

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 AUGUST 13 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: David J. Gonya a/k/a David Gonya;
Richele G. Griffiths

Attorney for Plaintiff:
Brock and Scott, PLLC
Carolyn Treglia, Esquire
2011 Renaissance Boulevard, Suite 100
King of Prussia, PA 19406
(844) 856-6646

Judgement Amount: \$116,180.58
Execution No. 2024-CV-0213

GIS: 23-2358297-392581-0000
Property Known as:
56 East Rosebud Road
Myerstown, PA 17067

Sale No. 2

Plaintiff: Northern Lebanon County Authority

Defendant: Robert C. Gibson, Jr

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

Judgement Amount: \$2,685.35
Execution No. 2023-01161

GIS: 32-2319445-390094-0000
Property Known as:
2271 SR 72
Lebanon, PA 17046

Sale No. 3

Plaintiff: Truist Bank, Successor by merger to
SunTrust Bank

Defendant: Mariah M. Santana

Attorney for Plaintiff:
McCabe, Weisberg & Conway, LLC
Christine M. Graham, Esquire
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Judgment Amount: \$124,333.51
Execution No. 2024-CV-0033

GIS: 27-2336794-377540-0000
Property known as:
862 Jay Street
Lebanon, PA 17046

Sale No. 4

Plaintiff: U.S. Bank Trust National Association,
as Trustee of Treeholders Series V Trust

Defendant: Terry L. Smith

Attorney for Plaintiff:
Friedman Vartolo, LLP
Michael J. Clark, Esquire
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
212-471-5100

Judgment Amount: \$69,317.97
Execution No. 2024-CV-0234

GIS:10-2341301-373236-0000
Property known as:
23 Maple Street
Lebanon, PA 17046

Sale No. 5

Plaintiff: Wilmington Savings Fund Society,
FSB, D/B/A Christiana Trust as Trustee for
PNPMS, Trust II

Defendant: Lloyd E. Halbleib, Jr.

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

Judgment Amount: \$27,111.82
Execution No. 2022-00949

GIS: 10-2337739-374581-0000
Property known as:
723 Harding Street
Lebanon, PA 17046

Sale No. 6

Plaintiff: Pennymac Loan Services, LLC

Defendant: Theodore Robert Keller

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

Judgment Amount: \$238,176.55
Execution No. 2024-CV-0410

GIS: 18-2311412-363893-0000
Property known as:
316 Water Street
Annville, PA 17003

Sale No. 7

Plaintiff: Midfirst Bank

Defendant: The Unknown Heirs of Ronald A.
Washington aka Ronald Washington,

Deceased and Ronald A. Washington aka
Ronald Washington

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

Judgment Amount: \$23,253.94
Execution No. 2023-01271

GIS: 01-2338905-369055-0000
Property known as:
25 South 6th Street
Lebanon, PA 17042

Sale No. 8

Plaintiff: Wilmington Savings Fund Society,
FSB, D/B/A Christiana Trust, Not Individually
But As Trustee For Pretium Mortgage
Acquisition Trust

Defendant: Dolgui D. Sepulveda A/K/A Dolgui
Sepulveda Castillo A/K/A Dolgui Sepulveda
and Felix H. Sepulveda A/K/A Felix Sepulveda
Lopez A/K/A Felix Sepulveda

Attorney for Plaintiff:
Stern & Eisenberg
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Judgment Amount: \$61,418.60
Execution No. 2023-01613

GIS: 06-2336058-370780-0000
Property known as:
1132 Church Street
Lebanon, PA 17046

Sale No. 9

Plaintiff: Carington Mortgage Services, LLC

Defendant: Marie Heitz

Attorney for Plaintiff:
Hill Wallack, LLP
Michael J. Shavel, Esquire
1000 Floral Vale Blvd., Suite 300
Yardley, PA 19067
(215) 579-7700

Judgment Amount: \$123,098.43
Execution No. 2022-00426

GIS: 33-2312839-410915-0000
Property known as:
3103 State Route 72
Jonestown, PA 17038

