

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 JUNE 11 2024 at 10:00 A.M., at
lebanon.pa.realforeclose.com/

JEFFRIE C. MARLEY, JR.,
Sheriff of Lebanon County

Sale No. 1

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Kristin A. Poindexter, aka Kristin A Rhoads

Attorney for Plaintiff:
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216
614-220-85611

Judgement Amount: \$107,696.81
Execution No. 2022-00669

GIS: 15-2373089-383168-0000
Property Known as:
242 East Main Street aka
242 East Main Avenue
Myerstown, PA 17067

Sale No. 2

Plaintiff: Wells Fargo Bank, National Association as Trustee for Option one Mortgage Loan Trust 2005-5, Asset-Backed Certificates, Series 2005-5

Defendant: Nathan J. Harchuska a/k/a/ Nathan Harchuska

Attorney for Plaintiff:
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
133 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

Judgment Amount: \$104,331.22
Execution No. 2023-01555

GIS: 19-2349533-390535-0000
Property known as:
1530 Mt. Zion Road
Lebanon, PA 17046

Sale No. 3

Plaintiff: Specialized Loan Servicing LLC

Defendant: Mary Jane Snyder

Attorney for Plaintiff: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
113 Gaither Drive, Suite F
Mount Laurel, NJ 08054
(855) 225-6906

Judgment Amount: \$79,054.40
Execution No. 2023-01567

GIS: 32-2327620-393110-0000
Property known as:
191 Moore Road
Lebanon, PA 17046

Sale No. 4

Plaintiff: Midfrist Bank

Defendant: Amanda Hall and Gary Hall a/k/a Gary H. Hall

Attorney for Plaintiff:
Manley Deas Kochalski, LLC
P.O. Box 165028
Columbus, OH 43216
614-220-85611

Judgement Amount: \$87,769.63
Execution No. 2023-01476

GIS: 27-2335465-375748-0000
Property known as:
1111 Sandhill Road
Lebanon, PA 17046

Sale No 6

Plaintiff: Nationstar Mortgage LLC

Defendant: Shannon M. Butler and Joanne M. Showers

Attorney for Plaintiff:
Brock & Scott PLLC
2011 Renaissance Blvd, Suite 100
King of Prussia, PA 19406
(844) 856-6646

Judgment Amount: \$104,354.64
Execution No. 2022-01708

GIS: 08-2344051-367700-0000
Property known as:
430 East Elm Street
Lebanon, PA 17042

Sale No. 7

Plaintiff: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS2

Defendant: Christopher S. Condiles

Attorney for Plaintiff:
Parker McCay, P.A.
Patrick J. Wesner, Esquire
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054
(856) 810-5815

Judgment Amount: \$49,377.84
Execution No. 2023-01517

GIS: 11-2324002-368402-0000
Property known as:
25 East Penn Avenue
Cleona, PA 17042

Sale No. 8

Plaintiff: Pennsylvania Housing Finance Agency

Defendant: Daniel Roman

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

Judgment: \$109,524.20
Execution No. 2023-01396

GIS: 32-2323598-393182-0000
Property known as:
406 South Lancaster Street
Lebanon, PA 17046

Sale No. 9

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Teresa M. Stephens a/k/a Teresa Stephens, solely in capacity as heir of Harry W. Tharp, Sr., Deceased, Shirley G. Barba a/k/a Shirley Barba, solely in capacity as heir of Harry W. Tharp, Sr., Deceased, Harry W. Tharp, Jr a/k/a Harry Tharp, Jr solely in capacity as heir of Harry W. Tharp, Sr., Deceased, Unknown Heirs, Successors, Assigns and Persons, Firms or Associations Claiming Right, Title or Interest From or Under Harry W Tharp, Sr., Deceased

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

Judgment Amount: \$132,077.70
Execution No. 2023-01049

GIS: 11-2322412-367872-0000
Property known as:
236 W. Penn Avenue
Cleona, PA 17042

Sale No. 10

Plaintiff: Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

Defendant: Kimberly A Cordray, Executrix of the Estate of Robert W. Kuch

Attorney for Plaintiff:
McCabe, Weisberg, and Conway, LLC
Christine L. Graham, Esquire
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1274

Sale No. 14

Judgment: \$194,611.57
Execution No. 2023-00366

GIS: 28-2295103-353394-0000
Property known as:
1318 Mill Pond Way
Palmyra, PA 17078

