Lebanon County Legal Journal

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

Vol. 55

Lebanon, Pennsylvania, November 29, 2017

No. 18

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Published every Wednesday. Advertisements must be sent to LCBA, 547 South 10th Street, Lebanon PA 17042 or emailed to lebcobar@verizon.net by 11 a.m. of preceding Monday.

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

717-273-3113; www.lebanoncountylegaljournal.org

Owned and published by the Lebanon County Bar Association Paul W. Kilgore, Esq., Chair Stephanie Axarlis, Esq., Editor Jennifer Wentzel, 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 BETTY L. HIRNEISEN,

late of Cornwall, Lebanon County, Pennsylvania, deceased. Letters Testamentary have been granted to the undersigned Executor.

Mr. Jeffrey L. Hirneisen, Executor 727 New Schaefferstown Rd. Bernville, PA 19506

Edward J. Coyle, Esquire Buzgon Davis Law Offices P.O. Box 49 525 South Eighth Street Lebanon, PA 17042

ESTATE OF CLARENCE R. REICHARD, late of South Lebanon Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executors.

Thomas D. Reichard, Executor James A. Reichard, Executor c/o Reilly Wolfson Law Office 1601 Cornwall Road Lebanon, PA 17042

SECOND PUBLICATION

ESTATE OF E. PAUL COKELY, JR., late of Jackson Township, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

Doi Van Vo, Executor 663 West Lincoln Avenue Myerstown, PA 17067 Thomas S. Long, Attorney

ESTATE OF KATHRYN J. KAYLOR,

late of Palmyra, Lebanon County, PA, deceased. Letters Testamentary have been granted to the undersigned Executor.

J. Edward Kaylor, Executor c/o George W. Porter, Esq. 909 E. Chocolate Ave. Hershey PA 17033

ESTATE OF HAROLD L. KREISER,

late of Pine Grove, Schuylkill County, Pennsylvania, deceased. Letters Testamentary have been granted to the undersigned Executor.

Daniel H. Kreiser, Executor 546 Suedberg Rd. Pine Grove, PA 17963

Bernerd A. Buzgon, Esquire Buzgon Davis Law Offices P.O. Box 49 525 South Eighth Street Lebanon, PA 17042

ESTATE OF JAMES L. SCHWARE,

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

Bonnie Staudt, Executor 107 Huntzinger Road Wernersville PA 19565

William H. Sturm, Jr., Esq. Steiner & Sandoe, Attorneys

THIRD PUBLICATION

ESTATE OF HELEN E. LYMASTER,

late of Spang Crest Manor, 945 Duke Street, Lebanon PA, of Lebanon, PA, deceased. Letters Testamentary have been granted to the undersigned Executrix.

Anna L. Wolf, Executrix 580 Schubert Road Bethel PA 19507

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

ORPHANS' COURT DIVISION NOTICES

Court of Common Pleas of Lebanon County

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, December 4, 2017 at 10:00 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. Leaper, Joan P., dec'd., Denise M. Snyder, Exrx., Michael S. Bechtold, Atty.

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, Pennsylvania

ARTICLE OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State at Harrisburg, Pennsylvania on November 17, 2017, incorporating W. M. Carroll Inc. as a business corporation under the provisions of the Business Corporation Law of 1988.

Frederick S. Wolfson, Esquire REILLY WOLFSON 1601 Cornwall Road Lebanon, PA 17042

NOTICE OF REQUEST FOR PROPOSALS

RFP # 17-1 LEGAL COUNSEL

The Lebanon County Stormwater Consortium is requesting proposals from interested firms to serve as the Consortium's Legal Counsel for the 2018-2023 permit period.

Detailed information specific as to services requested and proposal packets may be obtained by visiting the website Consortium's Administrator, of the Authority Redevelopment the County of Lebanon, at www. lebanoncountyredevelopment.com.

All proposals must be received by 10:00 am on December 14th, 2017 at 39 North 12th Street, Lebanon, PA 17046 and be clearly marked "Legal Counsel RFP."

Elizabeth J. Bowman Administrator

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 DECEMBER 12, 2017 at 10:00 A.M., in the Lebanon County Municipal Building, Room #12, (Auditorium/Basement), 400 South Eighth Street, Lebanon, PA 17042. The Following Described Real Estate to wit:

Bruce E. Klingler,
Sheriff of Lebanon County

Sale No. 1

Plaintiff: Bank of America, N.A.

