

# Adams County Legal Journal

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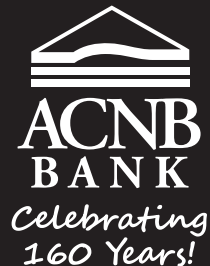
## IN THIS ISSUE

COMMONWEALTH OF PENNSYLVANIA V.  
CHARLES LEDNUM

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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IN THE COURT OF COMMON PLEAS  
OF ADAMS COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO: 2017-SU-1041

IN RE: Petition for Change Name Of an  
Adult, KAITLIN PAIGE COSDEN

NOTICE

NOTICE IS HEREBY GIVEN that, on September 21, 2017, a Petition for Change of Name was filed in the Court of Common Pleas of Adams County, PA, requesting a decree to change the name of Kaitlin Paige Cosden to Kaitlin Paige Mitchell.

The Court has fixed November 17, 2017 at 10:00 a.m. in Courtroom #4, Third Floor, Adams County Courthouse, Gettysburg, PA, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

Gregory L. Hollinger, Esq.  
Attorney For Petitioner  
250 York Street  
Hanover, PA 17331  
(717) 632-4971

10/20

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COMMONWEALTH OF PENNSYLVANIA V.  
CHARLES LEDNUM

1. In a suppression hearing, the Commonwealth has the burden to establish, by a preponderance of the evidence, the admissibility of those items the accused seeks to preclude.

2. To validate a Terry frisk, the police officer must be able to articulate specific facts from which he reasonably inferred that the individual was armed and dangerous. In determining whether a Terry frisk was supported by a sufficient articulable basis, we examine the totality of the circumstances.

3. Since the sole justification for a Terry search is the protection of the officer or others nearby, such a protective search must be strictly limited to that which is necessary for the discovery of weapons which might be used to harm the officer or others nearby.

4. The purpose of this limited search is not to discover evidence, but to allow the officer to pursue his investigation without fear of violence.

5. Under the plain feel doctrine a police officer may seize non-threatening contraband detected through the officer's sense of touch during a Terry frisk if the officer is lawfully in a position to detect the presence of contraband, the incriminating nature of the contraband is immediately apparent from its tactile impression, and the officer has a lawful right of access to the object.

6. A police officer has a narrowly drawn authority to conduct a reasonable search for weapons or a protective pat-down, where . . . the officer reasonably believes that criminal activity is afoot, and that the suspect may be armed and dangerous.

7. The Pennsylvania Supreme Court has treated the phrase "immediately apparent" as essentially coextensive with probable cause, an inquiry which takes into account the totality of the circumstances surrounding the frisk, including . . . the nature of the object, its location, the conduct of the suspect, the officer's experience, and the reason for the stop.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,  
PENNSYLVANIA, CRIMINAL CP-01-CR-433-2017,  
COMMONWEALTH OF PENNSYLVANIA V. CHARLES  
LEDNUM.

Steve Rice, Esq., Attorney for Defendant  
Dan Topper, Esq., Attorney for Commonwealth  
Wagner, J., September 28, 2017.

OPINION ON DEFENDANT'S MOTION FOR  
SUPPRESSION

Presently before this Court is Defendant, Charles Lednum's Omnibus Pretrial Motion to Suppress Evidence filed on June 22, 2017. A suppression hearing was held on August 24, 2017. The issues before the Court are whether 1) Trooper Lakkis had a lawful

basis to conduct a **Terry**<sup>1</sup> search of Defendant and 2) Trooper Lakkis exceeded the scope of the **Terry** search. Based upon the following Findings of Fact and Conclusions of Law, this Court will deny Defendant's Motion to Suppress Evidence.

### FINDINGS OF FACT

1. Trooper Peter Lakkis has been a trooper with the Pennsylvania State Police for approximately one year. Trooper Lakkis was a municipal police officer for approximately eight years prior to his employment with the Pennsylvania State Police.
2. Trooper Lakkis has been involved in hundreds of arrests dealing with controlled substances.<sup>2</sup>
3. On March 26, 2017, at approximately 2:42 a.m., Trooper Lakkis and Trooper Pasquale were on patrol in the 500 block of West King Street, Littlestown Borough, Adams County, Pennsylvania.
4. Trooper Lakkis was in full uniform and a marked police vehicle.
5. While on patrol, Trooper Lakkis observed a black Hyundai bearing a registration plate that was assigned to a Jaguar.
6. Trooper Lakkis effectuated a traffic stop on the Hyundai and identified Defendant as the driver.
7. Trooper Lakkis testified that during his initial interactions with Defendant, Defendant was very nervous, his hands were trembling, and he "was fumbling through paperwork."<sup>3</sup>
8. Trooper Lakkis observed Defendant reach toward his waistband in an effort to "either conceal or retrieve something from the area of his waistband or lap as he was covering it in paperwork from the glove box."<sup>4</sup> The items Trooper Lakkis observed Defendant trying to conceal were two small clear connected plastic bags. Based on his training and experience, Trooper Lakkis knew the bags were "indicative of drug trafficking or packaging narcotics."<sup>5</sup>

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<sup>1</sup> **Terry v. Ohio**, 392 U.S. 1 (1968).

<sup>2</sup> Defendant stipulated to Trooper Lakkis's qualifications "to handle investigations of the sort involved in this case." N.T., 8/24/17, at 5.

<sup>3</sup> Id. at 7.

<sup>4</sup> Id. at 8.

<sup>5</sup> Id. at 7.

9. Trooper Lakkis instructed Defendant to exit the vehicle and conducted a pat down of Defendant for officer safety. Trooper Lakkis was concerned that Defendant might have had “a syringe on him or a weapon, a knife, a firearm.”<sup>6</sup> Trooper Lakkis testified he believed Appellant might be armed and dangerous based on “the presence of drug paraphernalia . . . , [Defendant’s] behavior, nervousness, trembling of the hands, and mostly the attempting to conceal his lap area and reaching into his waistband.”<sup>7</sup>
10. During the patdown, Trooper Lakkis felt a small bulge in the area of the Defendant’s right fifth pants pocket. Trooper Lakkis testified the object he felt was similar in feel to the baggies he observed on Defendant’s lap, and that the object “was more of those bags stacked on top of each other with a controlled substance of some sort contained inside of them.”<sup>8</sup>
11. Trooper Lakkis testified during previous pat-down searches of defendants he felt objects which felt similar to the object in Defendant’s right fifth pants pocket.
12. Trooper Lakkis removed from Defendant’s right fifth pants pocket a folded up \$5 bill containing a white powdery substance on the bill. When the Trooper unfolded the bill, he observed a powdery white substance inside. The \$5 bill was sent to the lab for testing and tested positive for the presence of cocaine.
13. Defendant was arrested and charged with, among other things, simple possession<sup>9</sup> and possession of drug paraphernalia.<sup>10</sup>
14. Trooper Lakkis’s testimony at the suppression hearing is both consistent with and corroborated by the MVR.

