

# Lebanon County Legal Journal

The official legal periodical for Lebanon County  
containing the decisions rendered in the 52nd Judicial District

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Vol. 51

Lebanon, Pennsylvania, March 12, 2014

No. 24

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## *Public Notices*

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**Paul W. Kilgore, Esq., Chairman**  
**C. Walter Whitmoyer, Jr., Esq., Editor**  
**Stephanie Axarlis, Esq., Editor**

## **DECEDENTS' ESTATES**

**NOTICE IS HEREBY GIVEN** that Letters Testamentary or of Administration have been granted in the following estates. All persons indebted to the said estate are required to make payment, and those having claims or demands to present the same without delay to the administrators or executors named.

### **FIRST PUBLICATION**

**ESTATE OF TIMOTHY W. BROWN**, late of North Londonderry Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Alissa L. Brown, Executor  
c/o 126 East King Street  
Lancaster PA 17602

Nancy Mayer Hughes, Esquire  
Barley Snyder, LLP

**ESTATE OF JOANNE M. KRAMER**, a/k/a JoAnne M. Heisey, late of Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

James A. Heisey, Executor  
c/o Anthony J. Fitzgibbons, Esquire  
279 North Zinn's Mill Road  
Lebanon PA 17042

**ESTATE OF ROBERT L. MOWERY**, a/k/a Robert Lester Mowery, late of Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Jeanne L. Wagner, Executor  
c/o Anthony J. Fitzgibbons, Esquire  
279 North Zinn's Mill Road  
Lebanon PA 17042

**ESTATE OF WILHELM SAMMER**, late of Lebanon City, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

John W. Sammer, Executor  
c/o Paul A. Lundberg, Esquire  
Reilly, Wolfson, Sheffey, Schrum and  
Lundberg LLP  
1601 Cornwall Road  
Lebanon PA 17042

### **SECOND PUBLICATION**

**ESTATE OF JANE B. HARRIS**, late of Cornwall Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

David P. Harris, Executor  
c/o Russell, Krafft & Gruber, LLP  
Hempfield Center, Suite 300  
930 Red Rose Court  
Lancaster PA 17601

Jon M. Gruber, Esquire, Attorney

**ESTATE OF RITA M. KASPER**, late of North Cornwall Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executrix.

Carole K. Good, Executrix  
275 Reist Road  
Lebanon PA 17042

Paul W. Kilgore, Esquire  
Spitler, Kilgore & Enck, Attorneys

**ESTATE OF WILLIAM Z. MARTIN, JR.**, late of Middle Creek Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executors.

J. Michael Hurst, Executor  
2013 Robindale Ave.  
Lancaster PA 17601

Leonard Z. Martin, Executor  
524 West Broad Street  
New Holland PA 17557

William Z. Martin, III, Executor  
992 West Main Street  
New Holland PA 17557

Good & Harris, LLP  
Attorney

**ESTATE OF V. LOUISE MATTINGLY**, late of Cornwall Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Stephen J. Mattingly, Executor  
c/o Kevin M. Richards, Esquire  
P.O. Box 1140  
Lebanon PA 17042

**ESTATE OF MARTHA A. TEETS**, late of North Londonderry Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Co-Executors.

Glen W. Teets, Co-Executor  
Wanda Kissinger, Co-Executor  
483 Old Farm Road  
Palmyra PA 17078

Gerald J. Brinser, Esquire  
Attorney

**ESTATE OF MARYETTA A. WHITMAN**, late of Lebanon County, PA, deceased. Letters of Administration have been granted to the undersigned Administrators.

Penny S. Arnold, Administrator

c/o Anthony J. Fitzgibbons, Esquire  
279 North Zinn's Mill Road  
Lebanon PA 17042

**THIRD PUBLICATION**

**ESTATE OF JENNIFER L. ESHLEMAN-SARIANO**, late of Swatara Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Anthony R. Sariano, Executor  
c/o Loren A. Schrum, Esquire  
Reilly, Wolfson, Sheffey, Schrum and  
Lundberg LLP  
1601 Cornwall Road  
Lebanon PA 17042

**ESTATE OF SHIRLEY A. KAHL**, late of Millcreek Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executors.

Timothy Frederick, Executor  
138 Michters Road  
Newmanstown PA 17073

Brian Althouse, Executor  
435 Berne Road  
Hamburg PA 19526

**ESTATE OF MICHAEL J. MCGINTY, SR.**, late of Lebanon City, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executrices.

