

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 14, 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. 2

Plaintiff: New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing

Defendant: Francisca I. Arias

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

Judgment Amount: \$90,911.29
Execution No. 2017-01888

GIS: 05:2340343-372258
Property known as:
208 Guilford Street
Lebanon, PA 17046

Sale No. 3

Plaintiff: JPMorgan Chase Bank, National
Association

Defendant: Austin B. Beamer and Michele R.
Beamer

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: \$144,304.64
Execution No. 2017-01280

GIS: 22:2374739-355096
Property known as:
119 North Market Street
Schaefferstown, PA 17078

Sale No. 4

Plaintiff: JPMorgan Chase Bank, National
Association

Defendant: Robert Michael Hummel, Jr. and
Christine F. Hummel

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: \$311,285.14
Execution No. 2017-01965

GIS: 02:2337627-367117
Property known as:

50 East Brookfield Drive
Lebanon, PA 17046

Sale No. 5

Plaintiff: Bayview Loan Servicing, LLC

Defendant: Joyce Schroeder a/k/a Joyce E.
Schroeder

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

Judgment Amount: \$77,853.40
Execution No. 2018-00162

GIS: 16:2292657-356654
Property known as:
402 South Harrison Street
Palmyra, PA 17078

Sale No. 6

Plaintiff: Federal National Mortgage
Association (Fannie Mae)

Defendant: Sharon K. Nelson

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

Judgment Amount: \$25,047.73
Execution No. 2018-00206

GIS: 05:2341350-371688
Property known as:
365 North Hanover Street
Lebanon, PA 17046

Sale No. 7

Plaintiff: Metropolitan Life Insurance Company

Defendant: Tina M. Schware

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

Judgment Amount: \$86,428.81
Execution No. 2018-00042

GIS: 15:2371342-382953
Property known as:
15 West Main Avenue
Myerstown, PA 17067

Sale No. 8

Plaintiff: M & T Bank

Defendant: Teri L. Swoyer and Charles H.
Swoyer Jr. a/k/a Charles H. Swoyer

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

Judgment Amount: \$142,433.04
Execution No. 2016-00428

GIS: 05:2340434-371970
Property known as:
117 Cedar Street a/k/a
P.O Box 174
Cornwall, PA 17016

Sale No. 9

Plaintiff: Green Tree Servicing, LLC

Defendant: Daniel J. Chatterton

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

Judgment Amount: \$77,090.61
Execution No. 2015-01421

GIS: 28:2292377-355305
Property known as:
763 South Railroad Street
Palmyra, PA 17078

Sale No. 10

Plaintiff: New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing

Defendant: Elizabeth Kendall f/k/a Elizabeth H.
Myers

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

Judgment Amount: \$35,881.09
Execution No. 2018-00298

GIS: 18:2313049-364796
Property known as:

30 E. Queen Street
Annville, PA 17003

Sale No. 11

Plaintiff: Pennymac Loan Servicing, LLC

Defendant: James Cherry, in his Capacity as Executor of the Estate of Robert D. Giunta, Cassandra Giunta, in her Capacity as Devisee of the Estate of Robert D. Giunta

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: \$196,552.01
Execution No. 2018-00154

GIS: 24:2401118-373725
Property known as:
61 Edgemont Lane
Newmanstown, PA 17073

Sale No. 12

Plaintiff: U.S. Bank National Association, not in its individual Capacity but solely as Trustee of SW REMIC Trust 2014-2 without recourse

Defendant: Christopher M. Yordy and Sherine L. Yordy

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: \$161,220.86
Execution No. 2014-00679

GIS: 21:2310565-389794
Property known as:
860 Ono Road
Jonestown, PA 17038

Sale No. 13

Plaintiff: Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5

Defendant: Patricia A. Ream and Russell R. Ream

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

Judgment Amount: \$78,972.96
Execution No. 2017-01748

GIS: 05:2339015-372534
Property known as:
569 Guilford Street
Lebanon, PA 17046

Sale No. 14

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Shauna R. Edwards

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

Judgment Amount: \$137,499.28
Execution No. 2017-01698

GIS: 32:2323725-399221
Property known as:
338 Lighthouse Drive
Jonestown, PA 17038

Sale No. 15

Plaintiff: AJX Mortgage Trust, II, A Delaware Trust, Wilmington Savings Fund Society FSB, Trustee

