

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 13 2023 at 10:00 A.M., at [lebanon.pa.realforeclose.com/](http://lebanon.pa.realforeclose.com/)

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

**Sale No. 1**

Plaintiff: Mortgage Asset Management, LLC

Defendant: The Unknown Heirs, of Mary E. Light a/k/a Mary Eva Light, deceased and Cheryl Keller, as known heir of Mary E. Light a/k/a Mary Eva Light, deceased and Scott Seltzer, as known heir of Mary E. Light a/k/a Mary Eva Light, deceased and Wendy Lehman, as known heir of Mary E. Light a/k/a Mary Eva Light, deceased

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

Judgement Amount: \$109,464.31  
Execution No. 2022-00746

GIS: 30-2344390-369679-0000  
Property Known as:  
67 Folmer Street  
Lebanon, PA 17046

**Sale No. 2**

Plaintiff: Pennsylvania Housing Finance Agency

Defendant: David S. Aller

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

Judgment Amount: \$35,345.40  
Execution No. 2022-00983

GIS: 08-2344096-367576-0000  
Property known as:  
431 East Pine Street  
Lebanon, PA 17042

**Sale No. 3**

Plaintiff: Freedom Mortgage Corporation

Defendant: Amy J. Kissinger, Executrix and devisee of the Estate of Justin Rohr, Deceased

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

Judgement Amount: \$142,154.45  
Execution No. 2022-01490

GIS: 17-2383814-376654-0000  
Property known as:  
104 South Race Street

Richland, PA 17087

**Sale No. 4**

Plaintiff: PennyMac Loan Services, LLC

Defendant: Brianne T. Esterly

Attorney for Plaintiff:  
Powers Kirn, LLC  
Eight Neshaminy Interplex Suite 215  
Trevisa, PA 19053  
(215) 942-2090

Judgment Amount: \$98,995.61  
Execution No. 2022-00973

GIS: 24-2396368-374354-0000  
Property known as:  
21 W. Main Street  
Newmanstown, PA 17073

**Sale No. 5**

Plaintiff: U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust

Defendant: William M. Pence, Jr.

Attorney for Plaintiff:  
Friedman Vartolo, LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530

Judgment Amount: \$58,222.43  
Execution No. 2022-00879

GIS: 02-2337267-367488-0000  
Property known as:  
306 S. 10<sup>th</sup> Street  
Lebanon, PA 17042

**Sale No. 6**

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

Defendant: Silvana C. Valdez

Attorney for Plaintiff:  
Powers Kirn, LLC  
Eight Neshaminy Interplex Suite 215  
Trevisa, PA 19053  
(215) 942-2090

Judgment Amount: \$107,125.87  
Execution No. 2022-01665

GIS: 16-2288949-355662-0000  
Property known as:  
401 West Cherry Street  
Palmyra, PA 17078

**Sale No 7**

Plaintiff: U.S. Bank Trust National Association, not in its Individual Capacity but solely as owner trustee for RCF-2 Acquisition Trust c/o U.S. Bank Trust National Association

Defendant: Michael H. O'Brien and Tracie L. O'Brien

Attorney for Plaintiff:  
Robertson, Anschutz, Schnied, Crain & Partners, PLLC  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
(855) 225-6906

Judgment Amount: \$392,592.70  
Execution No. 2022-01710

GIS: 28-2291984-352806-0000  
Property known as:  
12 Arbor Lane  
Palmyra, PA 17078

**Sale No. 8**

Plaintiff: Truist Bank, Successor by merger to SunTrust Bank

Defendant: Mariah M. Santana

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

Judgment Amount: \$128,425.26  
Execution No. 2022-01461

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

**Sale No. 9**

Plaintiff: Amerisave Mortgage Corporation

Defendant: Kareem Ray Senises

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

Judgement Amount: \$141,391.87  
Execution No. 2023-00174

GIS: 05-2338592-372282-0000  
Property known as:  
471 North 6<sup>th</sup> Street  
Lebanon, PA 17046

**Sale No. 11**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Jeffrey L. Hostetter, Jr., as Believed Heir and/or Administrator of the Estate of Jeffrey L. Hostetter; Jessica Zimmerman as Believed Heir and/or Administrator of the Estate of Jeffrey L.

Hostetter; Unknown Heirs and/or  
Administrators of the Estate of Jeffrey L.  
Hostetter (if any)

Attorney for Plaintiff:  
Manley Deas Kochalski, LLC  
P.O. Box 165028  
Columbus, OH 43216  
(614) 220-5611

Judgment Amount: \$50,117.30  
Execution No.: 2021-00786

GIS: 07-2335613-371371-0000  
Property known as:  
1227 Lehman 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