Defendant: Edward F. Troy as Executor

of Suzanne E. Troy, Deceased

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

Judgment Amount: \$104,004.98

Execution No. 2016-00422

GIS: 26:2331085-367044

Property known as: 2103 Acorn Court Lebanon, PA 17042

Sale No. 2

Plaintiff: Ventures Trust 2013-I-H-R, by MCM Capital Partners, LLC its trustee

Defendant: Michael A. Spitler and Nicole

A. Spitler

Attorney for Plaintiff: Hill Wallack, LLP Jill M. Fein, Esquire 777 Township Line Road, Suite 250 Yardley, PA 19067 (215) 579-7700

Judgment Amount: \$216,446.23 Execution No. 2015-01192

GIS: 31:2293680-346782 Property known as: 24 Springbrook Drive Palmyra, PA 17078

Sale No. 3

Plaintiff: First Citizens Community Bank, Successor in interest to First National Bank of Fredericksburg

Defendant: Dennis J. Perini and Judith A. Perini

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

Judgment Amount: \$56,877.24 Execution No. 2017-01066

GIS: 09:2343611-372076 Property known as: 501 East Lehman Street Lebanon, PA 17046

Sale No. 4

Plaintiff: LSF9 Master Participation Trust

Defendant: Mary F. Enck and John M. Enck

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

Judgment Amount: \$9,444.52 Execution No. 2017-00865 GIS: 01:2341118-368012

Property known as: 127 Locust Street Lebanon, PA 17042

Sale No. 5

Plaintiff: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

Defendant: Shawn Drumm and Lori L. Drumm a/k/a Lori Drumm

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

Judgment Amount: \$79,614.46 Execution No. 2017-01128

GIS: 16:2292173-357035 Property known as: 211 South Harrison Street Palmyra, PA 17078

Sale No. 6

Plaintiff: Nationstar Mortgage, LLC

Defendant: Cynthia M. Deitz

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

Judgment Amount: \$83,468.00 Execution No. 2017-01139

GIS: 10:2338583-372863 Property known as: 624 Canal Street Lebanon, PA 17046

Sale No. 7

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Donald E. Maulfair and Tracy

L. Maulfair

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

Judgment Amount: \$100,499.55

Execution No. 2016-01146

GIS: 27:2329829-372759

Property known as: 2441 Union Canal Drive Lebanon, PA 17046

Sale No. 8

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

Defendant: Phillip Hillesheim and Consuelo Hillesheim

Attorney for Plaintiff: Stern & Eisenberg, P.C. Edward J. McKee, Esquire The Shops at Valley Square 1581 Main Street, Suite 200 Warrington, PA 18976 (215) 572-8111

Judgment Amount: \$177,366.73 Execution No. 2017-01147

GIS: 27:2345701-375293 Property known as: 995 Weavertown Road Lebanon, PA 17046

Sale No. 9

Plaintiff: CU Members Mortgage, a Division of Colonial Savings, F.A.

Defendant: Douglas W. Lotz

Attorney for Plaintiff:

Richard M. Squire, & Associates, LLC

Richard M. Squire, Esquire

One Jenkinstown Station, Suite 104

115 West Avenue

Jenkinstown, PA 19046

(215) 886-8790

Judgment Amount: \$78,756.55

Execution No. 2017-00966

GIS: 05:2337736-370902

Property known as: 317 North 8th Street

Lebanon, PA 17046

Sale No. 10

Plaintiff: Ditech Financial LLC, fka

Green Tree Servicing, LLC

Defendant: Scott Lukens aka Scott

Lukens, Sr.

Attorney for Plaintiff:

KML Law Offices, P.C.

BNY Mellon Independence Center

701 Market Street, Suite 5000

Philadelphia, PA 19106

(215) 627-1322

Judgment Amount: \$24,643.22

Execution No. 2017-00991

GIS: 30:2343783-369485

Property known as: 54 South 5th Avenue

Lebanon, PA 17042

Sale No. 11

Plaintiff: 360 Mortgage Group, LLC

Defendant: Ratha San

Attorney for Plaintiff:

McCabe, Weisberg & Conway, P.C.