### CONCLUSIONS OF LAW

1. Trooper Lakkis had a reasonable basis to believe criminal activity was afoot, and that Defendant may have been armed and

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<sup>6</sup> Id. at 8.

<sup>7</sup> Id. at 13-14.

<sup>8</sup> Id. at 14.

<sup>9</sup> 35 P.S. § 780-113(a)(16).

<sup>10</sup> 35 P.S. § 780-113(a)(32).

dangerous. Therefore, Trooper Lakkis conducted a lawful **Terry** search of Defendant.

2. Trooper Lakkis did not exceed the scope of the **Terry** search.

### LEGAL STANDARD

In a suppression hearing, the Commonwealth has the burden to establish, by a preponderance of the evidence, the admissibility of those items the accused seeks to preclude. **Commonwealth v. Ruey**, 892 A.2d 802, 807 (Pa. 2006).

The Fourth Amendment of the United States Constitution guarantees “the right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures.”<sup>11</sup> The Fourth Amendment is applicable to the states through the Fourteenth Amendment of the U.S. Constitution. **Commonwealth v. Kohl**, 615 A.2d 308, 311 (Pa. 1992). Pennsylvania’s Constitution specifically guarantees citizens the right to be “secure in their persons . . . from unreasonable searches and seizures.”<sup>12</sup> A search or seizure is reasonable only if “it is conducted pursuant to a search warrant issued by a magistrate upon a showing of probable cause.” **Kohl**, 615 A.2d at 313. When police obtain evidence in violation of an individual’s Fourth Amendment rights, the Commonwealth is precluded from using that evidence at trial. *Commonwealth v. Pratt*, 930 A.2d 561, 563 (Pa. Super. 2007).

In **Terry**, the United States Supreme Court held

where a police officer observes unusual conduct which leads him reasonably to conclude in light of his experience that criminal activity may be afoot and that the persons with whom he is dealing may be armed and presently dangerous . . . he is entitled for the protection of himself and others in the area to conduct a carefully limited search of the outer clothing of such persons in an attempt to discover weapons which might be used to assault him.

392 U.S. at 31. “To validate a **Terry** frisk, the police officer must be able to articulate specific facts from which he reasonably inferred

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<sup>11</sup> U.S. Const. amend. IV.

<sup>12</sup> Pa. Const. art. I, § 8.

that the individual was armed and dangerous.” **Commonwealth v. Gray**, 896 A.2d 601, 606 (Pa. Super. 2006) (citation omitted). “In determining whether a **Terry** frisk was supported by a sufficient articulable basis, we examine the totality of the circumstances.” **Id.**

“Since the sole justification for a **Terry** search is the protection of the officer or others nearby, such a protective search must be strictly limited to that which is necessary for the discovery of weapons which might be used to harm the officer or others nearby.” **Commonwealth v. Stevenson**, 744 A.2d 1261, 1264 (Pa. 2000) (internal quotations and citations omitted). “[T]he purpose of this limited search is not to discover evidence, but to allow the officer to pursue his investigation without fear of violence.” **Id.** (citing **Adams v. Williams**, 407 U.S. 143, 146 (1972)).

Under the plain feel doctrine a police officer “may seize non-threatening contraband detected through the officer’s sense of touch during a **Terry** frisk if the officer is lawfully in a position to detect the presence of contraband, the incriminating nature of the contraband is immediately apparent from its tactile impression and the officer has a lawful right of access to the object.” **Stevenson**, 744 A.2d at 1265 (citing **Minnesota v. Dickerson**, 508 U.S. 366, 373-75 (1993)). The Pennsylvania Supreme Court has adopted the plain feel doctrine and explained “that neither the Fourth Amendment nor Pennsylvania jurisprudence requires the exclusion of evidence obtained during the course of a valid plain feel seizure.” **Commonwealth v. Zhahir**, 751 A.2d 1153, 1163 (Pa. 2000).

## DISCUSSION

### **I. Trooper Lakkis had a reasonable basis to conduct a Terry search of Defendant.**

Defendant argues that because Trooper Lakkis did not have a reasonable belief that Defendant may have been armed and dangerous, the **Terry** search was illegal and the evidence must be suppressed.

“[A] police officer has a narrowly drawn authority to conduct a reasonable search for weapons, or a protective pat-down, where . . . the officer reasonably believes that criminal activity is afoot, and that the suspect may be armed and dangerous.” **Commonwealth v. Stackfield**, 651 A.2d 558, 560 (Pa. Super. 1994) (internal citations

omitted). “Since the sole justification for a **Terry** search is the protection of the officer or others nearby, such a protective search must be strictly limited to that which is necessary for the discovery of weapons which might be used to harm the officer or others nearby.” **Stevenson**, 744 A.2d at 1264 (internal quotations and citations omitted). “[T]he purpose of this limited search is not to discover evidence, but to allow the officer to pursue his investigation without fear of violence.” **Id.** (citing **Adams v. Williams**, 407 U.S. 143, 146 (1972)).

As a preliminary matter, the legality of the stop is not at issue. Also, this Court has reviewed the MVR and finds it both consistent and corroborative of Trooper Lakkis’s testimony during the suppression hearing.

Instantly, Trooper Lakkis articulated specific, identifiable facts which led him to reasonably believe that criminal activity was afoot and that Defendant may be armed and dangerous. Specifically, the traffic stop occurred at 2:42 a.m. Both Defendant and another individual were in the vehicle at the time of the stop. The registration plate on the Hyundai was for a Jaguar. Additionally, Trooper Lakkis testified Defendant was very nervous, his hands were trembling, and he “was fumbling through paperwork.”<sup>13</sup>

Moreover, Defendant was found in possession of two small, clear connected plastic bags which, based on Trooper Lakkis’s training and experience, he knew were “indicative of drug trafficking or packaging narcotics.”<sup>14</sup> Most importantly, Trooper Lakkis saw Defendant making furtive movements such as trying to conceal the baggies on his lap and reaching towards his waistband.<sup>15</sup> Trooper Lakkis testified Defendant was “attempting to either conceal or retrieve something from the area of his waistband at that time or his lap as he was covering it in paperwork from the glove box.”<sup>16</sup>

Thus, under the totality of circumstances, Trooper Lakkis reason-

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<sup>13</sup> N.T., 8/24/17, at 7. This Court recognizes that, standing alone, Defendant’s nervous behavior is insufficient to justify a **Terry** search; however, it is still a factor that a court can consider. **See Commonwealth v. Gray**, 896 A.2d 601, 606 n.7 (Pa. Super. 2006) (“We note that, while nervous behavior is a relevant factor, nervousness alone is not dispositive and must be viewed in the totality of the circumstances.”).