Kathleen A. Sahasaylo, Executrix  
1228 Orchid Court  
Naples FL 34110

Michele P. Boyer, Executrix  
2785 Horseshoe Pike  
Box 234  
Campbelltown PA 17010

Paul W. Kilgore, Esquire  
Spitler, Kilgore & Enck, PC, Attorneys

**ESTATE OF MIRIAM M. RUHL**, late of North Cornwall Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Patricia D. Blouch, Executor  
c/o Patrick M. Reb, Esquire  
547 South Tenth Street  
Lebanon PA 17042

**ESTATE OF JOANNE M. WALKINSHAW**, late of Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

George E. Christianson, Executor

George E. Christianson, Esquire  
Attorney

## ARTICLES OF INCORPORATION

**NOTICE IS HEREBY GIVEN** that the Articles of Incorporation were filed with the Pennsylvania Department of State, for a nonprofit corporation organized under the Nonprofit Corporation Law of 1988 for the Commonwealth of Pennsylvania, as amended. The name of the corporation is **Lebo Hunting Club, Inc.** The corporation is organized as a private foundation exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) and 509 of the Internal Revenue Code, or corresponding section of any future federal tax code.

Buzgon Davis Law Offices  
Timothy H. Huber, Esquire  
525 South Eighth Street  
Lebanon PA 17042  
Attorney for Lebo Hunting Club, Inc.

**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 APRIL 8, 2014 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: Wells Fargo Bank, N.A. s/b/m  
Wells Fargo Home Mortgage, Inc.

Defendant: Russell W. Weitzel and Becky  
S. Weitzel

Attorney for Plaintiff:  
Phelan Hallinan, LLC  
Adam H. Davis, Esquire  
One Penn Center at Suburban Station  
1617 JFK Blvd., Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

Judgment Amount: \$122,618.52  
Execution No. 2012-01187

GIS: 27:2329116-379290  
Property known as:  
96 East Brookfield Drive  
Lebanon, PA 17046

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**Sale No. 2**

Plaintiff: Pennymac Mortgage Investment  
Trust Holding I, LLC

Defendant: Crystal C. Bradley and Derrick  
A. Bradley

Attorney for Plaintiff:  
Phelan Hallinan, LLC  
Meredith Wooters, Esquire  
One Penn Center at Suburban Station  
1617 JFK Blvd., Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

Judgment Amount: \$352,734.89  
Execution No. 2013-01083

GIS: 31:2298477-344999  
Property known as:  
6 Behrens Drive  
Palmyra, PA 17078

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**Sale No. 3**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Frank M. Smith, Jr. and Stacey  
L. Smith

Attorney for Plaintiff:  
Phelan Hallinan, LLC  
Jonathan Lobb, Esquire  
One Penn Center at Suburban Station  
1617 JFK Blvd., Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

Judgment Amount: \$142,562.62  
Execution No. 2013-01967

GIS: 27:2340024-379578

Property known as:  
1723 North 7<sup>th</sup> Street  
Lebanon, PA 17046

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**Sale No. 5**

Plaintiff: RBS Citizens, N.A. S/B/M to  
CCO Mortgage Corp.