Lauren M. Moyer, Esquire

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

(215) 790-1010

Judgment Amount: \$58,530.98

Execution No. 2017-00658

GIS: 35:2331291-371027

Property known as:

342 North 21st Street

Lebanon, PA 17046

Sale No. 12

Plaintiff: M & T Bank

Defendant: Andrew P. Dawes and

Amanda M. Terry

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

Judgment Amount: \$249,562.71 Execution No. 2017-00497

GIS: 31:2299890-345633

Property known as: 8 Manor Circle Palmyra, PA 17078

Sale No. 13

Plaintiff: The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Funding Mortgage Securities, II, Inc., Home Loan – Backed Notes, Series 2004-HI2

Defendant: Estate of Kurt L. Mehler a/k/a Kurt L. Mehler, Sr., Katie A. Mehler, Known Heir of Kurt L. Mehler, a/k/a Kurt L. Mehler, Sr., Kurt L. Mehler, Jr., Known heir of Kurt L. Mehler a/k/a Kurt L. Mehler, Sr., Stacey L. Mehler a/k/a Stacy L. Mehler, Individually and as

known heir of Personal Representative of the Estate of Kurt L. Mehler a/k/a Kurt L. Mehler, Sr., Unknown Heirs, Successors, assigns and All persons, Firms or Associations Claiming Right, Title or interest from or under Kurt L. Mehler a/k/a Kurt L. Mehler, Sr.

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

Judgment Amount: \$18,753.79 Execution No. 2017-00603

GIS: 09:2345986-372451 Property known as: 936 Mifflin Street Lebanon, PA 17046

Sale No. 14

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Brandon J. Nieves

Attorney for Plaintiff: Manley Deas Kochalski, LLC Cristina L. Conner, Esquire P.O. Box 165028 Columbus, OH 43216 (614) 222-4921

Judgment Amount: \$123,079.37 Execution No. 2017-00996

GIS: 30:2348824-371618 Property known as: 320 South 14th Avenue Lebanon, PA 17042

Sale No. 15

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Annie M. Brown and Curtis W. Brown

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

Judgment Amount: \$101,336.77 Execution No. 2014-02060

GIS: 31:2314398-338004

Property known as: 1308 Mount Wilson Road Lebanon, PA 17042

Sale No. 16

Plaintiff: Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A14cb, Mortgage Pass-Through Certificates, Series 2006-N Under the Pooling and Servicing Agreement Dated October 1, 2006

Defendant: Carlos Cooper and Cleide Cooper

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

Judgment Amount: \$420,086.69 Execution No. 2013-01759

GIS: 01:2339721-368855 Property known as: 418 Chestnut Street Lebanon, PA 17042

Sale No. 17

Plaintiff: Pennymac Loan Servicing, LLC

Defendant: Justin Deiter

Attorney for Plaintiff:
Powers, Kirn & Associates
Amanda L. Rauer, Esquire
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053
(215) 942-2090

Judgment Amount: \$85,048.52 Execution No. 2017-00321

GIS: 08:2341813-368127 Property known as: 23 E. Locust Street Lebanon, PA 17042

Sale No. 18

Plaintiff: Federal National Mortgage Association ("Fannie Mae")

Defendant: Paul J. Hartman and Roni L. Hartman

Attorney for Plaintiff: Martha E. Von Rosenstiel, P.C. Martha E. Von Rosenstiel, Esquire 649 South Ave., Ste 7 Secane, PA 19018 (610) 328-2887

Judgment Amount: \$120,120.00 Execution No. 2017-01158

GIS: 29:2312418-357543

Property known as: 980 Mount Pleasant Road Lebanon PA 17042

Sale No. 19

Plaintiff: Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association

Defendant: Unknown Heirs and/or Administrators to the Estate of Steven C. Shuey, a/k/a Steven Shuey; Kyle M. Shuey, as believed Heir and/or Administrator to the Estate of Steven C. Shuey, a/k/a Steven Shuey; Megan G. Shuey, as believed Heir and/or Administrator to the Estate of Steven C. Shuey, a/k/a Steven Shuey

Attorney for Plaintiff: Manley Deas Kochalski, LLC Cristina L. Conner, Esquire P.O. Box 165028 Columbus, OH 43216 (614) 222-4921

Judgment Amount: \$54,148.24 Execution No. 2017-00467

GIS: 30:2349582-369800 Property Known as: 633 Meadow Drive Lebanon, PA 17042

Sale No. 20

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations, Claiming Right, Title or Interest from or Under Alexandra M. Skylakon a/k/a Alexandra Marie Skylakon, Deceased

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

Judgment Amount: \$81,791.58 Execution No. 2017-00913

GIS: 01:2339782-367629 Property known as: 425 Pershing Avenue Lebanon, PA 17042

GIS: 01:2339742-367625 Property known as: 429 Pershing Avenue Lebanon, PA 17042

Sale No. 21

Plaintiff: Wells Fargo Bank, N.A. s/b/m to Wachovia Mortgage Corporation

Defendant: Mary Alice McCurdy, in her capacity as Executrix of the Estate of Joseph E. Spallone a/k/a Joseph Ellsworth

Spallone

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

Judgment Amount: \$127,266.34 Execution No. 2017-01193

GIS: 30:2342231-365040 Property known as: 20 Berbec Avenue Lebanon, PA 17042

Sale No. 24

Plaintiff: Bank of America, N.A.

