

# Lebanon County Legal Journal

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

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No. 17

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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 FRANK J. BERING**, late of Myerstown Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executors.

Frank W. Bering, Executor  
1249 School Road  
Richland PA 17087

John H. Bering, Executor  
300 Yeagley Road  
Myerstown PA 17067

Thomas N. Cooper, Esquire  
Steiner, Sandoe & Cooper, Attorneys

**ESTATE OF TILDA T. OSOJNAK**  
a/k/a Tilda J. Osojnak, late of Cornwall Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Charles A. Shivoder, III, Executor

c/o E. Richard Young, Jr., Esquire  
1248 West Main Street  
Ephrata PA 17522

**ESTATE OF ROBERT H. PROGIN**, late of Jackson Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Co-Executors.

Robert G. Progin, Co-Executor  
Ronald L. Progin, Co-Executor

c/o John E. Feather, Jr., Esquire  
Feather and Feather P.C.  
22 West Main Street  
Annville PA 17003

### **SECOND PUBLICATION**

**ESTATE OF ALFRED C. BARTHOLOMEW**, late of Myerstown, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Philip Bartholomew, Executor  
c/o Kluxen, Newcomer & Dreisbach  
P.O. Box 539  
339 North Duke Street  
Lancaster PA 17608-0539

Molvin E. Newcomer, Esquire  
Attorney

**ESTATE OF LOUISE C. BROADBELT**, late of North Londonderry Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

J. Keith Broadbelt, Executor  
792 Parker Lane  
Springfield PA 19064

Gerald J. Brinser, Attorney

**ESTATE OF FRANK W. HOCKLEY**, late of Lebanon City, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executors.

Karen L. Woodruff, Executor  
Frank W. Hockley, Jr., Executor  
c/o Timothy D. Sheffey, Esquire  
Reilly, Wolfson, Sheffey, Schrum and Lundberg LLP  
1601 Cornwall Road  
Lebanon PA 17042

**ESTATE OF FRANK JULIAN** a/k/a Frank P. Julian, late of East Hanover Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Co-Executors.

John Hayes, Co-Executor  
19 Second Avenue  
Pottsville PA 17901

Edward Hayes, Jr., Co-Executor  
4210 Hollywood Blvd.  
Hazle Township PA 18202

J. Robert Zane, Esquire, attorney  
Zane, Rossi & Conville  
38 St. John Street, P.O. Box 96  
Schuylkill Haven PA 17972

**ESTATE OF JANE C. NORTH**, late of Millcreek Township, Lebanon County, PA, deceased. Letters of Administration have been granted to the undersigned Administrator.

Rick A. Dover, Administrator  
c/o Dennis M. Hartranft, Jr., Esquire  
151 East Main Street  
Ephrata PA 17522

**ESTATE OF JAMES A. SHOLLY**, late of North Lebanon Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executrix.

Sally A. Sholly, Executrix  
c/o Timothy D. Sheffey, Esquire  
Reilly, Wolfson, Sheffey, Schrum and  
Lundberg LLP  
1601 Cornwall Road  
Lebanon PA 17042

**ESTATE OF JAMES F. SPEECE**, late of North Cornwall Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Gerald L. Speece, Executor  
c/o Charles A. Ritchie, Jr., Esquire  
Feather and Feather, P.C.  
22 West Main Street  
Annville PA 17003

**ESTATE OF MAE M. SYPHARD** a/k/a Mae Syphard, late of Myerstown Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executrix.

Judy L. Miller, Executrix  
243 W. High Street  
Womelsdorf PA 19567

Or to his attorney:  
Robert R. Kreitz, Esquire  
Roland Stock, LLC  
627 North Fourth Street  
P.O. Box 902  
Reading PA 19603

### **THIRD PUBLICATION**

**ESTATE OF THELMA M. BLOUCH**, late of Union Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Co-Executors.

Timothy S. Blouch, Executor  
Melissa B. Hooper, Executrix  
c/o Brinser, Wagner & Zimmerman  
466 Jonestown Road  
Jonestown PA 17038

**ESTATE OF WESLEY E. FRAZIER**, late of North Annville Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executrix.

Frances M. Frazier, Executrix  
4 Plum Street  
Annville PA 17003

Gerald J. Brinser, Attorney

**ESTATE OF BESSIE B. MILLER** a/k/a Besse Miller, late of Jackson Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Henry J. Steiner, Executor  
160 Sheridan Road  
Womelsdorf PA 19567

## **ORPHANS' COURT DIVISION NOTICES**

**NOTICE IS HEREBY GIVEN** that the following accounts in decedents estates, guardianships and trusts have been filed in the office of the Register of Wills and Clerk of Orphans' Court of Lebanon County and that the same will be presented to the Court of Common Pleas' Court Division of said county for Confirmation NISI on **Monday, February 3, 2014** at 10 a.m. in Courtroom No. 1, Municipal Building, City of Lebanon.