Defendant: Michael C. Smith and Chelsea  
A. Smith

Attorney for Plaintiff:  
Law Offices of Gregory Javardian  
Gregory Javardian, Esquire  
1310 Industrial Blvd., 1<sup>st</sup> Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

Judgment Amount: \$259,433.38  
Execution No. 2013-01266

GIS: 34:2327545-336437

Property known as:  
66 Birch Avenue  
Mt. Gretna, PA 17064

---

**Sale No. 6**

Plaintiff: Deutsche Bank National Trust  
Company, as Trustee for Ameriquest  
Mortgage Securities Inc., Asset-Backed  
Pass-Through Certificates, Series 2004-  
R12

Defendant: Clifford Leffler a/k/a Clifford  
E. Leffler, Kim Fessler a/k/a Kim M.  
Fessler n/k/a Kim Leffler a/k/a Kim M.  
Leffler

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

Judgment Amount: \$93,505.91  
Execution No. 2013-01979

GIS: 02:2336891-368297

Property known as:  
128 South 11<sup>th</sup> Street  
Lebanon, PA 17042

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**Sale No. 7**

Plaintiff: Federal National Mortgage Association

Defendant: Shawne M. Stone

Attorney for Plaintiff:

McCabe, Weisberg & Conway, P.C.

Marc S. Weisberg, Esquire

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 709-1010

Judgment Amount: \$118,101.13

Execution No. 2013-0881

GIS: 29:2324979-338949

Property known as:

835 Black Lane

Lebanon, PA 17042

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**Sale No. 8**

Plaintiff: JPMorgan Chase Bank, National Association

Defendant: Bithia M. Rissinger

Attorney for Plaintiff:

Phelan Hallinan, LLC

Meredith Wooters, Esquire

One Penn Center at Suburban Station

1617 JFK Blvd., Suite 1400

Philadelphia, PA 19103

(215) 563-7000

Judgment Amount: \$118,632.58

Execution No. 2013-02021

GIS: 08:2343477-367018

Property known as:

309 E. Poplar Street

Lebanon, PA 17042

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**Sale No. 9**

Plaintiff: Nationstar Mortgage, LLC

Defendant: Derek Byler and United States of America

Attorney for Plaintiff:

Shapiro & DeNardo, LLC

Bradley J. Osborne, Esquire

360 Horizon Drive, Suite 150

King of Prussia, PA 19406

(610) 278-6800

Judgment Amount: \$181,948.56

Execution No. 2013-00718

GIS: 18:2311819-364951

Property known as:

146 West Main Street

Annville, PA 17003

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**Sale No. 10**

Plaintiff: Cenlar FSB

Defendant: Donald Bitner and Rose M. Houser

Attorney for Plaintiff:  
McCabe, Weisberg & Conway, P.C.  
Marc S. Weisberg, Esquire  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
(215) 709-1010

Judgment Amount: \$181,709.40  
Execution No. 2013-00549

GIS: 27:2336672-377938  
Property known as:  
1418 Sholly Avenue  
Lebanon, PA 17046

---

**Sale No. 11**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Erica N. Kreifels

Attorney for Plaintiff:  
Zucker, Goldberg & Ackerman, LLC  
Joel A. Ackerman, Esquire  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500

Judgment Amount: \$170,827.77  
Execution No. 2011-00281

GIS: 27:2349404-378950  
Property known as:  
740 Narrows Drive  
Lebanon, PA 17046

---

**Sale No. 12**

Plaintiff: JPMorgan Chase Bank, National Association, Successor by Merger Chase Home Finance, LLC

Defendant: Prinston Rene and Marie Carmel Rene

Attorney for Plaintiff:  
Phelan Hallinan, LLC  
Adam H. Davis, Esquire  
One Penn Center at Suburban Station  
1617 JFK Blvd., Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

Judgment Amount: \$176,220.41  
Execution No. 2013-00965

GIS: 30:2341240-365076  
Property known as:  
75 Parkside Drive  
Lebanon, PA 17042

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**Sale No. 13**

Plaintiff: Green Tree Servicing LLC

Defendant: David Rodriguez and Linda  
A. Rodriguez f/k/a Linda A . Barndt

Attorney for Plaintiff:  
KML Law Group, P.C.  
Salvatore Filippello, Esquire  
Suite 5000 – BNY Mellon Independence  
Center  
701 Market Street  
Philadelphia, PA 19106-1532  
(215) 627-1322