Sale No. 10

Plaintiff: Mortgage Assets Management, LLC

Defendant: Frances Flanagan

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

Judgment Amount: \$231,920.61
Execution No. 2023-00890

GIS: 27-2321425-371202-0000
Property known as:
3639 Hill Church Road
Lebanon, PA 17046

Sale No. 11

Plaintiff: US Bank Trust National Association,
as Trustee for LB-Ranch Series V Trust

Defendant: Jody K. Johnson Allen, Individually
and as Co-Executrix of the Estate of Frances
S. Johnson, Deceased; Deborah A. Templin,
Individually and as Co-Executrix of the Estate
of Frances S. Johnson, Deceased

Attorney for Plaintiff:
Friedman Vartolo, LLP
Danielle Johnson, Esquire
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

Judgment Amount: \$86,235.11
Execution No. 2024-CV-0090

GIS: 27-2347179-372150-0000
Property known as:
1132 East Lehman Street
Lebanon, PA 17042

Sale No. 12

Plaintiff: PennyMac Loan Services, LLC

Defendant: David J. Vanbrocklin

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

Judgment Amount: \$203,659.79
Execution No. 2024-CV-0080

GIS: 23-2365168-387773-0000
Property known as:
446 Stracks Dam Road
Myerstown, PA 17067

Sale No. 13

Plaintiff: Wilmington Savings Fund Society,
FSB, not in its individual capacity but solely as
Owner Trustee for the FLIC Residential
Mortgage Loan Trust I

Defendant: Kevin M. Kissinger

Attorney for Plaintiff:
Romano, Garubo, & Argentieri
52 Newton Avenue, P.O. Box 456
Woodbury, NJ 08096

(856) 384-1515

Judgment Amount: \$95,552.43
Execution No. 2023-01513

GIS: 01-2340208-367669-0000
Property known as:
313 Park Avenue
Lebanon, PA 17042

Sale No. 14

Plaintiff: Randall Wolgemuth

Defendant: Steven Marko

Attorney for Plaintiff:
Scott E. Albert, Esquire
50 East Main Street
Mount Joy, PA 17552
(717) 653-7374

Judgment Amount: \$98,683.94
Execution No. 2022-00173

GIS: 06-2336407-370848-0000
Property known as:
330 North 11th Street
Lebanon, PA 17046

Sale No. 15

Plaintiff: Fulton Bank, N.A.

Defendant: Daniel L. Rupp

Attorney for Plaintiff:
Henry & Beaver LLP
937 Willow Street
P.O. Box 1140
Lebanon, PA 17042
(717) 274-3644

Judgment Amount: \$82,406.24
Execution No. 2024-CV-0271

GIS: 33-2307543-430192-0000
Property known as:
21 Gold Mine Road
Jonestown, PA 17038

Sale No. 16

Plaintiff: Rocket Mortgage, LLC f/k/a Quicken
Loans, LLC

Defendant: Carl Umbrell A/K/A Carl Richard
Umbrell, Jr

Attorney for Plaintiff:
Stern & Eisenberg Law Offices
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
(215) 572-8111

Judgment Amount: \$177,640.90
Execution No. 2023-01698

GIS: 29-2300996-349581-0000
Property known as:
313 Horseshoe Drive
Annville, PA 17003

Sale No. 17

Plaintiff: PennyMac Loan Services, LLC

Defendant: Lynn Gilmore, Known Surviving
Heir of David B. McWilliams; Candace S.
Mannion, Known Surviving Heir of David B.
McWilliams; Michael L. McWilliams, Known
Surviving Heir of David B. McWilliams; and
Unknown Surviving Heirs of David B.
McWilliams

Attorney for Plaintiff:
McCabe, Weisberg, & Conway, LLC
1420 Walnut Street
Suite 1501
Philadelphia, PA 19102
(215) 790-1010

Judgment Amount: \$68,049.09
Execution No. 2022-01531

GIS: 07-2335139-371480-0000
Property known as:
419 North 14th Street
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.

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