

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 JUNE 14, 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: Ditech Financial, LLC

Defendant: Robert Kohr

Attorney for Plaintiff:  
Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

Judgment Amount: \$154,125.62  
Execution No. 2018-00399

GIS: 19-2350608-409249-0000  
Property Known as:  
2339 Mt. Zion Road  
Fredericksburg, PA 17026

Defendant: William C. Shutter, Marjorie K.  
Shutter and United States of America

Attorney for Plaintiff:  
Logs Legal Group, LLP  
Christopher A. DeNardo, Esquire  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

Judgment Amount: \$220,760.32  
Execution No. 2021-01301

GIS: 12-2342063-348203-0000  
Property known as:  
128 Juniper Street  
Lebanon, PA 17042

Finance of America Structured Securities  
Acquisition Trust 2019-HB1

Defendant: Arthur M. Bragg

Attorney for Plaintiff:  
LOGS Legal Group, LLP  
Christopher A. DeNardo, Esquire  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

Judgment Amount: \$212,507.44  
Execution No. 2021-01170

GIS: 33-2313032-394500-0000  
Property known as:  
634 Jonestown Road  
Jonestown, PA 17038

**Sale No. 2**

Plaintiff: Lakeview Loan Servicing, LLC

Defendant: Scott Schollenberger, Jr and  
Kimberly M. Maurer

Attorney for Plaintiff:  
Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

Judgment Amount: \$144,204.03  
Execution No. 2021-00348

GIS: 18-2312771-364974-0000  
Property known as:  
30 S. White Oak Street  
Annville, PA 17003

Plaintiff: U.S. Bank, National Association, not in  
its Individual Capacity by sole as Trustee for  
RMTP Trust, Series 2021 BKM-TT

Defendant: Amy Cutman and Jason Cutman

Attorney for Plaintiff:  
Brock & Scott, P.C.  
Matthew Fissel, Esquire  
302 Fellowship Road, Suite 130  
Mount Laurel, NJ 08054  
(844) 856-6646

Judgment Amount: \$181,202.70  
Execution No. 2016-00872

GIS: 31-2294441-347816-0000  
Property known as:  
424 Graystone Court  
Palmyra, PA 17078

**Sale No. 8**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Maurice A. Walker

Attorney for Plaintiff:  
Brock & Scott, P.C.  
Matthew Fissel, Esquire  
302 Fellowship Road, Suite 130  
Mount Laurel, NJ 08054  
(844) 856-6646

Judgment: \$224,134.85  
Execution No. 2019-02024

GIS: 23-2364713-379782-0000  
Property known as:  
73 Laurel Drive  
Myerstown, PA 17067

**Sale No. 3**

Plaintiff: Frederick C. Laurenzo

Defendant: Anthony J. Frattaroli and Heather  
Frattaroli

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

Judgment Amount: \$120,000.00  
Execution No. 2021-01100

GIS: 29-2318343-365366-0000  
Property known as:  
708 Frattaroli Lane  
Annville, PA 17003

Plaintiff: Midfirst Bank

Defendant: Nancy Mays and Lane A. Mays, II

Attorney for Plaintiff:  
KML Law Group, P.C.  
Stephanie A. Walczak, Esquire  
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 Loucst Street a/k/a  
105 S. Loucst St.  
Myerstown, PA 17067

Plaintiff: JPMorgan Chase Bank, National  
Association

Defendant: Reginald Robertson

Attorney for Plaintiff:  
Logs Legal Group, LLP  
Christopher A. DeNardo, Esquire  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

Judgment Amount: \$54,128.14  
Execution No. 2016-00481

GIS: 02-2336313-367411-0000  
Property known as:  
267 South 12<sup>th</sup> Street  
Lebanon, PA 17042

**Sale No. 4**

Plaintiff: American Advisors Group

Plaintiff: Wilmington Savings Fund Society,  
FSB, not individually but solely as trustee for

**Sale No. 7**

**Sale No. 10**

Plaintiff: Belco Community Credit Union

Defendant: Downtown Partners, LP, E.S.  
Property Management, Inc., Ellen S. Sheffey  
and Daniel D. Sheffey

115 West Avenue  
Jenkintown, Pa. 19046  
(215) 886-8790

Attorney for Plaintiff:  
Martson Law Offices  
Seth T. Moseby, Esquire  
10 East High Street  
Carlisle, PA 17013  
(717) 243-3341

Judgement Amount: \$132,028.70  
Execution No. 2021-00866

GIS: 27-2347027-372156-0000  
Property known as:  
1122 E. Lehman Street  
Lebanon, PA 17046

Judgment Amount: \$239,691.34  
Execution No. 2022-00075

GIS: 01-2338503-367750-0000  
Property known as:  
713 Locust Street  
Lebanon, PA 17042

#### **Sale No. 15**

Plaintiff: Lakeview Loan Servicing LLC

Defendant: Liz Gomez

#### **Sale No. 11**

Plaintiff: Borough of Palmyra

Defendant: Michael J. Davis and Kenneth L.  
Medina

Attorney for Plaintiff:  
Morgan, Hallgren, Crosswell & Kane, P.C.  
Jason M. Hess, Esquire  
P.O. Box 4686  
Lancaster, PA 17604  
(717) 299-5251

Attorney for Plaintiff:  
Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

Judgment Amount: \$138,202.95  
Execution No. 2022-00095

GIS: 27-2347087-372155-0000  
Property known as:  
1128 E. Lehman Street  
Lebanon, PA 17046

Judgment Amount: \$4,503.43  
Execution No. 2021-00391

#### **Sale No. 16**

GIS: 16-2291766-357090-0000  
Property known as:  
235-235A East Maple Street  
Palmyra, PA 17078

Plaintiff: Golden Lebanon, LLC, Use-Plaintiff  
and Assignee of Golden Lancaster, LLC, Use –  
Plaintiff and Assignee of Original Plaintiff Vist  
Bank

#### **Sale No. 12**

Plaintiff: Borough of Palmyra

Defendant: Michael J. Davis and Kenneth L.  
Medina

Attorney for Plaintiff:  
Morgan, Hallgren, Crosswell & Kane, P.C.  
Jason M. Hess, Esquire  
P.O. Box 4686  
Lancaster, PA 17604  
(717) 299-5251

Defendant: Radha Holdings LLC and Midlang  
Hospitality, LLC

Attorney for Plaintiff:  
Brubaker, Connaughton Goss & Lucarelli, LLC  
Robert W. Ponz, Esquire  
480 New Holland Avenue, Suite 6205  
Lancaster, PA 17602  
(717) 945-5745

Judgment Amount: \$4,195,478.65  
Execution No. 2021-00728

Judgment Amount: \$2,678.36  
Execution No. 2021-00390

GIS: 16-2291748-357060-0000  
Property known as:  
233 East Maple Street  
Palmyra, PA 17078

GIS: 02-2337335-365976-0000 (Hotel)  
GIS: 02-2337335-365976-8001 (Cell Tower)  
Property known as:  
625 Quentin Road,  
Lebanon, PA 17042

#### **Sale No. 13**

Plaintiff: Rocket Mortgage, LLC f/k/a Quiken  
Loans, LLC f/k/a Quiken Loans, Inc

Defendant: Unknown Heirs, Personal  
Representatives, and Devises of Mary Brown  
a/k/a/ Mary L. Brown, Deceased, Keith A.  
McCarthy, Solely as Heir of Mary Brown a/k/a  
Mary L. Brown, Deceased

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

Attorney: for Plaintiff:  
Richard M. Squire & Associates, LLC  
M. Troy Freedman, Esquire  
One Jenkintown Station, Suite 104