

# 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 26, 2014

No. 26

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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 MATILDA L. BITTENBENDER**, late of Jackson Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Emily B. Bittenbender, Executor  
176 Waterton Road  
Shichshinny PA 18655

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

**ESTATE OF FAYE H. SAYER**, a/k/a Faye Sayer, late of Myerstown Borough, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Donald S. Sayer, Executor  
214A Main Street  
Oley PA 19547

Or to:  
Walter M. Diener, Jr., Esquire  
Kozloff Stoudt  
2640 Westview Drive

Wyomissing PA 19610

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

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

**ESTATE OF RUBY I. SMITH**, late of North Londonderry Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Dennis E. Smith, Executor  
4460 Pasture Drive  
Elizabethtown PA 17022

Chad J. Julius, Esquire  
Jacobson, Julius & McPartland  
8150 Derry Street, Suite A  
Harrisburg PA 17111

**ESTATE OF GILBERT L. WEAVER, SR.**, late of Palmyra, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Sandra L. Lake, Executor  
c/o Jacqueline A. Kelly, Esquire  
Jan L. Brown & Associates  
845 Sir Thomas Court, Suite 12  
Harrisburg PA 17109

**SECOND PUBLICATION**

**ESTATE OF EUGENE L. KOPPENHAVER, SR.**, late of Jackson Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Kim Arnold, Executor  
46 Palm Lane  
Lebanon PA 17042

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

**ESTATE OF MARION K. LENKER** a/k/a Marion Koppenhaver Lenker, late of Lebanon City, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executrix.

Jane Lenker Wenrich, Executrix  
12 Bendigo Street  
Tower City PA 17980

Joseph D. Kerwin, Esquire  
Kerwin & Kerwin, LLP  
4245 State Route 209  
Elizabethville PA 17023

**ESTATE OF PHYLLIS A. WASSERMAN**, late of Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executors.

Lynn B. Levensgood, Executor  
Neal B. Levensgood, Executor  
c/o Anthony J. Fitzgibbons, Esquire  
279 North Zinn's Mill Road  
Lebanon PA 17042

**TRUSTEE'S NOTICE FOR LOGAN FAMILY TRUST, HILDA E. LOGAN**, Trustee, late of StoneRidge Poplar Run, Myerstown, PA 17067, deceased. Judith Ann Nelson states that she is Successor Trustee of the Logan Family Trust, and all persons indebted to the trust are requested to make payment, and those having claims to present the same, without delay, to:

Judith Ann Nelson, Successor Trustee  
P. O. Box 168  
Speculator NY 12164  
First Successor Trustee

or to her attorney, Brian R. Ott, Esq.  
Barley Snyder,  
50 N. Fifth St.  
P.O. Box 942  
Reading, PA 19603-0942

**THIRD 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

## **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-Orphans' Court  
Division of said County for Confirmation  
NISI on Monday, April 7, 2014, at 10 a.m.  
in Courtroom No. 1, Municipal Building,  
City of Lebanon.

First and partial accounts with proposed  
schedule of distribution filed by executors  
or administrators

1. **Allwein, William P.**, deceased; Thomas  
A. Allwein, Executor; Samuel J. Trueblook,  
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 APPOINTMENT OF  
GUARDIAN**

**To: Lucy Drews Fritz, Sylvia McGlocklin,  
Kenny Fritz, Thomas Bixler, Kenny  
Thomas Bixler**

**NOTICE IS HEREBY GIVEN** that a Petition for the Appointment of a Guardian of the Person and Estate of **Randolph A. Whitcraft**, an alleged incapacitated person, has been filed in the Court of Common Pleas of Lebanon County, Pennsylvania, for appointment of a Guardian of the Person and Estate of Randolph A. Whitcraft, an alleged incapacitated person, by The Good Samaritan Hospital of Lebanon, PA, Petitioner, with the following caption:

**In the Court of Common Pleas of  
Lebanon County, Pennsylvania,  
Orphans' Court Division No. 2013-791**

Please take notice that a hearing has been scheduled before Judge Samuel A. Kline on Friday, April 25, 2014, at 1:30 p.m. in Courtroom No. 2 of the Lebanon County Municipal Building, 400 South Eighth Street, Lebanon PA 17042.

Notice: If you wish to defend, you must appear for such purpose at the above-mentioned hearing, or enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you, and an Order may be entered without further notice for relief requested by the

Petitioner. You may lose property or other rights important to you.

You should take this notice to your attorney at once. If you don't have a lawyer, 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 an attorney, this office may be able to provide you with the 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

**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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