First and final accounts with proposed schedule of distribution filed by Executors or Administrators:

1. **Specht, Alverna L.**, deceased; Donald W. Leshner, Jr., and Dawn M. Swisher, Executors; Ann H. Kline, Attorney

All of the aforesaid accounts and statements of Proposed Distribution will be confirmed absolutely as of course by the said Orphans' Court except those to which exemptions are filed within twenty (20) days after the same are confirmed NISI.

Dawn L. Resanovich, Register of Wills and Clerk of Orphans' Court, Lebanon County, PA

**NOTICE OF PETITION FOR QUIET TITLE**

**In the Court of Common Pleas of Lebanon County, Pennsylvania, Civil Action – Law No. 2014-00058. Steven J. Donmoyer, Plaintiff/Petitioner vs. 422 Auto Sales and any person claiming interest in a 2003 Dodge Durango with VIN number 1D4HS482X3F583365.**

**NOTICE IS HEREBY GIVEN** that on January 7, 2014, the Petition of Steven J. Donmoyer was filed in the Court of Common Pleas of Lebanon County, requesting an order for quiet title to a motor vehicle. You are hereby notified that Steven J. Donmoyer has commenced a legal action against you to quiet title to a 2003 Dodge Durango, bearing the Vehicle Identification Number 1D4HS482X3F583365. The Petition requests that the Court extinguish all rights to said vehicle except that of Steven J. Donmoyer and further requests that the

Court order the Pennsylvania Department of Transportation to issue a title for said vehicle to Steven J. Donmoyer. The Court has fixed February 4, 2014 at 1:30 p.m. in Courtroom No. 2 of the Lebanon County Courthouse, 400 South Eighth Street, Lebanon, PA, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the requests of the Petitioner should not be granted.

Caleb J. Zimmerman, Esquire

**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 FEBRUARY 11, 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: CitiMortgage, Inc.

Defendant: Jeffrey A. Strine and  
Pamela K. Strine

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

Judgment Amount: \$144,755.45  
Execution No. 2013-00986

GIS: 16:2287473-354002

Property known as:  
780 West Maple Street  
Palmyra, PA 17078

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**Sale No. 2**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Lori A. Wertz and  
Timothy W. Wertz

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

Judgment Amount: \$156,005.17  
Execution No. 2013-00717

GIS: 19:2329115-414821  
Property known as:  
632 Mountain Drive  
Fredericksburg, PA 17026

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**Sale No. 3**

Plaintiff: JPMorgan Chase Bank, National Association, s/b/m/t Chase Home Finance LLC, s/b/m/t Chase Manhattan Mortgage Corporation

Defendant: Monique L. Putt

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

Judgment Amount: \$120,194.35  
Execution No. 2012-00394

GIS: 15:2371342-383584  
Property known as:  
113 North Railroad Street  
Myerstown, PA 17067

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**Sale No. 4**

Plaintiff: PHH Mortgage Corporation

Defendant: Geronimo Serrano and Nidia Torres

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

Judgment Amount: \$43,508.20  
Execution No. 2013-00157

GIS: 05:2339054-372528  
Property known as:  
565 Guilford Street  
Lebanon, PA 17046

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**Sale No. 5**

Plaintiff: Citimortgage, Inc. s/m/b to ABN AMRO Mortgage Group, Inc.

