


# Adams County Legal Journal

Vol. 59

July 7, 2017

No. 9



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## ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, John W. Phillips, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

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## NOTICE

On the 25th day of July, 2017, at 1:00 p.m., a hearing will be held in Courtroom No. 4 of the Adams County Courthouse, to determine whether the Gettysburg Area School District shall sell an unimproved lot with an area of approximately .21 acre located on Wall Alley in the Borough of Gettysburg, Pennsylvania, 17325, to the Gettysburg Presbyterian Church for the purchase price of \$15,700.00, upon terms and conditions set forth in an Agreement of Sale dated May 1, 2017. Any person who wishes to oppose the sale must attend the hearing and be heard.

Robert L. McQuaide, Solicitor  
717-337-1360

7/7, 7/14, 7/21

IN THE COURT OF COMMON PLEAS  
ADAMS COUNTY  
CIVIL ACTION – LAW  
NO. 17-S-281

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

BAYVIEW LOAN SERVICING, LLC,  
PLAINTIFF

vs.

The Unknown Heirs of FRANK P.  
BLOSENSKI A/K/A FRANK P.  
BLOSENSKI, JR., DECEASED &  
CHRISTOPHER BLOSENSKI, SOLELY  
IN HIS CAPACITY AS HEIR OF FRANK P.  
BLOSENSKI A/K/A FRANK P.  
BLOSENSKI, JR., DECEASED,  
MORTGAGOR AND REAL OWNER,  
DEFENDANT(S)

To: The Unknown Heirs of Frank P.  
Blosenski a/k/a Frank P. Blosenski, Jr.,  
Deceased & Christopher Blosenski,  
Solely in His Capacity as Heir of Frank P.  
Blosenski a/k/a Frank P. Blosenski, Jr.,  
Deceased, Mortgagor and Real Owners,  
Defendant(s), whose last known address  
is 96 Rocky Road, Biglerville, PA 17307.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Bayview Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of

Common Pleas of Adams County, Pennsylvania, docketed to No. 17-S-281, wherein Plaintiff seeks to foreclose on the mortgage secured on your property, located 96 Rocky Road, Biglerville, PA 17307, whereupon your property will be sold by the Sheriff of Adams County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Court Admin.  
Adams County Courthouse  
111-117 Baltimore Street  
Gettysburg, PA 17325  
717-337-9846

Michael T. McKeever, Esq.,  
Attorney for Plaintiff  
KML Law Group, P.C.  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

7/7

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 21st day of July 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-107  
WELLS FARGO BANK, N.A.

vs.  
WILLIAM BARNETT, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF WILLIAM BARNETT, TIMOTHY BARNETT, AS BELIEVED HEIR TO THE ESTATE OF WILLIAM BARNETT

PROPERTY ADDRESS: 1477 FREDERICK STREET, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 16-SU-107  
WELLS FARGO BANK, N.A.

vs.  
Unknown Heirs, and/or Administrators of the Estate of William Barnett; Timothy Barnett, as believed heir to the Estate of William Barnett  
1477 Frederick Street, Township of Germany, PA 17340  
Parcel number: 15-118-0012A-000  
Improvements thereon of Residential Dwelling  
Judgment amount: \$141,307.56  
MANLEY DEAS KOCHALSKI LLC P. O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

No. 15-SU-241  
PACIFIC UNION FINANCIAL, LLC

vs.  
ROBERT BOONE  
PROPERTY ADDRESS: 520 EDGE GROVE ROAD, HANOVER, PA 17331

By virtue of Writ 15-su-241  
PACIFIC UNION FINANCIAL LLC

vs.  
ROBERT ALLEN BOONE  
ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN CONEWAGO TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, AND BEING KNOWN AS:  
520 EDGE GROVE ROAD, HANOVER, PENNSYLVANIA 17731  
TAX MAP AND PARCEL NUMBER: 08K13-0027-000  
THE IMPROVEMENTS THERON ARE: RESIDENTIAL DWELLING REAL DEBT: \$177,899.34  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT BOONE

MCCABE, WEISBERG AND CONWAY, PC 123 SOUTH BROAD STREET, SUITE 1400 PHILADELPHIA, PA 191090

No. 16-SU-1155  
CITIMORTGAGE, INC.  
WARREN E. CARBAUGH, GERALDINE C. CARBAUGH

PROPERTY ADDRESS: 220 SOUTH OXFORD AVENUE, MCSHERRYSTOWN, PA 17344  
By virtue of Writ of Execution No. 16 SU 1155 CITIMORTGAGE, INC.

