

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 OCTOBER 11 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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a/ Quicken Loans, Inc,

Defendant: Michelle R. Speece, Executrix of the Estate of Garry R. Long, Deceased; Ryan C. Long, Executor of the Estate of Garry R. Long, Deceased

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

Judgement Amount: \$207,786.81  
Execution No. 2022-00167

GIS: 28-2298711-352613-0000  
Property Known as:  
856 Hoffer Road  
Annville, PA 17003

**Sale No. 2**

Plaintiff: CSMC 2021-JR1 Trust

Defendant: Michael S. Snyder

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: \$50,368.45  
Execution No. 2021-01332

GIS: 25-2309536-373127-0000  
Property known as:  
416 Ono Road  
Annville, PA 17003

**Sale No. 5**

Plaintiff: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F

Defendant: Daniel A. Brosey

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

Judgment Amount:\$131,171.88  
Execution No. 2018-01372

GIS: 17-2385339-375612-0000

Property known as:  
1 Parkview Drive  
Richland, PA 17087

**Sale No. 6**

Plaintiff: US Bank Trust National Association as Trustee of Dwelling Series IV Trust

Defendant: Jamie Lee Smith

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

Judgment Amount:\$128,985.97  
Execution No. 2020-00120

GIS: 27-2328959-378983-0000  
Property known as:  
2024 Water Street  
Lebanon, PA 17046

**Sale No. 7**

Plaintiff: Select Portfolio Servicing, Inc.

Defendant: Patrick A. Griffe a/k/a Patrick Griffe and Monica M. Griffe a/k/a Monica Griffe a/k/a Monica A. Rentschler

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

Judgment Amount: \$85,126.63  
Execution No. 2020-00422

GIS: 01-2340979-368005-0000  
Property known as:  
260 2<sup>nd</sup> Street  
Lebanon, PA 17042

**Sale No. 8**

Plaintiff: U.S. Bank National Association, Not in its Individual Capacity but solely in its Capacity as Indenture trustee of CIM Trust 2021-NR3

Defendant: Geraldine F. Blouch a/k/a Geraldine Bouch

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

Judgment Amount:\$70,814.08  
Execution No. 2022-00542

GIS: 01-2340051-368903-0000  
Property known as:  
330 Chestnut Street  
Lebanon, PA 17042

**Sale No. 9**

Plaintiff: Pennsylvania Housing Finance Agency

Defendant: Jordan M. Stites

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

Judgment Amount:\$141,252.26  
Execution No. 2022-00194

GIS: 15-2370927-382301-0000  
Property known as:  
106 South College Street  
Myerstown, PA 17067

**Sale No. 10**

Plaintiff: Northern Lebanon County Authority

Defendant: Mervin D. Stoner and Phyllis Stoner

Attorney for Plaintiff:  
Johnson, Duffie, Stewart & Weidner  
Michael J. Cassidy, Esquire  
301 Market Street  
Lemoyne, PA 17043  
(717) 761-4540

Judgment Amount: \$550.00  
Execution No. 2014-01616

GIS: 32-2321464-384786-0000  
Property known as:  
4 Elderberry Lane  
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.

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