

Lebanon County Legal Journal

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

Vol. 51

Lebanon, Pennsylvania, January 29, 2014

No. 18

Public Notices

**DECEDENTS' ESTATES
ORPHANS' COURT DIVISION NOTICES
ARTICLES OF INCORPORATION
NOTICE OF MORTGAGE FORECLOSURE**

Table of Contents

SHERIFF'S SALE OF VALUABLE REAL ESTATE

Published every Wednesday. Advertisements must be at Room 305,
Municipal Building, 400 South Eighth Street, Lebanon PA, 17042
by 11 a.m. of preceding Monday.

Lebanon County Legal Journal, per bound volume.....\$95.00
Advance Sheets, per year.....\$97.75
Single copy, advance sheets.....\$4.00

717-228-4411; www.lebanoncountylegaljournal.org

Owned and published by the Lebanon County Bar Association
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 CHARLOTTE M. BOWMAN, late of Palmyra Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor, and **LIVING TRUST ADMINISTRATION FOR CHARLOTTE M. BOWMAN**, has been given to the undersigned Successor Death Trustee.

Rodney L. Bowman, Successor Death Trustee and Executor
c/o JSDC Law Offices
P.O. Box 650
Hershey PA 17033

Or to Gary L. James, Esquire
JSDC Law Offices
P.O. Box 650
Hershey PA 17033

ESTATE OF RICHARD E. BOWMAN, late of Palmyra Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor, and

LIVING TRUST ADMINISTRATION FOR RICHARD E. BOWMAN, has been given to the undersigned Successor Death Trustee.

Rodney L. Bowman, Successor Death Trustee and Executor
c/o JSDC Law Offices
P.O. Box 650
Hershey PA 17033

Or to Gary L. James, Esquire
JSDC Law Offices
P.O. Box 650
Hershey PA 17033

ESTATE OF BLANCHE J. BULLIAN, late of North Cornwall Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executrix.

Evelyn M. Smith, Executrix
c/o Charles W. Sheidy Law Offices
60L West Church Street
Denver PA 17517

ESTATE OF DOROTHY M. DAUB,
late of Lebanon City, Lebanon County,
PA, deceased. Letters Testamentary have
been granted to the undersigned Executor.

Michael Shillott, Executor
c/o Timothy D. Sheffey, Esquire
Reilly, Wolfson, Sheffey, Schrum and
Lundberg
1601 Cornwall Road
Lebanon PA 17042

ESTATE OF MARTHA U. DAVISON,
late of South Londonderry Township,
Lebanon County, PA, deceased. Letters of
Administration have been granted to the
undersigned Administratrix, c.t.a.

Donna J. Zima, Administratrix, c.t.a.
208 Lawn Road
Palmyra PA 17078

Or to
Joseph M. Farrell, Esquire
201/203 South Railroad Street
P.O. Box 113
Palmyra PA 17078
Attorney for the estate

ESTATE OF RICHARD S. KEENE a/k/a
Richard Sargent Keene, late of Lebanon
City, Lebanon County, PA, deceased.
Letters Testamentary have been granted to
the undersigned Executrix.

Carol M. Zandieh, Executrix
c/o Spencer Law Firm LLC
901 Rohrerstown Road
Lancaster PA 17601

Patti S. Spencer, Esquire
Attorney

ESTATE OF DANIEL J. KREIDER,
late of the North Londonderry Township,
Lebanon County, PA, deceased. Letters
Testamentary have been granted to the
undersigned Executors.

Lynn M. Miller, Executor
Timothy D. Kreider, Executor

Attorney:
Adrienne C. Snelling, Esq.
Sullivan, Sullivan & Snelling, P.C.
242 S. Eighth Street
Lebanon, PA 17042-6010

ESTATE OF KATHRYN K. MATTHEWS, late of Myerstown Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executors.

Nancy L. Pavloski, Executor
Kay A. O'Neill, Executor
c/o Timothy D. Sheffey, Esquire
Reilly, Wolfson, Sheffey, Schrum and Lundberg
1601 Cornwall Road
Lebanon PA 17042

ESTATE OF THERESA W. SHREEVES, late of West Cornwall Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executors.

Marilyn Bretz, Executor
Shirley Etter, Executor
c/o Young and Young
44 South Main Street
P.O. Box 126
Manheim PA 17545

ESTATE OF ELVA E. SUCHANEK, late of Cornwall Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Richard K. Suchanek, Executor
545 Rexmont Road
Lebanon PA 17042

John D. Enck, Esquire
Spitler, Kilgore & Enck PC
522 South Eighth Street
Lebanon PA 17042

SECOND 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

THIRD 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

**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

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg PA on January 8, 2014, for the purpose of obtaining a Certificate of Incorporation of a business corporation to be organized under the provision of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444, as amended, 15 PaC.S. 1101, et seq. The name of the proposed corporation is **Grantville Food Market, Inc.** The purpose for which it has been organized is **Supermarket.**

Siegrist, Koller, Brightbill, Long and Feeman
Solicitors for Incorporator
315 South Eighth Street
Lebanon PA 17042

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

United States District Court for the Middle District of Pennsylvania No. 13-02874.

The United States of America, Plaintiff vs. Bonnie Johnston a/k/a Bonnie L. Brinkerhoff solely in her capacity as heir of Catherine E. Beaton, deceased, and unknown heirs of Catherine E. Beaton, deceased, Defendant(s).

To: Bonnie Johnston a/k/a Bonnie L. Brinkerhoff, solely in her capacity as heir of **Catherine E. Beaton**, deceased, mortgagor and real owner, defendant(s), whose last known address is **1938 Wexford Road, Palmyra PA 17078**. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, The United States of America, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the United States District Court for the Middle District of Pennsylvania, docketed to No. 13-02874, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1938 Wexford Road, Palmyra PA 17078, whereupon your property will be sold by the United States Marshal.

Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally

or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

MidPenn Legal Services
513 Chestnut Street
Lebanon PA 17042
717-274-2834

PA Bar Association
P.O. Box 186
Harrisburg PA 17108
800-692-7375

Thomas I. Puleo, Esquire
Attorney for Plaintiff
KML Law Group P.C.
Suite 5000
Mellon Independence Center
701 Market Street
Philadelphia PA 19106-1532
215-627-1322

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

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

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

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

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

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

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

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

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

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

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

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

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 6th Street
Mount Gretna, PA 17064

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

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

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

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

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

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

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

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., 2nd 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

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

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

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, 9th 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

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 8th 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

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

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

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 8th Street
Lebanon, PA 17046

GIS: 05:2337692-372475

Property known as:
538 North 8th Street
Lebanon, PA 17046

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

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

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

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

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

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

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