Defendant: Richard E. Guerra and Inez Guerra

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

Judgment Amount: \$747,123.13
Execution No. 2018-00328

GIS: 32:2326672-392654
Property known as:
170 Moore Road
Lebanon, PA 17046

Sale No. 16

Plaintiff: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS., Inc., Asset-Backed Certificates, Series 2007-6

Defendant: Jen Young and Shawn M. Young

Attorney for Plaintiff:
Parker McCay, P.A.
Patrick J. Wesner, Esquire
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054
(856) 810-5815

Judgment Amount: \$162,814.16
Execution No. 2017-01846

GIS: 13:2321635-396017
Property know as:
147 West Market Street
Jonestown, PA 17038

Sale No. 17

Plaintiff: U.S. Bank National Association

Defendant: Anthony Lanz, as believed Heir and/or Administrator to the Estate of Norberto Del Toro; Lucas Del Toro, as believed Heir and/or Administrator to the Estate of Norberto Del Toro; Unknown Heirs and/or Administrators of the Estate of Norberto Del Toro

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

Judgment Amount: \$100,856.86
Execution No. 2016-01464

GIS: 10:2338417-375001
Property known as:
1112 Woodward Street
Lebanon, PA 17046

Sale No. 18

Plaintiff: Branch Banking & Trust Company

Defendant: Torri E. Ponessa

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

Judgment Amount: \$111,066.47
Execution No. 2017-01747

GIS: 12:2340321-343304
Property known as:
228 Burd Coleman Road f/k/a
225 Burd Coleman Road,
Lebanon, PA 17042

Sale No. 19

Plaintiff: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Hilldale Trust

Defendant: Abby L. Martin and Anthony L. Martin a/k/a Anthony Martin

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: \$108,899.32
Execution No. 2018-00311

GIS: 26:2331404-366784
Property known as:
2091 Greystone Drive
Lebanon, PA 17042

Sale No. 20

Plaintiff: Pacific Union Financial, LLC

Defendant: Jennifer M. Monroe a/k/a Jennifer Monroe

Attorney for Plaintiff:
KML Law Group, P.C.

Nora C. Viggiano, Esquire
BNY Mellon Independence Center
701 Market Street, Suite 5000
Philadelphia, PA 19106
(215) 627-1322

Judgment Amount: \$128,707.65
Execution No. 2018-00195

GIS: 26:2331777-367772
Property known as:
2019 Center Street
Lebanon, PA 17042

Sale No. 22

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

Defendant: Christopher E. Miller and Wendy Dianne Lorah

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: \$193,496.06
Execution No. 2018-00327

GIS: 15:2370753-384118
Property known as:
206 North College Street
Myerstown, PA 17067

Sale No. 23

Plaintiff: Ditech Financial, LLC

Defendant: Dianne E. Reichard

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

Judgment Amount: \$70,697.31
Execution No. 2017-01939

GIS: 01:2341102-368010
Property known as:
129 Locust Street
Lebanon, PA 17042

Sale No. 24

Plaintiff: Wilmington Savings Fund Society,
FSB as Trustee of Stanwich Mortgage Loan
Trust B

Defendant: Carmen Sabino

Attorney for Plaintiff:
Hill Wallak, LLP
Jill M. Fein, Esquire
777 Township Line Road, Suite 250
Yardley, PA 19067
(215) 579-770

Judgment Amount: \$267,919.91
Execution No. 2018-00184

GIS: 26:2332970-363560

Property known as:
215 White Oak Circle
Lebanon, PA 17042

Sale No. 26

Plaintiff: Branch Banking and Trust Company

Defendant: Bradford L. Hartman and Rebecca Bonilla

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: \$101,735.90
Execution No. 2017-00258

GIS: 01:2339105-368199
Property known as:
218 South 6th Street
Lebanon, PA 17042

Sale No. 27

Plaintiff: Lakeview Loan Servicing, LLC

Defendant: Ruth E. Werner

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: \$51,072.84
Execution No. 2017-01849

GIS: 02:2336816-368167
Property known as:
1103 Walnut Street
Lebanon, PA 17042

Sale No. 28

Plaintiff: Selene Finance, LP

Defendant: Robn R. Nagle

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: \$70,283.72
Execution No. 2018-00389

GIS: 03:2336891-369786
Property known as:
119 North 10th Street
Lebanon, PA 17046

Sale No. 29

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

Defendant: Paul J. Hartman and Roni L.
Hartman

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

Judgment Amount: \$120,120.00
Execution No. 2017-01158

GIS: 29:2312418-357543
Property known as:
980 Mount Pleasant Road
Lebanon, PA 17042