Defendant: Kevin S. Smith

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

Judgment Amount: \$119,435.44  
Execution No. 2013-01370

GIS: 28:2292407-365981  
Property known as:  
9 Peach Street  
Annville, PA 17003

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**Sale No. 7**

Plaintiff: PHH Mortgage Corporation

Defendant: Jordan M. Bashore and  
Shawna R. Bashore

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

Judgment Amount: \$199,042.08  
Execution No. 2013-01010

GIS: 28:2295949-354594  
Property known as:  
1252 South Prince Street  
Palmyra, PA 17078

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**Sale No. 8**

Plaintiff: Bank of America, N.A.,  
Successor by Merger to BAC Home  
Loans Servicing, LP FKA Countrywide  
Home Loans Servicing, LP

Defendant: Mary Agnes Hickey and  
Terry Lee Hickey

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

Judgment Amount: \$149,281.84  
Execution No. 2012-00481

GIS: 28:2292109-354590  
Property known as:  
207 Campbelltown Road  
Palmyra, PA 17078

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**Sale No. 9**

Plaintiff: JPMorgan Chase Bank, N.A.

Defendant: Jeremy R. Checket

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

Judgment Amount: \$65,938.29  
Execution No. 2013-01068

GIS: 15:2372666-382119  
Property known as:  
130 South Broad Street  
Myerstown, PA 17067

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**Sale No. 10**

(856) 810-5815

Plaintiff: JPMorgan Chase Bank, National Association

Judgment Amount: \$221,518.76  
Execution No. 2011-01322

Defendant: David Kahler and Kellie Kahler

GIS: 01:2340838-368095  
Property known as:  
200 Hathaway Park  
Lebanon, PA 17042

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

Judgment Amount: \$216,004.80  
Execution No. 2013-00879

GIS: 24:2400975-372787  
Property known as:  
20 Overlook Lane  
Newmanstown, PA 17073

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**Sale No. 12**

Plaintiff: Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7

Defendant: Gary L. McGarvey and Vicki L. McGarvey

Attorney for Plaintiff:  
Parker McCay, P.A.  
Chandra M. Arkema, Esquire  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, NJ 08/054

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**Sale No. 13**

Plaintiff: JPMorgan Chase Bank, National Association

Defendant: Steven S. Risafi

Attorney for Plaintiff:  
Shapiro & DeNardo, LLC  
Christopher A. DeNardo, Esquire  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
(610) 278-6800

Judgment Amount: \$155,603.12  
Execution No. 2013-01573

GIS: 32:2324993-395004  
Property known as:  
333 Cindy Drive  
Jonestown, PA 17038

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**Sale No. 14**

Plaintiff: Nationstar Mortgage, LLC

Defendant: Mark A. Brandt and  
Lori E. Messersmith-Brandt

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

Judgment Amount: \$115,017.27  
Execution No. 2013-00534

GIS: 08:2342684-367495  
Property known as;  
135 East Pershing Avenue  
Lebanon, PA 17042

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**Sale No. 15**

Plaintiff: Nationstar Mortgage, LLC

Defendant: Marie Mcallister a/k/a Marie  
D. Mcallister, Individually and as Trustee  
of the Revocable Living Trust Agreement  
for Marie D. Mcallister

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

Judgment Amount: \$181,640.56  
Execution No. 2012-01682

GIS:34:2326042-336397  
Property known as:  
201 6<sup>th</sup> Street  
Mount Gretna, PA 17064

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**Sale No. 16**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Elizabeth A. Kyer, in her  
capacity as Executrix and Devisee of the  
Estate of Freeda M. Trostle

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

Judgment Amount: \$120,131.67  
Execution No. 2013-01330

GIS: 34:2334310-347371  
Property known as:  
55 Main Street  
Quentin, PA 17083

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**Sale No. 17**

Plaintiff: Sovereign Bank N.A.

Defendant: Joseph H. Coover and  
Nancie A. Coover

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

Judgment Amount: \$75,222.13  
Execution No. 2013-00662

GIS: 27:2338369-375349  
Property known as:  
629 Elizabeth Street  
Lebanon, PA 17046

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**Sale No. 18**

Plaintiff: Wells Fargo Bank, NA

Defendant: Jeremy M. Borruto

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

Judgment Amount: \$81,735.54  
Execution No. 2013-01131

GIS: 10:2340887-372677

Property known as:  
55 Tiffany Lane  
Lebanon, PA 17046

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**Sale No. 19**

Plaintiff: U.S. Bank, National  
Association, as Trustee under the  
Pooling and Servicing Agreement dated  
as of August 1, 2006, GSAMP Trust  
2006-HE5, Mortgage Pass-Through  
Certificates, Series 2006-HE5

Defendant: Jonell Cramer a/k/a Jonell L.  
Cramer and Michael Patton a/k/a Michael  
L. Patton

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

Judgment Amount: \$116,110.52  
Execution No. 2013-01681

GIS: 08:2343068-367768  
Property known as:  
232 East Grant Street  
Lebanon, PA 17042

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**Sale No. 20**

Plaintiff: Bank of America, N.A.