Judgment Amount: \$185,982.26  
Execution No. 2013-02176

GIS: 02:2338048-365412

Property known as:  
716 Cornwall Road  
Lebanon, PA 17042

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**Sale No. 14**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Dale Ray Weiant and Deborah  
Weiant

Attorney for Plaintiff:  
Zucker, Goldberg & Ackerman, LLC  
Joel A. Ackerman, Esquire  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500

Judgment Amount: \$325,343.52  
Execution No. 2011-00835

GIS: 32:2326653-394048

Property known as:  
42 Sweetbriar Lane  
Lebanon, PA 17046

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**Sale No. 15**

Plaintiff: Nationstar Mortgage, LLC

Defendant: Luis Rodriguez Arroyo

Attorney for Plaintiff:  
Phelan Hallinan, LLC  
Meredith Wooters, Esquire  
One Penn Center at Suburban Station  
1617 JFK Blvd., Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

Judgment Amount: \$76,675.09  
Execution No. 2013-01011

GIS: 05:2340163-371386

Property known as:  
239 Weidman Street  
Lebanon, PA 17046

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**Sale No. 16**

Plaintiff: JPMorgan Chase Bank, National Association

Defendant: Lois Shaub, in her capacity as Heir and Devisee of the Estate of Cindy S. Brubaker, Jacquelyn Keeney, in her capacity as Heir and Devisee of the Estate of Cindy S. Brubaker, unknown heirs, successors, assigns, and all persons, firms, or associations claiming right, title or interest from or under Cindy S. Brubaker, deceased

Attorney for Plaintiff:  
Phelan Hallinan, LLC  
Adam H. Davis, Esquire  
One Penn Center at Suburban Station  
1617 JFK Blvd., Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

Judgment Amount: \$330,339.00  
Execution No. 2013-00263

GIS: 12:2339674-336768  
Property known as:  
301 Spring Hill Lane  
Lebanon, PA 17042

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**Sale No. 17**

Plaintiff: PNC Mortgage, a division of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank

Defendant: Hiram Brown, Jr.

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

Jill P. Jenkins, Esquire  
BNY Mellon Independence Center  
701 Market Street, Suite 5000  
Philadelphia, PA 19106-1532  
(215) 627-1322

Judgment Amount: \$86,503.47  
Execution No. 2013-01943

GIS: 10:2341317-373866  
Property known as:  
747 N. Hanover Street  
Lebanon, PA 17046

---

**Sale No. 18**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Annie P. Ross

Attorney for Plaintiff:  
Zucker, Goldberg & Ackerman, LLC  
Joel A. Ackerman, Esquire  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500

Judgment Amount: \$142,019.34  
Execution No. 2011-02505

GIS: 30:2346593-366536  
Property known as:  
537 Fox Ridge Lane  
Lebanon, PA 17042

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**Sale No. 19**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Stacia R. Millinder

Attorney for Plaintiff:

Zucker, Goldberg & Ackerman, LLC

Joel A. Ackerman, Esquire

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

Judgment Amount: \$92,242.65

Execution No. 2012-01505

GIS: 24:2397436-375097

Property known as:

103 East Main Street

Newmanstown, PA 17073

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**Sale No. 20**

Plaintiff: Citimortgage, Inc.

Defendant: Mary Dipper

Attorney for Plaintiff:

Phelan Hallinan, LLC

Meredith Wooters, Esquire

One Penn Center at Suburban Station

1617 JFK Blvd., Suite 1400

Philadelphia, PA 19103

(215) 563-7000

Judgment Amount: \$46,412.74

Execution No. 2010-00593

GIS: 18:2311045-364878

Property known as:

333 West Main Street

Annville, PA 17003

**Sale No. 21**

Plaintiff: HSBC Bank, N.A., as Trustee  
for the Certificateholders of the ACE  
Securities Corp. Home Equity Loan Trust,  
Series 2006-NC3 Asset-Backed Pass-  
Through Certificates