<sup>14</sup> N.T., 8/24/17, at 7.

<sup>15</sup> *Id.* at 8.

<sup>16</sup> *Id.*



ably believed Defendant may have had a weapon on him, and, therefore, he had a lawful basis to conduct a **Terry** search of Defendant.

## **II. Trooper Lakkis did not exceed the scope of the Terry search.**

Defendant also argues that because it was not immediately apparent that the bulge in Defendant's right fifth pants pocket was contraband, Trooper Lakkis exceeded the lawful scope of the **Terry** search when he removed that item.

Under the plain feel doctrine a police officer "may seize non-threatening contraband detected through the officer's sense of touch during a **Terry** frisk if the officer is lawfully in a position to detect the presence of contraband, the incriminating nature of the contraband is immediately apparent from its tactile impression and the officer has a lawful right of access to the object." **Stevenson**, 744 A.2d at 1265 (citing **Dickerson**, 508 U.S. at 373-75). "Immediately apparent means that the officer readily perceives, without further exploration or searching, that what he is feeling is contraband." **Id.** The Pennsylvania Supreme Court

has treated the phrase 'immediately apparent' as essentially coextensive with probable cause, an inquiry which takes into account the totality of the circumstances surrounding the frisk, including . . . the nature of the object, its location, the conduct of the suspect, the officer's experience, and the reason for the stop.

**Zhahir**, 751 A.2d at 1163 (internal citations omitted). "If, after feeling the object, the officer lacks probable cause to believe that the object is contraband without conducting some further search, the immediately apparent requirement has not been met and the plain feel doctrine cannot justify the seizure of the object." **Stevenson**, 744 A.2d at 1265.

Probable cause exists where the facts and circumstances within the knowledge of the officer are based on reasonably trustworthy information and are sufficient to warrant a man of reasonable caution in the belief that the suspect has committed or is committing a crime. **Commonwealth v. Joseph**, 34 A.3d 855, 863 (Pa. Super. 2011). Probable cause is evaluated based on the totality of the circumstances. **Id.** According to the United States Supreme Court, "the central teaching of our decisions bearing on the probable cause standard is that it is a practical, nontechnical conception." **Illinois v. Gates**, 462

U.S. 213, 231 (1983) (internal quotations omitted) (citation omitted). “[T]he evidence thus collected must be seen and weighed not in terms of library analysis by scholars, but as understood by those versed in the field of law enforcement.” **Id.** at 232 (quoting **United States v. Cortez**, 449 U.S. 411, 418 (1981)).

Instantly, Trooper Lakkis testified when he conducted a pat down of Defendant for officer safety he felt a small bulge in Defendant’s right fifth pants pocket. The item Trooper Lakkis removed from Defendant’s right fifth pants pocket was a folded up \$5 bill. In his opinion, the object he felt was similar in feel to the baggies he observed on Defendant’s lap<sup>17</sup>. Based on his training and experience, Trooper Lakkis knew the bags were “indicative of drug trafficking or packaging narcotics.”<sup>18</sup>

Trooper Lakkis also testified the object felt like it “was more of those bags stacked on top of each other with a controlled substance of some sort contained inside of them.”<sup>19</sup> Trooper Lakkis testified he has conducted pat downs of other defendants with similar items and the item he felt on Defendant was consistent with those experiences.<sup>20</sup> Additionally, Trooper Lakkis explained, while not always the case, the right fifth pants pocket is a common place to store narcotics.<sup>21</sup>

Therefore, under the totality of the circumstances, this Court is of the opinion that Trooper Lakkis articulated why it was immediately apparent to him that the item, the folded up \$5 bill, was contraband. Thus, the seizure of the \$5 bill and its contents were proper under the plain feel exception and are admissible.

### ORDER OF COURT

AND NOW, this 28th day of September, 2017, for the reasons set forth in the attached Opinion, Defendant’s Omnibus Pre-Trial Motion is denied.

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<sup>17</sup> *Id.* at 8.

<sup>18</sup> *Id.* at 7.

<sup>19</sup> *Id.* at 14.

<sup>20</sup> *Id.* at 8-9.

<sup>21</sup> *Id.* at 9.

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of November 2017, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 17-SU-589**

**BELCO COMMUNITY CREDIT UNION**  
vs.

**FREDERICK GLENN HARTMAN,  
GAYLE L. HARTMAN, CARLOS  
ANDRES RIVERA-MENDOZA,  
ANDREAS. RIVERA**

PROPERTY ADDRESS: 104 A MIDDLE STREET, YORK SPRINGS, PA 17372  
By virtue of writ 17-SU-589  
Belco Community Credit Union  
vs.

FREDERICK G. HARTMAN GAYLE L. HARTMAN  
CARLOS A. RIVERA MENDOZA  
ANDRES. HARTMAN A/KIA  
ANDREAS.RIVERA

Defendant(s) ALL THAT CERTAIN LOT OF LAND SITUATE IN YORK SPRINGS BOROUGH, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 104A Middle Street, York Springs, PA 17372 PARCEL NUMBER: 42005-0050F-000  
IMPROVEMENTS: Residential Property  
JUDGEMENT: \$171,746.96  
UDREN LAW OFFICES, P.C.  
ATTORNEY FOR PLAINTIFF  
111 WOODCREST ROAD,  
SUITE 200  
CHERRY HILL, NJ 08003-3620 856-669-5400

**No. 17-SU-147**

**U.S. BANK NATIONAL ASSOCIATION  
AS SUCCESSOR BY MERGER OF  
U.S. BANK NATIONAL ASSOCIATION  
ND**

vs.  
**PHYLLIS ANNE ANTONELLI, MARY  
LAVERY NAUGLE**

PROPERTY ADDRESS: 2 LOVELAND DRIVE, a/k/a 35 LOVELAND DRIVE, BENDERSVILLE, PA 17306  
By virtue of a Writ of Execution No. 17-SU-147  
U.S Bank National Association as Successor by Merger of U.S. Bank National Association nd  
vs.

Phyllis Anne Antonelli a/k/a Phyllis Antonelli Mary L. Naugle a/k/a Mary Lavery Naugle  
owner(s) of property situate in the MENALLEN TOWNSHIP, ADAMS County, Pennsylvania, being 2 Loveland Drive, a/k/a 35 Loveland Drive,

Bendersville, PA 17306  
Parcel No. 29E05-0068B-000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$66,492.33 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

**No. 17-NO-308**

**BOROUGH OF BENDERSVILLE**  
vs.

**J. MICHAEL CLOUSE, REBECCA A. CLOUSE**

PROPERTY ADDRESS: 131 PARK STREET, BENDERSVILLE, PA 17306  
By virtue of writ 17-NO-308  
BOROUGH OF BENDERSVILLE  
vs.