Defendant: Danielle M. Hogg

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

Judgment Amount: \$87,747.46  
Execution No. 2012-00699

GIS: 30:2344218-369862  
Property known as:  
57 Moravian Street  
Lebanon, PA 17042

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**Sale No. 21**

Plaintiff: JPMorgan Chase Bank,  
National Association

Defendant: Lauren M. Keller and Daryl  
L. Keller

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

Judgment Amount: \$191,244.21  
Execution No. 2013-01524

GIS: 29:2306061-346696

Property known as:  
72 Valley Lane  
Annville, PA 17003

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**Sale No. 22**

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

Defendant: Audrey L. Shirk

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

Judgment Amount: \$71,396.32  
Execution No. 2013-01555

GIS: 19:2335742-409390  
Property known as:  
10 Claire's Way  
Fredericksburg, PA 17026

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**Sale No. 23**

Plaintiff: James B. Nutter & Company

Defendant: Adrienne Shelling, Esquire,  
Personal Representative of the Estate of  
Michael Szollose

Attorney for Plaintiff:  
Powers, Kirn & Javardian, LLC  
Jill Manuel-Coughlin, Esquire  
1310 Industrial Blvd., 2<sup>nd</sup> Flr, Suite 202  
Southampton, PA 18966  
(215) 942-2090

Judgment Amount: \$107,626.55  
Execution No. 2013-01196

GIS: 04:2338832-369124  
Property known as:  
606-608 Cumberland Street  
Lebanon, PA 17042

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**Sale No. 24**

Plaintiff: Citimortgage Inc., s/b/m To  
Principal Residential Mortgage, Inc.

Defendant: William E. Cupelli

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

Judgment Amount: \$23,297.68  
Execution No. 2013-01738

GIS: 07:2336813-372630

Property known as:  
928 Water Street  
Lebanon, PA 17046

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**Sale No. 25**

Plaintiff: Federal National Mortgage  
Association

Defendant: Carol T. Anderson and Ronald  
E. Anderson

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

Judgment Amount: \$144,123.52  
Execution No. 2013-01288

GIS: 28:2288911-350679

Property known as:  
205 Barrington Court  
Palmyra, PA 17078

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**Sale No. 26**

Plaintiff: Northwest Savings Bank

Defendant: Dale F. Hardy

Attorney for Plaintiff:  
Grenen and Birsic, P.C.  
Maureen A. Dowd, Esquire  
One Gateway Center, 9<sup>th</sup> Floor  
Pittsburgh, PA 15222  
(412) 281-7650

Judgment Amount: \$173,916.25  
Execution No. 2013-01597

GIS: 31:2294580-346276  
Property known as:  
2805-2809 Horseshoe Pike  
Lebanon, PA 17046

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**Sale No. 27**

Plaintiff: First National Bank of  
Fredericksburg

Defendant: Kenneth B. Zimmerman

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

Judgment Amount: \$198,604.58  
Execution No. 2013-01595

GIS: 19:2348788-391434  
Property known as:

589 Freeport Road  
Lebanon, PA 17046

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**Sale No. 28**

Plaintiff: PNC Bank, National  
Association

Defendant: Mary E. Dercole

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

Judgment Amount: \$102,366.17  
Execution No. 2013-01833

GIS: 30:2341625-366309  
Property known as:  
609 S. Lincoln Avenue  
Lebanon, PA 17042

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**Sale No. 30**

Plaintiff: Bank of America, N.A.  
Successor by Merger to BAC Home  
Loans Servicing, L.P. f/k/a Countrywide  
Home Loans Servicing, L.P.