Defendant: Jeremiah R. Stump and Lorena  
M. Stump

Attorney for Plaintiff:

Phelan Hallinan, LLC

Meredith Wooters, Esquire

One Penn Center at Suburban Station

1617 JFK Blvd., Suite 1400

Philadelphia, PA 19103

(215) 563-7000

Judgment Amount: \$135,905.13

Execution No. 2012-00682

GIS: 15:2372009-381364

Property known as:

10 E. Maple Avenue

Myerstown, PA 17067

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**Sale No. 22**

Plaintiff: JPMorgan Chase Bank, National Association

Defendant: Fred C. Bomberger and Sarah L. Bomberger

Attorney for Plaintiff:  
KML Law Group, P.C.  
Jill P. Jenkins, Esquire  
BNY Mellon Independence Center  
701 Market Street, Suite 5000  
Philadelphia, PA 19106-1532  
(215) 627-1322

Judgment Amount: \$53,151.14  
Execution No. 2013-00275

GIS: 05:2340532-371995

Property known as:  
420 North Second Street  
Lebanon, PA 17046

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**Sale No. 23**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Charles W. Firestone, Jr. a/k/a Charles W. Firestone and Angela L. Firestone

Attorney for Plaintiff:  
Zucker, Goldberg & Ackerman, LLC  
Joel A. Ackerman, Esquire  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500

Judgment Amount: \$176,065.00  
Execution No. 2013-00606

GIS: 27:2336485-378233

Property known as:  
1500 Sholly Avenue  
Lebanon, PA 17046

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**Sale No. 24**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Stephanie L. Patches and Kevin L. Keener, Jr.

Attorney for Plaintiff:  
Zucker, Goldberg & Ackerman, LLC  
Joel A. Ackerman, Esquire  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500

Judgment Amount: \$123,863.91  
Execution No. 2013-01363

GIS: 29:2317923-352252

Property known as:  
363 Fontana Avenue  
Lebanon, PA 17042

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**Sale No. 25**

Plaintiff: Wells Fargo Bank, NA Successor  
by Merger to Wells Fargo Home Mortgage,  
Inc. Successor by Merger to Norwest  
Mortgage, Inc. a California Corporation

Defendant: Ronald J. Moyer and  
Jean M. Moyer

Attorney for Plaintiff:  
Zucker, Goldberg & Ackerman, LLC  
Joel A. Ackerman, Esquire  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500

Judgment Amount: \$60,094.66  
Execution No. 2013-00687  
GIS: 26:2332253-367710

Property known as:  
1934 Center Street  
Lebanon, PA 17042

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**Sale No. 26**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Tanya G. Gogets and  
John M. Gogets

Attorney for Plaintiff:  
Zucker, Goldberg & Ackerman, LLC  
Joel A. Ackerman, Esquire  
200 Sheffield Street, Suite 101  
Mountainside, NJ 07092  
(908) 233-8500

Judgment Amount: \$147,912.19  
Execution No. 2013-00616

GIS: 27:2338824-379367

Property known as:  
910 Kochenderfer Road  
Lebanon, PA 17046

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**Sale No. 27**

Plaintiff: Deutsche Bank National  
Trust Company as Trustee for the  
Certificateholders of the Morgan Stanley  
ABS

Defendant: Michael P. Groff and Melissa  
Groff a/k/a Melissa J. Groff

Attorney for Plaintiff:  
McCabe, Weisberg & Conway, P.C.  
Marc S. Weisberg, Esquire  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
(215) 709-1010

Judgment Amount: \$197,947.88  
Execution No. 2011-00904

GIS: 21:2293217-383378  
Property known as:  
1869 Blacks Bridge Road  
Annville, PA 17003

---

**Sale No. 28**

Plaintiff: Northwest Savings Bank

Defendant: Terry C. Sholley and  
Rose M. Sholley

Attorney for Plaintiff:  
Patrick M. Reb, Esquire  
547 South 10<sup>th</sup> Street  
Lebanon, PA 17042  
(717) 274-6620