J. MICHAEL CLOUSE AND REBECCA A.CLOUSE,  
131 Park Street,  
Bendersville, Bendersville Borough,  
Pennsylvania 17306,  
Parcel No. 03004-0046. Residential dwelling.  
Judgement \$26,976.58

Attorney for Plaintiff,  
Robert E. Campbell, Esquire, Campbell and White PC, 112 Baltimore Street, Gettysburg, PA 17325.

**No. 16-SU-618**

**NATIONSTAR MORTGAGE LLC**  
vs.

**JAMES STANLEY DARR**  
PROPERTY ADDRESS: 44 FIDDLER DRIVE, NEW OXFORD, PA 17350  
By virtue of Writ of Execution No. 16-SU-618  
Nationstar Mortgage LLC, Plaintiff,  
vs.

James S. Darr 44 Fiddler Drive  
New Oxford, PA 17350  
Oxford Township  
Parcel No.:35-001-0052-015  
Improvements thereon: Residential Dwelling Judgment amount: \$103,054.71  
Milstead & Associates,  
LLC By: Roger Fay, Esquire ID No. 315987  
1E. Stow Road Marlton, NJ 08053 (856) 482-1400  
Attorney for Plaintiff

**No. 16-SU-552**

**WELLS FARGO BANK, N.A.**  
vs.

**MATTHEW D. DAUBERT, DESIREE N. DAUBERT**

PROPERTY ADDRESS: 60 CEDAR AVENUE, GETTYSBURG, PA 17325  
By virtue of Writ of Execution No. 16-SU-552  
WELLS FARGO BANK, N.A.,  
Plaintiff,  
vs.

Matthew D. Daubert Desiree N. Daubert  
60 Cedar Avenue  
Gettysburg, PA 17325 Cumberland Township

Parcel No.: 09F12-0101-000  
Improvements thereon: Residential Dwelling J Judgment amount: \$139,151.57  
Milstead & Associates, LLC By: Roger Fay, Esquire  
ID No. 315987  
1 E. Stow Road Marlton, NJ 08053 (856) 482-1400  
Attorney for Plaintiff

**No. 16-SU-303**

**WORLD BUSINESS LENDERS, LLC**  
vs.

**EASTERN SHOE COMPANY, LLC,  
PENNSYLVANIA IMPORTS, KATRINA  
J MCCLELLAND, ATTAI HUSNAIN  
SHAHZAD**

PROPERTY ADDRESS: 35 AND 51 CASHMAN ROAD, NEW OXFORD, PA 17350  
By Virtue of Writ of execution no 16-SU-303  
World Business Lender, LLC  
vs.

The Eastern Shore Company, LLC d/b/a Pennsylvania Imports  
a/k/a Pennsylvania Imports Salt Skill, Attai Husnain Shahzad, and Katrina Jean McClelland PARCEL ID#: 40107-0039B-000  
JUDGMENT AMOUNT: \$126,285.42  
All the right, title, interest, and claim of Katrina Jean McClelland, of, in, and to the following described property: In the Commonwealth of Pennsylvania, County of Adams, Township of Tyrone: The Real Property or its address commonly known as 35 and 51 Cashman Road, New Oxford, PA 17350  
PLAINTIFF'S ATTORNEY: Flaherty Fardo, LLC  
Stephanie L. Fera, Esq. 812 Ivy Street Pittsburgh, PA 15232  
(412) 802-6666

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than (30) thirty days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within (10) ten days thereafter.

Purchaser must settle for property on or before filing date. ALL claims to property must be filed with Sheriff before sale date.

AS SOON AS THE PROPERTY IS DECLARED SOLD TO THE HIGHEST BIDDER 20% OF THE PURCHASE PRICE OR ALL OF THE COST, WHICHEVER MAY BE THE HIGHER, SHALL BE PAID FORTHWITH TO THE SHERIFF.

James W. Muller  
Sheriff of Adams County

www.adamscounty.us  
10/20, 10/27 & 11/3

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of November 2017, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 17-SU-282**  
**AMERIHOME MORTGAGE COMPANY, LLC**  
 vs.  
**JUSTIN A. ECKARD**  
 PROPERTY ADDRESS: 7 OXFORD COURT, NEW OXFORD, PA 17350  
 By virtue of a Writ of Execution No. 17-SU-282 Amerihome Mortgage Company, LLC

vs.  
 Justin A. Eckard  
 owner(s) of property situate in the NEW OXFORD BOROUGH, ADAMS County, Pennsylvania, being 7 Oxford Court, New Oxford, PA 17350-1520  
 Parcel No. 34005-0184A-042 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$97,625.53  
 Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-703**  
**ACNB BANK**  
 vs.  
**ESTATE OF NADINE R. GROFT, SHAWN ORNDORFF**  
 PROPERTY ADDRESS: 18 MAPLE STREET, GETTYSBURG, PA 17325  
 By virtue of Writ of Execution No. 17-SU-703  
 ACNBBANK

vs.  
 ESTATE OF NADINE R. GROFT  
 18 MAPLE STREET  
 GETTYSBURG, PA 17325  
 BONNEAUVILLE BOROUGH  
 Parcel ID Number: 06-005-0061-000  
 IMPROVEMENTS THEREON:  
 Residential Dwelling JUDGMENT AMOUNT: \$41,079.02  
 Attorneys for Plaintiff  
 Sharon E. Myers, Esquire CGA Law Firm  
 135 North George Street York, PA 17401  
 717-848-4900

**No. 17-SU-614**  
**FEDERAL NATIONAL MORTGAGE ASSOCIATION**  
 vs.  
**THANE FARACE**  
 PROPERTY ADDRESS: 1170 POPLAR SPRINGS RD, ORRTANNA, PA 17353  
 By virtue of Writ of Execution No.: 17-SU-614  
 Plaintiff: Federal National Mortgage Association ("Fannie Mae")

vs.  
 Defendant(s): Thane Farace  
 Defendant's Property Address:  
 1170 Poplar Springs Road, Orrtanna PA 17353  
 Township or Borough: Franklin  
 Township PARCEL NO.: 12B12-0006A  
 IMPROVEMENTS THEREON:  
 Residential Dwelling JUDGMENT AMOUNT: \$291,056.69  
 ATTORNEYS FOR PLAINTIFF:  
 Martha E. Von Rosenstiel, P.C.

**No. 16-SU-68**  
**BANK OF AMERICA, N.A.**  
 vs.  
**KIMBERLY M. GROSS, NICHOLAS ANTHONY GROSS**  
 PROPERTY ADDRESS: 2110 STORMS STORE ROAD, NEW OXFORD, PA 17350  
 By virtue of Writ of Execution No. 16-SU-68  
 NATIONSTAR MORTGAGE LLC

vs.  
 KIMBERLY M. GROSS a/k/a KIMBERLY GROSS & NICHOLAS A. GROSS a/k/a NICHOLAS GROSS  
 2110 Storms Store-Road New Oxford, PA 17350  
 Parcel No: 35Jl2-0201-000 (Acreage or street address)  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING J  
 JUDGMENT AMOUNT: \$202,134.37  
 Attorneys for Plaintiff KML Law Group, P.C.