Defendant: Richard Wolfe and Mary  
Wolfe

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

Judgment Amount: \$244,899.95  
Execution No. 2012-01186

GIS: 27:2342439-378273  
Property known as:  
1629 Josephine Ann Drive  
Lebanon, PA 17046

---

**Sale No. 31**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Brandi Cooper and  
Christopher J. Cooper, a/k/a Christopher  
Cooper

Attorney for Plaintiff:  
Phelan Hallinan, LLP  
Jonathan Lobb, Esquire  
One Penn Center at Suburban Station  
1617 JFK Blvd, Suite 1400  
Philadelphia, PA 19103

(215) 563-7000

Judgment Amount: \$98,830.01  
Execution No. 2013-01739

GIS: 12:2338719-349873  
Property known as:  
125 N. Cornwall Road  
Lebanon, PA 17042

---

**Sale No. 32**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Rebecca R. Long

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

Judgment Amount: \$125,362.30  
Execution No. 2012-00501

GIS: 30:2347273-366374  
Property known as:  
151 Palm Lane  
Lebanon, PA 17042

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**Sale No. 33**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Joshua D. Short

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

Judgment Amount: \$274,569.44  
Execution No. 2011-00485

GIS: 16:2291247-357654  
Property known as:  
223 East Main Street  
Palmyra, PA 17078

---

**Sale No. 34**

Plaintiff: U.S. Bank National Association,  
as Trustee for MASTR Asset Backed  
Securities Trust 2005-AB1

Defendant: Salvador Colon

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

Judgment Amount: \$125,773.00  
Execution No. 2010-03059

GIS: 05:2337781-372464

Property known as:  
536 North 8<sup>th</sup> Street  
Lebanon, PA 17046

GIS: 05:2337692-372475  
Property known as:  
538 North 8<sup>th</sup> Street  
Lebanon, PA 17046

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**Sale No. 35**

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

Defendant: Barry N. Ream and Stacey L.  
Ream

Attorney for Plaintiff:  
Udren Law Offices, P.C.  
Jordan David, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 8003  
(856) 669-5400

Judgment Amount: \$152,326.40  
Execution No. 2013-01858

GIS: 22:2363710-358484  
Property known as:  
4 Juliada Drive  
Lebanon, PA 17042

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**Sale No. 36**

Plaintiff: PNC Mortgage, a division of  
PNC Bank, N.A.

Defendant: Amy M. Samu and Michael  
A. Eby

Attorney for Plaintiff:  
Udren Law Offices, P.C.  
Jordan David, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite200  
Cherry Hill, NJ 8003  
(856) 669-5400

Judgment Amount: \$125,566.91  
Execution No. 2009-02918

GIS: 32:2320405-389055  
Property known as :  
10 Spruce Lane  
Lebanon, PA 17046

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**Sale No. 37**

Plaintiff: JPMorgan Chase Bank,  
National Association

Defendant: Cindy Cruz

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

Judgment Amount: \$139,716.97

Execution No. 2012-01617

GIS: 18:2310749-364308  
Property known as:  
427 West Queen Street  
Annville, PA 17003

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**Sale No. 38**

Plaintiff: JPMorgan Chase Bank,  
National Association

Defendant: Stephen M. Shifflett and  
Cathy J. Shifflett

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

Judgment Amount: \$101,326.04  
Execution No. 2013-01812

GIS: 29:2312211-360356  
Property known as:  
583 Louser Road, f/k/a Road 4, Box  
2263,  
Lebanon, PA 17042

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**Sale No. 39**

Plaintiff: JPMorgan Chase Bank, N.A.

Defendant: Thomas J. Wulff, Jr.

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

Judgment Amount: \$151,806.47  
Execution No. 2013-01880

GIS: 27:2328904-375743  
Property known as:  
324 Ebenezer Road  
Lebanon, PA 17046

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**Sale No. 40**

Plaintiff: Jonestown Bank and Trust  
Company

Defendant: Luis I. Cruz, Sr. and Leyla  
Cruz

Attorney for Plaintiff:  
Reilly, Wolfson, Sheffey, Schrum and  
Lundberg LLP  
Paul C. Bametzreider, Esquire  
1601 Cornwall Road  
Lebanon, PA 17042  
(717) 273-3733

Judgment Amount: \$32,704.24  
Execution No. 2013-01823

GIS: 30:2348135-372004  
Property known as:  
1320 E. Old Cumberland 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

