleona, PA 17042

Sale No. 14

Plaintiff: LSF9 Master Participation Trust

Defendant: Darrell L. Rhine and Teresa M.
Arnold a/k/a Theresa Arnold

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: \$87,075.11
Execution No. 2016-01627

GIS: 18:2319623-367201
Property known as:
1318 East Main Street
Annville, PA 17003
Lebanon, PA 17046

Sale No. 16

Plaintiff: LSF10 Master Participation Trust

Defendant: Nancy C. Rhoads and Clayton R.
Miller, Jr. a/k/a Clayton R. Miller

Attorney for Plaintiff:
Milstead & Associates, LLC

1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Judgment Amount: \$133,614.62
Execution No. 2019-00335

GIS: 26:2321785-367027
Property known as:
125 S. Mill Street
Cleona, PA 17042

Sale No. 17

Plaintiff: Jonestown Bank and Trust Company

Defendant: Ronald E. Blackman

Attorney for Plaintiff:
Reilly Wolfson Law Offices
Paul C. Bametzreider, Esquire
1601 Cornwall Road
Lebanon, PA 17042
(717) 273-3733

Judgment Amount: \$85,581.90
Execution No. 2019-00376

GIS: 11:2323730-366704
Property known as:
11 Natalie Court
Cleona, PA 17042

Sale No. 18

Plaintiff: Jonestown Bank & Trust Co.

Defendant: Kevin S. Yiengst

Attorney for Plaintiff:
Reilly Wolfson Law Offices
Paul C. Bametzreider, Esquire
1601 Cornwall Road
Lebanon, PA 17042
(717) 273-3733

Judgment Amount: \$97,766.80
Execution No. 2019-00465

GIS: 27:2323702-380016
Property known as:
1662 Heilmendale Road
Lebanon, PA 17046

Sale No. 19

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Stephen W. Hurley

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: \$65,460.70
Execution No. 2019-00065

GIS: 10:2335763-374426
Property known as:
1108 Reinoehl Street
Lebanon, PA 17046

Sale No. 20

Plaintiff: Bayview Loan Servicing, LLC

Defendant: William R. Blohm

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

Judgment Amount: \$35,273.37
Execution No. 2019-00268

GIS: 19:2329534-421413
Property known as:
156 Lake Side Drive
Fredericksburg, PA 17026

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

Sale No. 21

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6

Defendant: Todd A. Newswanger aka Todd Newswanger, Stacie L. Houser aka Stacie Houser, The United States of America c/o the U.S. Attorney for the Middle District of Pennsylvania

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

Judgment Amount: \$121,885.28
Execution No. 2017-00516

GIS: 23:2376839-385189
Property known as:
50 Martin Road
Myerstown, PA 17067

Sale No. 24

Plaintiff: HMG Investors, LLC

Defendant: William P. Hartmann

Attorney for Plaintiff:
Reilly Wolfson Law Offices
1601 Cornwall Road
Lebanon, PA 17042
(717) 273-3733

Judgment Amount: \$245,199.00
Execution No. 2019-00328

GIS: 26:2324638-358383
Property known as:
Lot 4, Northside of Royal Road
Lebanon, PA 17042

GIS:26:2324359-358169
Property known as:
399 Royal Road
Lebanon, PA 17042

GIS: 04:2338658-369505
Property known as:
18 North 7th Street
Lebanon, PA 17042