**No. 15-SU-173**  
**U.S. BANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF CITIGROUP MO**  
 vs.  
**WESTLEY HAYES, DANIELLA HAYES**  
 PROPERTY ADDRESS: 5585 HANOVER ROAD, HANOVER, PA 17331  
 By virtue of Writ of Execution No. 15-SU-173  
 U.S. BANK, N.A., as trustee for the registered holders of Citigroup Mortgage Loan Trust, Asset- Backed Pass-Through Certificates, Series 2005-HEI,  
 Plaintiff,

vs.  
 Westley Hayes Daniella Hayes Property address  
 5585 Hanover Road  
 Hanover, PA 17331 Conewago

Township  
 Parcel No.: 08-K14-0105-000  
 Improvements thereon: Residential Dwelling J Judgment amount: \$134,504.40  
 Milstead & Associates, LLC By: Roger Fay, Esquire ID No. 315987  
 1 E. Stow Road Marilton, NJ 08053 (856) 482-1400  
 Attorney for Plaintiff

**No. 17-SU-323**  
**PROF-2014-S2 LEGAL TITLE TRUST, BY U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE C/O FAY SERVICING**  
 vs.  
**JOHN T. HOKE, JUNE M. HOKE**  
 PROPERTY ADDRESS: 42 DAKOTA DRIVE, HANOVER, PA 17331  
 By virtue of Writ of Execution No. 17-SU-323  
 PROF-2014-S2 LEGAL TITLE TRUST, BY U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE C/O FAY SERVICING, LLC

vs.  
 JOHN T.HOKE JUNEM. HOKE  
 ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON SITUATE, LYING AND BEING IN CONEWAGO TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA.  
 42 DAKOTA DRIVE  
 HANOVER, PA 17331-7728  
 CONEWAGO  
 PARCEL NO.: 08-012-0066-000  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING. JUDGMENT AMOUNT: \$333,550.37  
 ATTORNEYS FOR PLAINTIFF  
 POWERS, KIRN & ASSOCIATES, LLC

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than (30) thirty days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within (10) ten days thereafter.

Purchaser must settle for property on or before filing date. ALL claims to property must be filed with Sheriff before sale date.

AS SOON AS THE PROPERTY IS DECLARED SOLD TO THE HIGHEST BIDDER 20% OF THE PURCHASE PRICE OR ALL OF THE COST, WHICHEVER MAY BE THE HIGHER, SHALL BE PAID FORTHWITH TO THE SHERIFF.

James W. Muller  
 Sheriff of Adams County  
 www.adamscounty.us  
 10/20, 10/27 & 11/3

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of November 2017, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 17-SU-400**  
**PHH MORTGAGE CORPORATION**  
 vs.  
**JAMES E. HOLLAND, JR., THE UNITED STATES OF AMERICA**  
 PROPERTY ADDRESS: 1205 BELMONT ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 17-SU-400  
 PHH Mortgage Corporation  
 vs.  
 James E. Holland, Jr a/k/a James Holland, Jr a/k/a James Edward Holland, Jr  
 owner(s) of property situate in the BUTLER TOWNSHIP, ADAMS County, Pennsylvania, being 1205 Belmont Road, Gettysburg, PA 17325-7448 Parcel No. 07E10-0067D-000  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$385,459.14  
 Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-114**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MLN1**  
 vs.  
**SHANE MICHAEL HULL, EMILY HULL**  
 PROPERTY ADDRESS: 40 SOWERS ROAD, EAST BERLIN, PA 17316  
 By virtue of Writ of Execution No. 2017-SU-114  
 Deutsche Bank National Trust Company as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-MLN1, Plaintiff,  
 vs.  
 Emily Hull Shane M. Hull  
 40 Sowers Rd  
 East Berlin, PA 17316 Reading Township Parcel No.: 36-KS-33  
 Improvements thereon: Residential Dwelling Judgment amount: \$344,233.52  
 Milstead & Associates, LLC By: Roger Fay, Esquire  
 ID No. 315987

1 E. Stow Road Marilton, NJ 08053  
 (856) 482-1400  
 Attorney for Plaintiff

**No. 16-SU-604**  
**NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING**  
 vs.  
**FRANCIS R. HUTTINGER, JANIE L. ZIMMER, SURVIVING HEIR OF FRANCIS R. HUTTINGER, DECEASED, UNKNOWN SURVIVING HEIRS OF FRANCIS R. HUTTINGER, DECEASED**  
 PROPERTY ADDRESS: 303 MATTHEW DRIVE, NEW OXFORD, PA 17350  
 By virtue of Writ of Execution No.: 16-SU-604  
 New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing (Plaintiff)  
 vs.  
 Unknown surviving heirs of Francis R. Huttinger, deceased (Defendant)  
 Property Address: 303 Matthew Drive, New Oxford, PA 17350 Parcel LD. No.: 35013-0145-000 Improvements thereon of the residential dwelling. Judgment Amount: \$160,774.48  
 Attorney for Plaintiff: Stephen M. Hladik, Esquire  
 Hladik, Onorato & Federman, LLP 298 Wissahickon Avenue North Wales, PA 19454

**No. 17-SU-486**  
**WELLS FARGO BANK, N.A.**  
 vs.  
**CAYCE JONES**  
 PROPERTY ADDRESS: 3095 CARLISLE ROAD, GARDNERS, PA 17324  
 By virtue of Writ of Execution No. 17-SU-486  
 WELLS FARGO BANK, N.A.  
 vs.  
 CAYCE JONES  
 3095 CARLISLE ROAD  
 GARDNERS, PA 17324 TYRONE PARCEL NO.: 40G04-0031-000  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING. JUDGMENT AMOUNT: \$130,698.17  
 ATTORNEYS FOR PLAINTIFF  
 POWERS, KIRN & ASSOCIATES, LLC

**No. 15-SU-966**  
**NORTHWEST SAVINGS BANK**  
 vs.  
**WILLIAM A. KLINGER, UNITED STATES OF AMERICA**  
 PROPERTY ADDRESS: 208 MAIN STREET, YORK SPRINGS, PA 17372  
 By virtue of writ 15-SU-966  
 Northwest Savings Bank  
 vs.  
 William A. Klinger and  
 The United States of America  
 208 Main Street Borough of York Springs, Adams County, Pennsylvania 17372 Parcel ID #42005-0032-000  
 Judgement Amount \$62,885.91

BEING improved with a commercial building. Megan Huff, Esquire  
 Nestico Druby PA  
 1135 E. Chocolate Avenue Suite 300  
 Hershey, PA 17033

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than (30) thirty days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within (10) ten days thereafter.