Judgment Amount: \$126,687.17  
Execution No. 2012-01998

GIS: 23:2365566-390150  
Property known as:  
51 Garloff Road  
Myerstown, PA 17067

---

**Sale No. 29**

Plaintiff: Fifth Third Mortgage Company

Defendant: Matthew D. Wise and  
Emily N. Olesh

Attorney for Plaintiff:  
Phelan Hallinan, LLC  
Adam H. Davis, Esquire  
One Penn Center at Suburban Station  
1617 JFK Blvd., Suite 1400  
Philadelphia, PA 19103  
(215) 563-7000

Judgment Amount: \$139,992.30  
Execution No. 2013-00735

GIS: 24:2394645-372595  
Property known as:  
340 West Main Street

Newmanstown, PA 17073

---

**Sale No. 30**

Plaintiff: Jonestown Bank and Trust  
Company

Defendant: Justin Myers, Administrator  
for the Estate of Lee M. Myers, Jr.

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

Judgment Amount: \$52,078.97  
Execution No. 2013-02375

GIS: 33:2311548-395674  
Property known as:  
50 Hill Drive  
Jonestown, PA 17038

---

**Sale No. 31**

Plaintiff: Joseph Mangano, Executor of  
the Estate of Maria Mangano

Defendant: Carlos Cooper, Cleide Cooper  
and C. Cooper, LLC

Attorney for Plaintiff:  
Buzgon Davis Law Offices  
Edward J. Coyle, Esquire  
525 South 8<sup>th</sup> Street  
PO Box 49  
Lebanon, PA 17042  
(717) 274-1752

Judgment Amount: \$252,255.62  
Execution No. 2013-01830

GIS: 07:2336304-372842  
Property known as:  
1034 Maple Street  
Lebanon, PA 17046

---

**Sale No. 32**

Plaintiff: The Bank of New York Mellon  
f/k/a the Bank New York as Trustee for the  
Certificateholders of CWABS, Inc., Asset –  
Backed Certificates, Series 2004-13

Defendant: Ronald Vulatic, Jr. and  
Tammy L. Vulatic

Attorney for Plaintiff:  
McCabe, Weisberg & Conway, P.C.  
Marc S. Weisberg, Esquire  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
(215) 709-1010

Judgment Amount: \$135,324.49

Execution No. 2012-01406

GIS: 16:2288957-359134  
Property known as:  
433 North Railroad Street  
Palmyra, PA 17078

---

**Sale No. 33**

Plaintiff: Fulton Bank, N.A., Successor to  
Lebanon Valley Farmers Bank

Defendant: Kay F. Speziali-Holman

Attorney for Plaintiff:  
Henry & Beaver, LLP  
Marc A. Hess, Esquire  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042  
(717) 274-3644

Judgment Amount: \$150,131.14  
Execution No. 2013-02057

GIS: 13:2322531-398336  
Property known as:  
245 Rose Lane  
Jonestown, PA 17038

---



**Sale No. 34**

Plaintiff: Nationstar Mortgage, LLC

Defendant: Kimberly Weiberg and  
Rick Weiberg

Attorney for Plaintiff:  
KML Law Group, P.C.  
Jill P. Jenkins, Esquire  
BNY Mellon Independence Center  
701 Market Street, Suite 5000  
Philadelphia, PA 19106-1532  
(215) 627-1322

Judgment Amount: \$156,885.11  
Execution No 2013-01310

GIS: 12:2343926-348844  
Property known as:  
195 Schaefer Road  
Lebanon, PA 17042

---

**Sale No. 35**

Plaintiff: U.S. Bank National Association,  
as Trustee for the Pennsylvania Housing  
Finance Agency

Defendant: Barry L. Brougher and  
The Secretary of Housing and Urban  
Development

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

Judgment Amount: \$56,163.26  
Execution No. 2013-02330

GIS: 21:2309004-381259

Property known as:  
724 ONO Road  
Annville, PA 17003

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**Sale No. 36**

Plaintiff: Fulton Bank, N.A.