Sale No. 11

Plaintiff: The Bank of New York Mellon as
Trustee for CWABS, Inc. Asset-Backed
Certificates, Series 2006-8

Defendant: Eric D. Macfaline and Sandra F.
Macfaline

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

Judgment: \$163,405.96
Execution No. 2023-01572

GIS: 09-2344033-370188-0000
Property known as:
517 East Cumberland Street a/k/a
517 E. Cumberland St.
Lebanon, PA 17042

Sale No. 12

Plaintiff: Carrington Mortgage Services, LLC

Defendant: David R. Tobias and Denise L.
Tobias

Attorney for Plaintiff:
McCabe, Weisberg, and Conway, LLC
Christine L. Graham, Esquire
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1274

Judgment Amount: \$131,132.12
Execution No. 2017-01253

GIS: 23-2382313-382811-0000
Property known as:
265 Millardsville Road
Richland, PA 17087

Sale No. 13

Plaintiff: Fulton Bank, N.A.

Defendant: Julie Heintzelman, In Her Capacity
As Executrix of the Estate of Carl A.
Thierwechter

Attorney for Plaintiff:
Barley Snyder
Matthew G. Brushwood, Esquire
2755 Century Boulevard
Wyomissing, PA 19610
(610) 372-3500

Judgment: \$57,016.84
Execution No. 2023-01477

GIS: 31-2305278-336347-0000
Property known as:
2259 S. Forge Road
Palmyra, PA 17078

Plaintiff: Jonestown Bank & Trust Co.

Defendant: Dale L. Sites

Attorney for Plaintiff:
Barley Snyder
Paul C. Bametzreider, Esquire
2755 Century Boulevard
Wyomissing, PA 19610
(610) 372-3500

Judgment: \$82,326.20
Execution No. 2024-CV-0266

GIS: 27-2335279-378904-0000
Property known as:
1535 Weaver Lane
Lebanon, PA 17046

Sale No. 15

Plaintiff: Northern Lebanon County Authority

Defendant: Michael D. French

Attorney for Plaintiff:
Johnson, Duffie, Stewart & Weidner
Michael J. Cassidy, Esquire
310 Market Street
P.O. Box 109
Lemoyne, PA 17043
(717) 761-4540

Judgment Amount: \$1,782.69
Execution No. 2023-01149

GIS: 32-2323442-393487-0000
Property known as:
2413 Quarry Road
Lebanon, PA 17046

Sale No. 16

Plaintiff: Federal Home Loan Mortgage
Corporation, as Trustee for the Benefit of the
Freddie Mac Seasoned Credit Risk Transfer
Trust, Series 2019-2

Defendant: Kenneth L. Medina a/k/a Kenneth
Medina and Michael J. Davis a/k/a Michael
Davis

Attorney for Plaintiff:
Hladik, Onorato & Federman, LLP
Thomas C. Dyer, Esquire
298 Wissahickon Avenue
North Wales, PA 194545
(215) 855-9521

Judgment Amount: \$164,926.76
Execution No. 2023-01083

GIS: 16-2291748-357060-0000
Property known as:
233 East Maple Street
Palmyra, PA 17078

GIS: 16-2291766-357090-0000
Property known as:
235 East Maple Street
Palmyra, PA 17078

Sale No. 17

Plaintiff: Nationstar Mortgage LLC

Defendant: Troy Heist, known Heir of Darlene
Heist a/k/a Darlene M. Heist, deceased; Austin
Growney, known Heir of Darlene Heist a/k/a
Darlene M. Heist, deceased; Kacey Growney,
known Heir of Darlene Heist a/k/a Darlene M.
Heist, deceased; Unknown Heirs, Successors,
Assigns and All Persons, Firms or Associations
Claiming Right, Title or Interest from or under
Darlene Heist a/k/a Darlene M. Heist,
deceased; United States of America; U.S.
Department of Justice

Attorney for Plaintiff:
LOGS Legal Group LLP
Christopher A. DeNardo, Esquire
985 Old Eagle School Road, Suite 514
Wayne, PA 19087

Judgment: \$41,267.29
Execution No. 2023-00082

GIS: 18-2311847-366250-0000
Property known as:
229 North Lancaster Street
Annville, PA 17003

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.

JEFFRIE C. MARLEY, JR.,
Sheriff of Lebanon County