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James W. Muller  
 Sheriff of Adams County  
 www.adamscounty.us  
 10/20, 10/27 & 11/3

## SHERIFF SALES

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**No. 17-SU-403**

**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R7**

**vs.**

**MARY L. KNOX**

PROPERTY ADDRESS: 323 VILLAGE DRIVE, GETTYSBURG, PA 17325  
By virtue of writ 17-SU-403  
Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R7 c/o Ocwen Loan Servicing, LLC

**vs.**

Mary L. Knox

JUDGMENT AMOUNT:\$ 38,094.91  
PROPERTY ADDRESS: 323 Village Drive, Gettysburg, PA 17325.  
Residential improvements  
PARCEL ID NUMBER: 16-009-0132-000

ALL THAT CERTAIN lot or piece of land situate in the Borough of Gettysburg, Adams County, Pennsylvania, known and designated as Lot No. 6 on a certain plan of lots entitled "Breckenridge Village", made by D.P. Raffensperger Associates, Engineers and Surveyors, dated May 7, 1971, which plan is recorded in the Office of the Recorder of Deeds of Adams County in Plat Book 1, Page 90.  
PARCEL ID: 16-009-0132-000  
ALSO KNOWN AS 323 Village Drive, Gettysburg, PA 17325  
BEING the same premises which Edwin S. Knox and Mary L. Knox, husband and wife and Edna V. Misner, single woman by Deed dated May 14, 2004 and recorded May 18, 2004 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 3571, Page 14, granted and conveyed unto Edwin S. Knox and Mary L. Knox, husband and wife, as tenant by the entireties.

**No. 17-SU-448**

**WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION**

**vs.**

**GARY P. KOONTZ**

PROPERTY ADDRESS: 5063 BALTIMORE PIKE, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No. 17-SU-448

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

**vs.**

Gary P. Koontz

owner(s) of property situate in the GERMANY TOWNSHIP, ADAMS County, Pennsylvania, being 5063 Baltimore Pike, Littlestown, PA 17340-9712 Parcel No. 15117-001IA-000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING JudgmentAmount:

\$133,814.79

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-553**

**U.S. BANK NATIONAL ASSOCIATION**

**vs.**

**GREGORY A. KOONTZ**

PROPERTY ADDRESS: 22 SHAMROCK LANE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No. 17-SU-553

U.S. Bank National Association

**vs.**

Gregory A. Koontz

owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS County, Pennsylvania, being 22 Shamrock Lane, New Oxford, PA 17350-9264  
Parcel No. 35J12-0360-000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING JudgmentAmount:

\$252,313.89

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-424**

**SPRINGLEAF HOME EQUITY, INC.**

**vs.**

**CAROLYN L. KRICHTEN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROLYN L. KRICHTEN, DECEASED MORTGAGOR AND REAL OWNER**

PROPERTY ADDRESS: 12 N 6TH STREET, MCSHERRYSTOWN, PA 17344

By virtue of Writ of Execution No.

16-SU-424

Springleaf Home Equity, Inc., Plaintiff,

**vs.**

Unknown heirs, successors, assigns and all persons, firms, or associations

claiming right, title, or interest from or under Carolyn L.

Krichten, Deceased Mortgagor and Real Owner

12 N 6th St McSherrystown, PA 17344

Mcsherrystown Borough Parcel No.:

(28)-5-215

Improvements thereon: Residential Dwelling Judgment amount: \$72,463.27

Millstead & Associates, LLC By: Roger Fay, Esquire ID No. 315987

1 E. Stow Road Mariton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

**No. 17-SU-492**

**JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION**

**vs.**

**WILLIAM C. LITTLE, THERESA E. LITTLE**

PROPERTY ADDRESS: 65 FIFTH STREET, BIGLERVILLE, PA 17307

By virtue of a Writ of Execution No.

17-SU-492

JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation

**vs.**

William C. Little

Theresa E. Little

owner(s) of property situate in the BIGLERVILLE BOROUGH, ADAMS County, Pennsylvania, being 65 5th Street, a/k/a 65 Fifth Street,

Biglerville, PA 17307-9652

Parcel No. 05004-0104-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount:

\$224,288.16

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

10/20, 10/27 & 11/3

SHERIFF SALES

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**No. 17-SU-412**

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2006-ARG, MORTGAGE PASS-THROUGH CERTIFICATES**

vs.

**ALFONSO G. LUA**

PROPERTY ADDRESS: 5 PINE LANE, NEW OXFORD, PA 17350

By virtue of Writ of Execution No. 17SU412

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2006-AR6, MORTGAGE PASS-THROUGH CERTIFICATES

vs.

Alfonso Lua, AKAAlfonso G. Lua 5 Pine Lane,

Township of Oxford, PA 17350 Parcel number 35009-0043-000

Improvements thereon of Residential Dwelling Judgment amount \$178,791.12

MANLEY DEAS KOCHALSKI LLC P. O. Box 165028

Columbus, OH 43216-5028 614-220-5611

**No. 16-SU-457**

**BRANCH BANKING AND TRUST COMPANY**

vs.

**MARY M. MILLER**

PROPERTY ADDRESS: 612-614 MAPLE AVENUE, AKA 614 MAPLE AVENUE, HANOVER, PA 17331

By virtue of a Writ of Execution No. 16-SU-457 Branch Banking and Trust Company

vs.

**Mary M. Miller**

owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 612-614 Maple Avenue,

a/k/a 614 Maple Avenue, Hanover, PA 17331-4624

Parcel No. 08008-0071--000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount:

\$133,388.52

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-304**

**BANK OF AMERICA, N.A.**

vs.

**GERHARD NOERR, JANET V. NOERR** PROPERTY ADDRESS: 404 PRINCE STREET, LITTLESTOWN, PA 17340 bY VIRTUE OF 17-SU-304

Bank of America

vs.

Gerhard Noerr and Janet Noerr

All that certain piece or parcel or Tract of land situate in the Littlestown, Adams County, Pennsylvania, and being known as 404 Prince Street, Littlestown, Pennsylvania 17340.

TAX MAP AND PARCEL NUMBER: 27005-0030-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$55,023.68

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gerhard Noerr and Janet V. Noerr

Attorney for Plaintiff

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

**No. 17-SU-54**

**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST**

**2006-D, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-D**

vs.

**WILSON L. RICHARDSON, KARA A. RICHARDSON**

PROPERTY ADDRESS: 153 EAST KING STREET, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No. 17-SU-54

Hsbc Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-D, Mortgage-Backed Certificates, Series 2006-D

vs.

Wilson L. Richardson a/k/a Wilson L. Richardson, Jr.