Sale No. 30

Plaintiff: Wells Fargo Bank, N.A. s/b/m to
Wachovia Bank, N.A. f/k/a First Union National
Bank

Defendant: Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations, Claiming Right, Title or Interest
from or under Renee E. Meyer a/k/a Renee
Meyer, 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: \$88,949.02
Execution No. 2018-00194

GIS: 16:2289814-354785
Property known as:
321 West Walnut Street
Palmyra, PA 17078

Sale No. 31

Plaintiff: First National Bank of Pennsylvania,
Successor by merger to Metro Bank

Defendant: Anthony L. White and Kathryn D.
Cole-White

Attorney for Plaintiff:
JSDC Law Offices
Denean M. Russo, Esquire
11 E. Chocolate Avenue, Suite 300
Hershey, PA 17003
(717) 533-3280

Judgment Amount: \$218,628.17
Execution No. 2018-00164

GIS: 31:2291912-346574
Property known as:
326 Gold Finch Drive
Palmyra, PA 17078

Sale No. 32

Plaintiff: Ocwen Loan Servicing, LLC

Defendant: Jonathan M. Benach a/k/a
Jonathan Benach and Laurie A. Benach a/k/a
Laurie Benach

Attorney for Plaintiff:
Stern & Eisenberg, P.C.
Jennie Tsai, Esquire

The Shops at Valley Square
1581 Main Street, Suite 200
Warrington, PA 18976
(215) 572-8111

Judgment Amount: \$155,984.44
Execution No. 2017-00962

GIS: 17:2385193-374946
Property known as:
301 Maple Street
Richland, PA 17087

Sale No. 33

Plaintiff: Carrington Mortgage Services, LLC

Defendant: David T. Kloos and Nicole Kloos
a/k/a Nicole T. Kloos

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: \$122,056.12
Execution No. 2017-01718

GIS: 12:2341362-347290
Property known as:
2554 Cornwall Road
Lebanon, PA 17042

Sale No. 34

Plaintiff: U.S. Bank National Association

Defendant: Amanda B. Laven

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

Judgement Amount: \$109,914.24
Execution No. 2017-01746

GIS: 01:2339705-367622
Property known as:
435 Pershing Avenue
Lebanon, PA 17042

Sale No. 35

Plaintiff: Ocwen Loan Servicing, LLC

Defendant: Christine M. Kreiser and Jeffrey A. Kreiser

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

Judgment Amount: \$139,888.61
Execution No. 2018-00586

GIS: 30:2346609-366556
Property known as:
541 Fox Ridge Lane

Lebanon, PA 17042

Sale No. 36

Plaintiff: U.S. Bank National Association

Defendant: Andrew T. Ciesielka and Louise M. Ciesielka

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

Judgment Amount: \$244,673.91
Execution No. 2018-00315

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

Sale No. 37

Plaintiff: Bayview Loan Servicing, LLC

Defendant: Matthew J. Stegman

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

Judgment Amount: \$60,427.63
Execution No. 2016-00432

GIS: 19:2335237-407214
Property known as:
117 West Main Street
Fredericksburg, PA 17026

Sale No. 38

Plaintiff: JPMorgan Chase Bank, National Association, Successor by merger to Chase Home Finance, LLC Successor by merger to Chase Manhattan Mortgage Corp.

Defendant: Chris M. Good and Douglas G. Good and Rebecca Ann Good a/k/a Rebecca A. Good

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: \$111,349.30
Execution No. 2016-01174

GIS: 17:2384604-378304
Property known as:
112/114 North Race Street
Richland, PA 17087

Sale No. 39

Plaintiff: PHH Mortgage Corporation f/k/a PHH Mortgage Services

Defendant: Jacqueline M. Speece and Jeffrey L. Speece

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: \$202,718.56
Execution No. 2018-00493

GIS: 31:2291825-344783
Property known as:
18 Stafford Drive
Palmyra, PA 17078

Sale No. 40

Plaintiff: Midfirst Bank

Defendant: Deborah M. Houtz

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

Judgement Amount: \$17,335.67
Execution No. 2018-00507

GIS: 35:2329819-372197
Property known as:
2436 Guilford Street
Lebanon, PA 17046

Sale No. 41

Plaintiff: JPMorgan Chase Bank, National Association

Defendant: Travis M. Shirk and Angela Van Lieu

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: \$185,739.06
Execution No. 2016-00799

GIS: 27:2330328-379386
Property known as:
53 East Brookfield Drive
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