Defendant: Angela F. Dipaolo a/k/a Angela Dipaolo

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

Judgment Amount: \$113,432.52 Execution No. 2017-00134

GIS: 09:2345021-372880 Property known as: 733 East Guilford Street Lebanon, PA 17046

Sale No. 25

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Sherry Lee Fay, in her capacity as heir of Joseph D. Fay a/k/a Joseph D. Fay, Jr., Deceased, Shannon Fay, a/k/a Shannon Miller, in her capacity as heir of Joseph D. Fay, a/k/a Joseph D. Fay, Jr., Deceased, Bo Fay, a/k/a Fred Miller, III, in his capacity as heir of Joseph D. Fay a/k/a Joseph D. Fay, Jr. Deceased, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right title or interest from or Under Joseph D. Fay a/k/a Joseph D. Fay, Jr. Deceased

Attorney for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP Peter Waper, Esquire One Penn Center at Suburban Station 1617 JFK Blvd, Suite 1400 Philadelphia, PA 19103 (215) 563-7000

Judgment Amount: \$86,710.66 Execution No. 2016-00843

GIS: 30:2343948-369199 Property known as: 140 South 5th Avenue Lebanon, PA 17042

Sale No. 26

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Heinrich Paul Schlarb a/k/a Heinrich P. Schlarb, Deborah Leigh Schlarb a/k/a Deborah L. Schlarb a/k/a Deborah L. Griffith

Attorney for Plaintiff:
Powers, Kirn & Associates, LLC
Harry B. Reese, Esquire
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053
(215) 942-2090

Judgment Amount: \$217,145.20 Execution No. 2017-00957

GIS: 14:2324593-334953 Property known as: 316 Pennsylvania Avenue Mount Gretna, PA 17064

Sale No. 27

Plaintiff: Jonestown Bank & Trust Co.

Defendant: Candace D. Garrison a/k/a Candace D. Kohr and Bryon K. Garrison

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

Judgment Amount: \$32,609.29 Execution No. 2017-00802

GIS: 27:2332038-384167 Property known as: 1716 Grace Avenue Lebanon, PA 17046

Sale No. 29

Plaintiff: Plaza Home Mortgage, Inc.

Defendant: Michele L. Mack a/k/a Michele Mack and Jeremy S. Mack

Attorney for Plaintiff: Milstead & Associates, LLC Roger Fay, Esquire 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400

Judgment Amount: \$152,045.24 Execution No. 2017-01212

GIS: 27:2330951-373942 Property known as: 2115 Hill Street Lebanon, PA 17046

Sale No. 30

Plaintiff: JC Associates

Defendant: Joe F. Edwards and Ruth Anne Edwards and United States of America and Internal Revenue Services

Attorney for Plaintiff: Christianson Meyer George Christianson, Esquire 411 Chestnut Street Lebanon, PA 17042

Judgment Amount: \$107,395.00 Execution No. 2010-01468

GIS: 22:2377592-360093

Property known as: 700 North Market Street Schaefferstown, PA 17088

Sale No. 31

Plaintiff: Wilmington Trust, National Association, Not in its Individual Capacity, But Solely as Trustee for Mfra Trust 2015-1

Defendant: Jay Thome a/k/a Jay L. Thome and Angela Thome a/k/a Angela Tompkins-Thome a/k/a Angela M. Tompkins

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

Judgment Amount; \$277,660.07 Execution No. 2016-00505

GIS: 27:2335549-376116 Property known as: 1201 Sandhill Road Lebanon, PA 17046

All parties and claimants are hereby notified that schedules of distribution will be filed by the sheriff in his office within thirty (30) days from sale and distribution will be made in accordance with the schedule unless exceptions are filed there to within ten (10) days thereafter.

BRUCE E. KLINGLER, Sheriff of Lebanon County