Kara A. Richardson owner(s) of property situate in the LITTLESTOWN BOROUGH, ADAMS County, Pennsylvania, being 153 East King Street,

Littlestown, PA 17340-1613

Parcel No. 27008-0288--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING JudgmentAmount: \$144,500.92

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-1082**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOA**

vs.

**MICHELE RORRERA/K/A MICHELE CROUSE, INDIVIDUALLY AND IN HER CAPACITY AS HEIR, DUSTIN J. CROUSE, IN HIS CAPACITY AS HEIR OF NEIL JAMES CROUSE,**

**DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NEIL JAMES CROUSE, DECEASED**

PROPERTY ADDRESS: 202 PLUNKERT ROAD, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No. 16-SU-1082

U.S. Bank National Association, as Trustee for The C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-Cbl

vs.

Michele Rorrer alk/a Michele Crouse, Individually and in Her Capacity as Heir of Neil James Crouse, Deceased Dustin J. Crouse, in His Capacity as Heir of Neil James Crouse, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Neil James Crouse, Deceased owner(s) of property situate in the LITTLESTOWN BOROUGH, ADAMS County, Pennsylvania, being 202 Plunkert Road,

Littlestown, PA 17340-9426 Parcel No. 30116-0007C--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$289,336.15

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller  
Sheriff of Adams County

www.adamscounty.us

10/20, 10/27 & 11/3

SHERIFF SALES

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**No. 17-SU-364  
NATIONSTAR MORTGAGE LLC  
vs.**

**THOMAS P. SCARBROUGH**  
PROPERTY ADDRESS: 51 CLEAR SPRINGS ROAD, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No.: 17-SU-364

Nationstar Mortgage LLC Plaintiff  
**vs.**  
Thomas P. Scarbrough Defendant(s)  
Defendant's Property Address 51 Clear Spring Road, Biglerville, PA 17307  
Township or Borough: Butler Township  
PARCEL NO.: 07E08-0011-000  
A RESIDENTIAL DWELLING IMPROVEMENTS THEREON:  
JUDGMENT AMOUNT: \$19,802.88  
ATTORNEYS FOR PLAINTIFF  
Shapiro and DeNardo

**No. 16-SU-1137  
BANK OF AMERICA, N.A.  
vs.**

**PAULA A. SHULL, THE UNKNOWN HEIRS OF PAULA A. SHULL, DECEASED, KEVIN L. SHULL, SOLELY IN HIS CAPACITY AS HEIR OF PAULA A. SHULL, BETHANY L. ROMBERGER, SOLELY IN HER CAPACITY AS HEIR OF PAULA SHULL**

PROPERTY ADDRESS: 149 LITTLE AVENUE, NEW OXFORD, PA 17350  
By virtue of Writ of Execution No. 16-SU-1137 BANK OF AMERICA, N.A.

**vs.**  
The Unknown Heirs of Paula A. Shull, Deceased,  
BETHANY L. ROMBERGER Solely in Her Capacity as Heir of Paula A. Shull, Deceased & KEVIN L. SHULL Solely in His Capacity as Heir of Paula A. Shull, Deceased 149 Little Avenue New Oxford, PA 17350  
Parcel No: 04KII-0047E-000 (Acreage or street address)  
IIIMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$186,680.37  
Attorneys for Plaintiff KML Law Group, P.C.

**No. 17-SU-50  
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18  
vs.**

**GEORGE H. SIMEONE, JODI F. SIMEONE**  
PROPERTY ADDRESS: 416 HERITAGE DRIVE, GETTYSBURG, PA 17325

By Virtue of writ 17-SU-50  
The Bank of New York Mellon

**vs.**  
George H. Simeone and Jodi F. Simeone Defendants  
Property address 416 Heritage Drive Gettysburg, PA 17325  
Parcel 38104-0026-000  
Improvements thereon Residential Judgment amount \$637,924.35  
Attorney

Stern & Eisenberg PC  
1581 Main Street Suite 200  
Warrington, PA 18976  
Straban Township Adams county, PA

**No. 17-SU-78  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
vs.**

**TIMOTHY A. SMITH, II, CELESTE E. SMITH**  
PROPERTY ADDRESS: 157 N. MAIN STREET, BIGLERVILLE, PA 17307  
By virtue of Writ of Execution No. 17-S-78

Federal National Mortgage Association, Plaintiff,  
**vs.**

Timothy A. Smith, II Celeste E. Smith  
157 North Main Street Bendersville, PA 17306 B endersville Borough  
Parcel No.: 03-001-0036-000  
Improvements thereon: Residential Dwelling Judgment amount: \$84,173.92  
Milstead & Associates, LLC By: Roger Fay, Esquire  
ID No. 315987  
1 E. Stow Road Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff

**No. 17-SU-297  
ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK  
vs.**

**JOHN R. STAMBAUGH, JR., LESA D. STAMBAUGH**  
PROPERTY ADDRESS: 770 GEORGETOWN ROAD, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 17-SU-297

ACNB BANK, formerly known as Adams County National Bank  
**vs.**  
JOHN R. STAMBAUGH, JR. and LESA D. STAMBAUGH  
770 GEORGETOWN ROAD

LITTLESTOWN, PA 17340 GERMANY TOWNSHIP

Parcel ID Number: 15-118-0060A-000 IMPROVEMENTS THEREON:  
Commercial Structure JUDGMENT AMOUNT: \$263,223.27

Attorneys for Plaintiff Sharon E. Myers, Esquire CGA Law Firm  
135 North George Street York, PA 17401  
717-848-4900

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James W. Muller  
Sheriff of Adams County

www.adamscounty.us

10/20, 10/27 & 11/3



**ESTATE NOTICES**

**NOTICE IS HEREBY GIVEN** that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

**FIRST PUBLICATION****ESTATE OF BERTHA J. DAVIS, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Susan M. Cline, 405 Park Circle, Chambersburg, PA 17202; Nancy B. Carson, 2305 Springfield Dr., Chambersburg, PA 17202; Margaret E. Main, 1045 Heritage Drive, Gettysburg, PA 17325

Attorney: Teeter, Teeter & Teeter, 108 West Middle Street, Gettysburg, PA 17325

**ESTATE OF BARRY L. GUISE, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Patricia M. Guise, 5285 Oxford Rd., Gardners, PA 17324

Attorney: James T. Yingst, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

**ESTATE OF BURNELL W. HARTLAUB, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Administratrix C.T.A.: Paulyne E. Hartlaub, 222 South Third Street, McSherrystown, Pennsylvania 17344

Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, Pennsylvania 17331

**ESTATE OF DEBRA ANN HARTLAUB, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Paulyne E. Hartlaub, 222 South Third Street, McSherrystown, Pennsylvania 17344

Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, Pennsylvania 17331

**ESTATE OF C. DOLORES M. IMES, DEC'D**

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Executor: Edward G. Herman, 101 DiRocco Lane, Summerville, SC 29485

