

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 DECEMBER 13 2022 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:

JEFFRIE C. MARLEY, JR.,  
Sheriff of Lebanon County

**Sale No. 1**

Plaintiff: Freedom Mortgage Corporation

Defendant: Larry Speller

Attorney for Plaintiff:  
KML Law Group, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
215-627-1322

Judgement Amount: \$133,198.22  
Execution No. 2022-00405

GIS: 26-2330662-367267-0000  
Property Known as:  
2165 Walnut Street  
Lebanon, PA 17042

**Sale No. 2**

Plaintiff: AmeriHome Mortgage Company, LLC

Defendant: Edwin Zabaleta-Figueroa and Tara Marie Zabaleta-Figueroa

Attorney for Plaintiff:  
KML Law Group, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
215-627-1322

Judgment Amount: \$264,273.76  
Execution No. 2022-00522

GIS: 27-2328927-378098-0000  
Property known as:  
2040 Water Street  
Lebanon, PA 17046

**Sale No. 3**

Plaintiff: Wilmington Savings Fund Society, FSB, as Owner Trustee for the NRPL Trust 2019-3 NRPL Trust 2019-3

Defendant: Any and All Known and Unknown Heirs, Executors Administrators and Devisees of the Estate of Judith C Klahr, deceased and Janelle C. Klahr solely in her capacity as Known heir of Judith C. Klarh, Deceased

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

Judgment Amount: \$85,520.70  
Execution No. 2022-00329

GIS: 09-2345390-372778-0000  
Property known as:  
816 East Guilford Street  
Lebanon, PA 17046

**Sale No. 4**

Plaintiff: Wilmington Savings Fund Society, FSB not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2018-HB1

Defendant: Misty S. Koch, Known Surviving Heir of Brenda J. Gerhardt, Melissa Inzerillo, Known Surviving Heir of Brenda J. Gerhardt, and Unknown Surviving Heir of Brenda J. Gerhardt

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

Judgment Amount: \$93,060.83  
Execution No. 2021-01471

GIS: 30-2354892-361085-0000  
Property known as:  
912 E. Evergreen Road  
Lebanon, PA 17042

**Sale No. 5**

Plaintiff: Pennsylvania Housing Finance Agency

Defendant: Tina M. Willet

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

Judgment Amount: \$59,793.44  
Execution No. 2022-00629

GIS: 09-2346654-371215-0000  
Property known as:  
1015 East Cumberland Street  
Lebanon, PA 17042

**Sale No. 6**

Plaintiff: Midfirst Bank

Defendant: Nancy Mays and Lane A. Mays, II

Attorney for Plaintiff:  
KML Law Group, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
215-627-1322

Judgment Amount: \$204,471.45  
Execution No. 2021-01163

GIS: 15-2369416-382156-0000  
Property known as:  
105 South Locust Street a/k/a

105 S. Locust Street  
Myerstown, PA 17067

**Sale No. 7**

Plaintiff: Caliber Home Loans, Inc

Defendant: Nathan W. Wensel

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

Judgement Amount: \$135,546.92  
Execution No. 2022-00663

GIS: 19-2335414-406834-0000  
Property known as:  
124 South Center Street  
Fredericksburg, PA 17026

**Sale No. 8**

Plaintiff: U.S. Bank Trust National Association as Trustee of the LB-Cabana Series IV Trust

Defendant: Sharon Fager, as Believed Heir and/or Administrator of the Estate of Samuel E. Fager, a/k/a Samuel E. Fager, Jr. a/k/a Samuel Fager; Unknown Heirs and/or Administrators to the Estate of Samuel E. Fager, a/k/a Samuel E. Fager, Jr. a/k/a Samuel Fager

Attorney for Plaintiff:  
Friedman Vartolo, LLP  
Catherine Aponte, Esquire  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

Judgment Amount: \$103,117.41  
Execution No. 2019-01326

GIS: 28-2290204-364369-0000  
Property known as:  
161 Lindbergh Drive  
Palmyra, PA 17078

**Sale No. 9**

Plaintiff: Wilmington Savings Fund Society, FSB as Trustee of Tamarack Mortgage Loan Trust A

Defendant: Stephanie A. Duncan and Robert Duncan

Attorney for Plaintiff:  
Hill Wallack, LLP  
Michael J. Shavel, Esquire  
777 Township Line Road, Suite 25  
Yardley, PA 19067  
(215) 579-7700

Judgment amount: \$106,166.03

Execution No. 2022-00168

GIS: 25-2315233-377906-0000  
Property known as:  
2737 Cedar Run Road  
Lebanon, PA 17046

**Sale No. 10**

Plaintiff: PennyMac Loan Services, LLC

Defendant: Kimberly N. Davis

Attorney for Plaintiff:  
KML Law Group, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106  
215-627-1322

Judgment Amount: \$125,128.69  
Execution No. 2020-00802

GIS: 35-2332416-368968-0000  
Property known as:  
1937 West Cumberland Street  
Lebanon, PA 17042

**Sale No. 11**

Plaintiff: U.S. Bank Trust National Association,  
not in its Individual Capacity but Solely as  
Owner Trustee for RCF 2 Acquisition Trust c/o  
U.S. Bank Trust National Association

Defendant: Theodore W. Berry; AnMargret  
Mitchell a/k/a AnMargret Berry f/k/a AnMargret  
Prodoehl

Attorney for Plaintiff:  
Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(856) 225-69006

Judgment Amount: \$175,256.40  
Execution No. 2022-00907

GIS: 30-2346568-366343-0000  
Property known as:  
520 Fox Ridge Lane  
Lebanon, PA 17042

**Sale No. 12**

Plaintiff: Jonestown Bank & Trust

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: \$58,815.16  
Execution No. 2022-00726

GIS: 27-2325296-379628-0000  
Property known as:  
1626 Heilmandale Road  
Lebanon, PA 17046

**Sale No. 13**

Plaintiff: Jonestown Bank & Trust

Defendant: Roger Allen Weaver

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

Judgment Amount: \$36,619.92  
Execution No.: 2022-00501

GIS: 32-2316319-410813-0000  
Property known as:  
144 Lickdale Road  
Jonestown, PA 17038

**Sale No. 14**

Plaintiff: U.S. Bank Trust National Association,  
Not in its Individual Capacity but Soley as  
Owner Trustee for Legacy Mortgage Asset  
Trust 2020-RPL1

Defendant: James A. Carter, Jr.

Attorney for Plaintiff:  
Hladik, Onorato & Federman, LLP  
Stephen M. Hladik, Esquire  
298 Wissahickon Avenue  
North Wales, PA 19454  
(215) 855-9521

Judgment Amount: \$132,651.00  
Execution No. 2022-00782

GIS: 26-2332701-367377-0000  
Property known as:  
1900 Walnut Street  
Lebanon, PA 17042

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.

JEFFRIE C. MARLEY, JR.,  
Sheriff of Lebanon County