Defendant: Evan E. Saylor and  
Tammy S. Saylor

Attorney for Plaintiff:  
Henry & Beaver, LLP  
Marc A. Hess, Esquire  
937 Willow Street  
P.O. Box 1140  
Lebanon, PA 17042  
(717) 274-3644

Judgment Amount: \$23,519.83  
Execution No. 2012-02482

GIS: 17:2383467-377745

Property known as:  
37 West Main Street  
Richland, PA 17087

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**Sale No. 37**

Plaintiff: First National Bank of  
Fredericksburg

Defendant: Norman A. Rice, Jr, and  
Kimberly A. Rice

Attorney for Plaintiff:  
Spitler, Kilgore and Enck  
Paul W. Kilgore, Esquire  
522 South 8<sup>th</sup> Street  
Lebanon, PA 17042  
(717) 273-7621

Judgment Amount: \$82,057.54  
Execution No. 2013-00636

GIS: 19:2335737-409010  
Property known as:  
227 North Center Street  
Fredericksburg, PA 17026

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**Sale No. 38**

Plaintiff: JPMorgan Chase Bank, N.A.

Defendant: Terry L. Hitz, Jr.

Attorney for Plaintiff:  
McCabe, Weisberg and Conway, P.C.  
Marc S. Weisberg, Esquire  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109  
(215) 790-1010

Judgment Amount; \$72,405.92  
Execution No. 2013-00638

GIS: 01:2338213-367783  
Property known as:

246 South 8<sup>th</sup> Street  
Lebanon, PA 17042

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**Sale No. 39**

Plaintiff: Ocwen Loan Servicing, LLC

Defendant: Alan M. Woestman

Attorney for Plaintiff:  
Milstead & Associates, LLC  
Patrick J. Wesner, Esquire  
220 Lake Drive, East, Suite 301  
Cherry Hill, NJ 08002  
(856) 482-1400

Judgment Amount: \$175,616.31  
Execution No. 2013-01530

GIS: 27:2340167-376052  
Property known as:  
902 Miller Street  
Lebanon, PA 17046

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**Sale No. 40**

Plaintiff: JPMorgan Chase Bank, N.A.

Defendant: Jeremy D. Wilson

Attorney for Plaintiff:

Phelan Hallinan, LLC

Adam H. Davis, Esquire

One Penn Center at Suburban Station

1617 JFK Blvd., Suite 1400

Philadelphia, PA 19103

(215) 563-7000

Judgment Amount: \$167,325.03

Execution No. 2012-01316

GIS: 21:2288966-388905

Property known as:

10351 Jonestown Road

Annville, PA 17003

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**Sale No. 41**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Daniel J. Siegfried, Monica L. Siegfried a/k/a Monica Siegfried

Attorney for Plaintiff:

Zucker, Goldberg & Ackerman, LLC

Joel A. Ackerman, Esquire

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

Judgment Amount: \$224,147.82

Execution No. 2012-00329

GIS: 32:2327577-394365

Property known as:

2 Applewood Court

Lebanon, PA 17046

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**Sale No. 42**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Dolores J. Morsy

Attorney for Plaintiff:

Zucker, Goldberg & Ackerman, LLC

Joel A. Ackerman, Esquire

200 Sheffield Street, Suite 101

Mountainside, NJ 07092

(908) 233-8500

Judgment Amount: \$56,486.09

Execution No. 2013-01361

GIS: 17:2384879-376294

Property known as:

128 East Main Street

Richland, PA 17087

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**Sale No. 43**

Plaintiff: Richard Meily and Lois Meily

Defendant: Sue A. Nietz

Attorney for Plaintiff:

Christianson Meyer

George E. Christianson, Esquire

411 Chestnut Street

Lebanon, PA 17042

(717) 273-1651

Judgment Amount: \$42,513.42

Execution No. 2013-02098

GIS: 01:2339877-368680

Property known as:

414 Federal Street, and

414 Federal Street, Rear,

127 South 4<sup>th</sup> Street,

Lebanon, PA 17042

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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