Attorney: Todd A. King, Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

**ESTATE OF EDWIN S. KNOX, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administratrix: Mary L. Knox, 680 Bullfrog Road, Gettysburg, PA 17325

Attorney: Todd A. King, Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

**ESTATE OF DAWN DEL McHALE, DEC'D**

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Administratrix: Leta Deatrack, 243 Antler Drive, Marysville, PA 17053

Attorney: Todd A. King, Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325-2311

**ESTATE OF MILDRED R. RAUSCHER a/k/a MILDRED RESSER RAUSCHER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Harry C. Rauscher, Jr., c/o Jennifer A. Galloway, Esq., Kearney Galloway, LLC, 940 South Queen Street, York, PA 17403

Attorney: Jennifer A. Galloway, Esq., Kearney Galloway, LLC, 940 South Queen Street, York, PA 17403

**ESTATE OF RUTH A. REICHERT, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Co-Executors: Brenda S. Reichert and Ernie C. Reichert, c/o Sharon E. Myers, Esq., CGA Law Firm PC, PO BOX 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esq., CGA Law Firm PC, PO BOX 606, East Berlin, PA 17316

**ESTATE OF GOLDIE M. WEAVER, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Kathy M. Forsythe and Deborah A. Sauble, c/o Sharon E. Myers, Esq., CGA Law Firm PC, PO BOX 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esq., CGA Law Firm PC, PO BOX 606, East Berlin, PA 17316

**SECOND PUBLICATION****ESTATE OF JOHN KENNEDY AYMOLD, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: John Kennedy Aymold, Jr., 6013 Crossway Ct., Sykesville, MD 21784

**ESTATE OF RAYMOND E. GEBHART, JR. a/k/a RAYMOND EDWARD GEBHART, JR., DEC'D**

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**ESTATE OF DARLENE E. MICHAEL, DEC'D**

Late of Liberty Township, Adams County, Pennsylvania

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**ESTATE OF MICHAEL WAYNE MONACO, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Executrix: Christine Monaco Williams, 4001 Inghram Street, Hyattsville, MD 20781

Attorney: Robert L. McQuaide, Esq., Suite 204, 18 Carlisle Street, Gettysburg, PA 17325

**ESTATE OF REGINA C. MURREN, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Leona M. Murren, 71 Sunday Drive, Hanover, PA 17331

Attorney: John J. Mooney, III, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

**ESTATE OF DARLENE E. NAUGLE, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Sandra Wolfe, 515 Grant Drive, Gettysburg, PA 17325

Attorney: John A. Wolfe, Esq., Wolfe, Rice & Quinn, LLC, 47 West High Street, Gettysburg, PA 17325

**SECOND PUBLICATION CONTINUED**

ESTATE OF LADY CONSTANCE JEANETTE PICARD, II, a/k/a CONSTANCE J. PICARD, a/k/a CONSTANCE JEANETTE PICARD, a/k/a CONSTANCE JEANETTE PICARD, II, a/k/a TERESA J. PICARDI, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Andrew J. Miller, c/o John D. Miller, Jr., Esq., MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401-2424

Attorney: John D. Miller, Jr., Esq., MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401-2424

ESTATE OF DONALD E. SMITH, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Katherine A. Smeal, 2709 Columbia Avenue, Camp Hill, PA 17011; Frederic C. Smith, 11 White Oak Trail, Gettysburg, PA 17325

ESTATE OF JOHN F. WISE, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Elizabeth A. Wise, 445 Clearview Road, Hanover, Pennsylvania 17331

Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, Pennsylvania 17331

ESTATE OF NORMA L. YINGLING, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Reba L. Crabbs, 145 Cemetery Street, Littlestown, PA 17340

Attorney: Clayton A. Lingg, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF THOMAS YORTY, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Personal Representative: Tim Yorty, 362 N. Canal Rd., Eaton Rapids, MI 48827

**THIRD PUBLICATION**

ESTATE OF TIMOTHY EUGENE ANDREW, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Executrix: Holly Kuykendall, 16 Main Trail, Fairfield, PA 17320

ESTATE OF BRUCE DUTTERER, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Sheryl Dutterer, c/o Heather Roberts, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

Attorney: Heather Roberts, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

ESTATE OF CHARLOTTE LARUE KROH a/k/a CHARLOTTE KROH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Carol J. Anders, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

ESTATE OF ROBERT A. SAGEDY, a/k/a ROBERT ANDREW SAGEDY, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Rita Clare Sagedy, 3232 North Street, McSherrystown, PA 17344

Attorney: Ann C. Shultis, Esq., Shultis Law, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331

**SHERIFF SALES**

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of November 2017, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

.....  
**No. 16-SU-930**

**NATIONSTAR MORTGAGE LLC**

**vs.**

**NATHANIEL E. WILT, KAREN E. WILT, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NATHANIEL E. WILT a/k/a NATHANIEL WILT, DECEASED**

**MORTGAGOR AND REAL OWNER**

PROPERTY ADDRESS: 1977 MOUNT

HOPE ROAD, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.

16-SU-930

Nationstar Mortgage LLC,

Plaintiff,

**vs.**

Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Nathaniel E. Wilt aka Nathaniel Wilt, Deceased Mortgagor and Real Owner

1977 Mount Hope Road Fairfield, PA

17320

Hamiltonban Township Parcel No.: 18B14-0072-000

Improvements thereon: Residential Dwelling Judgment amount: \$102,886.34

Milstead & Associates, LLC By: Roger Fay, Esquire ID No. 315987

1 E. Stow Road Marilton, NJ 08053 (856) 482-1400

Attorney for Plaintiff

.....  
**No. 17-SU-499**

**WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION**

**vs.**

**STEVEN M. YOST, SR.**

PROPERTY ADDRESS: 525 GUN CLUB

ROAD, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No.

17-SU-499

Wells Fargo Bank, N.A. s/b/m to

Wachovia Bank, National Association

**vs.**

Steven M. Yost a/k/a Steven M. Yost, Sr owner(s) of property situate in the

HAMILTON TOWNSHIP, ADAMS

County, Pennsylvania, being 525 Gun

Club Road,

New Oxford, PA 17350-9769

Parcel No.17K10-0017L-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING Judgment Amount:

\$104,761.93

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

.....  
Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than (30) thirty days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within (10) ten days thereafter.

Purchaser must settle for property on or before filing date. ALL claims to property must be filed with Sheriff before sale date.

AS SOON AS THE PROPERTY IS DECLARED SOLD TO THE HIGHEST BIDDER 20% OF THE PURCHASE PRICE OR ALL OF THE COST, WHICHEVER MAY BE THE HIGHER, SHALL BE PAID FORTHWITH TO THE SHERIFF.

James W. Muller

Sheriff of Adams County

www.adamscounty.us

10/20, 10/27 & 11/3