

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 9 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: Frances Lawson Yates, in her capacity as Heir of Randall L. Yates, a/k/a Randall Lee Yates; Unknown Heirs, Successors, Assigns and all persons, firms, Associations Claiming right title or interest from or under Randall L. Yates a/k/a Randall Lee Yates, Deceased

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

Judgement Amount: \$116,194.58
Execution No. 2021-01238

GIS: 11-2326139-367986-0000
Property Known as:
420 East Walnut Street
Cleona, PA 17042

Sale No. 2

Plaintiff: Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1

Defendant: Daniel E. Pedia, Sr., Executor of the Estate of George Pedia

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

Judgement Amount: \$135,155.01
Execution No. 2022-01162

GIS: 27-2344489-375462-0000
Property known as:
831 N. 8th Avenue
Lebanon, PA 17046

Sale No. 3

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: Richard Snyder

Attorney for Plaintiff:
Hladik, Onorato & Federman, LLP
Sara K. McCafferty, Esquire
298 Wissahickon Avenue
North Wales, PA 19454
(215) 855-9521

Judgment Amount: \$108,733.44

Execution No. 2023-00926

GIS: 10-2341026-372694-0000
Property known as:
43 Tiffany Lane
Lebanon, PA 17046

Sale No. 4

Plaintiff Cross Country Mortgage, LLC

Defendant: Brian K. Weik

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

Judgment Amount: \$127,523.00
Execution No. 2023-01060

GIS: 16-2289020-359359-0000
Property known as:
504 North Railroad Street
Palmyra, PA 17078

Sale No. 5

Plaintiff: Bank of America, N.A.

Defendant: Edwin M. McQuate

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

Judgement Amount: \$88,161.46
Execution No. 2023-00818

GIS: 22-2374166-352301-0000
Property known as:
334 South Market Street
Newmanstown, PA 17073

Sale No. 6

Plaintiff: U.S. Bank Trust Company, National Association not in its Individual capacity but solely as Trustee for the CIM Trust 2003-NR 1 Mortgage-Backed Notes, Series 2003-NR 1

Defendant: Ray A. Grumbine

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

Judgment Amount: \$8,428.24
Execution No. 2023-01348

GIS: 22-2362548-362113-0000

Property known as:
1915 Prescott Road, fka
RR2, Box 210, Prescott Road
Myerstown, PA 17067

Sale No. 7

Plaintiff: U.S. Bank National Association as trustee for Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-RF2

Defendant: Christina M. Russo a/k/a Christiana Russo and Fernando Cuevas

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

Judgment Amount: \$107,908.23
Execution No. 2023-00358

GIS: 02-2337657-368305-0000
Property known as:
138 South 9th Street
Lebanon, PA 17042

Sale No. 8

Plaintiff: Freedom Mortgage Corporation

Defendant: Theresa E. Oliver and Terry J. Oliver

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

Judgment Amount: \$99,613.87
Execution No. 2018-01194

GIS: 15-2370102-383182-0000
Property known as:
136 West Washington Avenue
Myerstown, PA 17067

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