

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 OCTOBER 8 2024 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: PennyMac Loan Services, LLC  
Defendant: Jeffrey Richard Eusebio-Castillo and Vianela Pimentel De Eusebio

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

Judgement Amount: \$60,505.16  
Execution No. 2024-CV-0224

GIS: 05-2337664-371485-0000  
Property Known as:  
377 North 8<sup>th</sup> Street  
Lebanon, PA 17046

**Sale No. 2**

Plaintiff: Nationstar Mortgage, LLC  
Defendant: Tyler Z. Hetrick

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

Judgement Amount: \$164,712.84  
Execution No. 2024-CV-0526

GIS: 19-2334038-405851-0000  
Property Known as:  
29 Shirk Drive  
Fredericksburg, PA 17026

**Sale No. 3**

Plaintiff: NewRez LLC d/b/a Shellpoint Mortgage Servicing

Defendant: Robert H. Missimer, Sr and Virginia Lee Missimer

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

Judgement Amount: \$9,667.35  
Execution No. 2023-01556

GIS: 10-2338592-375100-0000  
Property Known as:  
1123 Cathedral Street  
Lebanon, PA 17046

**Sale No. 4**

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Melissa Button

Attorney for Plaintiff:  
Robertson, Anschutz, Schneid, Crane, & Partners, PLLC  
133 Gaither Drive, Suite F  
Mount Laurel, NJ 08054

Judgement Amount: \$111,529.71  
Execution No. 2024-CV-0545

GIS: 12-2340333-350363-0000  
Property Known as:  
116 Hillside Street  
Lebanon, PA 17042

**Sale No. 5**

Plaintiff: Freedom Mortgage Corporation

Defendant: Deborah Bybee A/K/A Deborah H. Bybee

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

Judgement Amount: \$88,193.96  
Execution No. 2024-CV-0595

GIS: 27-2339538-378904-0000  
Property Known as:  
807 Willow Lane  
Lebanon, PA 17046

**Sale No. 6**

Plaintiff: M&T Bank

Defendant: Edward L. Hurd A/K/A Edward Hurd, Jr.

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

Judgement Amount: \$152,035.58  
Execution No. 2024-CV-0748

GIS: 02-2337607-364436-0000  
Property Known as:  
934 Quentin Road  
Lebanon, PA 17042

**Sale No. 7**

Plaintiff: U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency

Defendant: Isaac J. Laub, Sr

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

Judgement Amount: \$109,158.73  
Execution No. 2013-01189

GIS: 26-2331085-367314-0000  
Property Known as:  
2135 Walnut Street  
Lebanon, PA 17042

**Sale No. 9**

Plaintiff: CSMC 2021-RPL11 Trust

Defendant: Jason P. Vannicola

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

Judgement Amount: \$83,518.05  
Execution No. 2024-CV-0491

GIS: 05-2340413-371541-0000  
Property Known as:  
359 North 2<sup>nd</sup> 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