

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 12, 2021 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: Bank of New York Trustee under the Pooling and Servicing Agreement Series 1994-5

Defendant: William L Routson

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

Judgement Amount: \$33,795.63
Execution No. 2021-00311

GIS: 34-2326476-336188-0000
Property Known as:
203 Boehm Avenue
Mount Gretna, PA 17064

Sale No. 2

Plaintiff: The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for the Registered Holders of ABFS Mortgage Loan Trust 2002-1, Mortgage-Backed Pass-Through Certificates, Series 2002-1

Defendant: Leslie E. Winters a/k/a Leslie Winters 1/a Colebrook Twin Kiss

Attorney for Plaintiff:
Brock & Scott, PLLC
Lauren R. Tabas, Esquire
302 Fellowship Road, Suite 130
Mount Laurel, NJ 08054
(844) 856-6646

Judgement Amount: \$21,211.19
Execution No. 2021-00275

GIS: 31-2314338-332406-0000
Property known as:
1550 Mt. Wilson Road a/k/a
1550 Mount Wilson Road
Lebanon, PA 17042

GIS: 31-2314338-332406-0000/02
Property known as:
1554 Mt. Wilson Road
Lebanon, PA 17042

Sale No. 3

Plaintiff: American Advisors Group

Defendant: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Guy Wartluft, deceased and Gary L. Wartluft, known Heir of Guy Wartluft, deceased and LouAnn Hartman, known Heir of Guy Wartluft,

deceased and Debra Miller, known Heir of Guy Wartluft, deceased

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

Judgment amount: \$147,739.97
Execution No. 2021-00135

GIS: 29-2315159-361231-0000
Property known as:
5 Valley View Avenue
Annville, PA 17003

Sale No. 4

Plaintiff: Santander Bank N.A.

Defendant: Linda M. Young

Attorney for Plaintiff:
Brock & Scott, PLLC
Lauren R. Tabas, Esquire
302 Fellowship Road, Suite 130
Mount Laurel, NJ 08054
(844) 856-6646

Judgment Amount: \$93,073.34
Execution No. 2021-00235

GIS: 09-2344884-372378-0000
Property known as:
720 East Mifflin Street
Lebanon, PA 17046

Sale No. 5

Plaintiff: B & B Capital, LLC

Defendant: Kenneth L. Kreitz, Jr.

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

Judgment Amount: \$71,434.95
Execution No. 2021-00166

GIS: 30-2340195-366008-0000
Property known as:
609 South 4th Street
Lebanon, PA 17042

Sale No. 6

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

Defendant: Christopher E. Miller, Wendy Dianne Lorah and Shirley A. Armstrong

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

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

GIS: 15-2370753-384118-0000
Property known as:
206 North College Street
Myerstown, PA 17067

Sale No. 7

Plaintiff: Branch Banking and Trust Company

Defendant: Robert L. Miller and Audrey F. Miller

Attorney for Plaintiff:
Buchanan, Ingersoll & Rooney, P.C.
Mark Pfeiffer, Esquire
Two Liberty Place
50 S, 16th Street, Suite 3200
Philadelphia, PA 19102
(215) 665-3921

Judgment Amount: \$226,133.02
Execution No. 2018-01593

GIS: 29-2309661-344814-0000
Property known as:
1661 Miller Lane
Lebanon, PA 17042

Sale No. 8

Plaintiff: Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

Defendant: Morgan R. Matiskella solely in her capacity as Administratrix of the Estate of Antoinette R. Matiskella a/k/a Antionette Matiskella, deceased

Attorney for Plaintiff:
Stern & Eisenberg, PC
Andrew J. Marley, Esquire
1581 Main Street, Suite 200
Warrington, PA 18976
215-572-8111

Judgement Amount: \$111,154.44
Execution No. 2020-00512

GIS: 09-2345525-372564-0000
Property know as:
825 E. Mifflin Street
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