vs.  
WARREN E. CARBAUGH GERALDINE C. CARBAUGH  
220 SOUTH OXFORD AVENUE MCSHERRYSTOWN, PA 17344  
BOROUGH OF MCSHERRYSTOWN PARCEL NO: 28-008-0221A-000  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING. JUDGMENT AMOUNT: \$117,229.20  
ATTORNEYS FOR PLAINTIFF POWERS, KIRN & ASSOCIATES, LLC

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

Nation star Mortgage LLC, Plaintiff,  
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, Mariton, NJ 08053 (856) 482-1400  
Attorney for Plaintiff

No. 16-SU-1070  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

vs.  
JOHN D. DORI, HEATHER DORI  
PROPERTY ADDRESS: 26 GALAXY DRIVE, HANOVER, PA 17331  
By virtue of a Writ of Execution No: 2016-SU-0001070

THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff  
vs.  
HEATHER DORI AND JOHN D. DORI, Defendants  
Address owner(s) of property situate in the Township of Conewago, Adams County, Pennsylvania, being 26 GALAXY DRIVE, HANOVER, PA

17331  
PARCEL NO: 08023-0055  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$159,525.01  
Attorneys for Plaintiff  
Leon P. Haller Attorney for Plaintiff PA I.D. #15700

No. 16-SU-1193  
DITECH FINANCIAL LLC

vs.  
TODD L. FUHRMAN, EXECUTOR OF THE ESTATE OF JOAN K. FUHRMAN  
PROPERTY ADDRESS: 113 C KOHLER MILL ROAD, NEW OXFORD, PA 17350  
By virtue of Writ 16-su-1193  
DITECH FINANCIAL LLC.

vs.  
TODD FUHRMAN EXECUTOR OF THE ESTATE OF JOAN FUHRMAN  
All that certain parcel or track of land situate in Oxford Township, Adams County, Pennsylvania, and being known as 113 C Kohler Mill Road, New Oxford, Pennsylvania 17350.  
TAX MAP AND PARCEL NUMBER: 35J11-0130---000  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$54,63 1.51  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Todd L. Fuhrman, Executor of the Estate of Joan K. Fuhrman  
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 P Philadelphia, PA 19F 9

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  
6/23, 6/30 & 7/07

## 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 21st day of July 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-828  
WELLS FARGO BANK, N.A.**

vs.  
**CHARITY NICOLE GOCHENOUR,  
COREY L. GOCHENOUR**  
PROPERTY ADDRESS: 5020 OLD HARRISBURG ROAD, GETTYSBURG, PA 17325  
By virtue of Writ of Execution No. 16-su-828 WELLS FARGO BANK, N.A.  
vs.  
Charity N. Gochenour, AKA Charity N. Stailey, AKA Charity Nicole Gochenour; Corey L. Gochenour  
5020 Old Harrisburg Road, Township of Tyrone, PA 17325  
Parcel number: 40002-0046-000  
Improvements thereon of Residential Dwelling  
Judgment amount: \$141,382.53  
MANLEY DEAS KOCHALSKI LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**No. 14-SU-1228  
U.S. BANK NATIONAL ASSOCIATION  
AS TRUSTEE FOR THE CERTIFICATE  
HOLDERS**

vs.  
**DANIEL B. GULLICKSON, KANDY S.  
GULLICKSON, FUTURE  
HOMEOWNER'S 809 TRUST, JEFF  
PAULUS, AS TRUSTEE OF THE  
FUTURE HOMEOWNER'S 809 TRUST**  
PROPERTY ADDRESS: 104 EAST KING STREET, LITTLESTOWN, PA 17340  
By virtue of Writ of Execution No. 14-SU-1228  
U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3  
Plaintiff  
vs.  
Kandy S. Gullickson Daniel B. Gullickson Future Homeowner's 809 Trust  
Jeff Paulus, as Trustee of the Future Homeowner's 809 Trust Defendants  
104 E. King Street, Littlestown, PA 17340  
Littlestown Borough  
Parcel No: 27-008-0189-000  
Improvements thereon: Residential Dwelling

Judgment amount: \$427,424.15  
MILSTEAD & ASSOCIATES, LLC  
BY: Robert W. Williams, Esquire ID No. 315501 1E. Stow Road, Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff

**No. 17-SU-5  
BRANCH BANKING AND TRUST  
COMPANY, A NORTH CAROLINA  
CORPORATION, AS SUCCESSOR IN  
INTEREST TO SUSQUEHANNA BANK  
vs.**

**RAYMOND E. HAMILTON, JR.,  
CAROLYN L. HAMILTON**  
PROPERTY ADDRESS: 1025 MARYLAND AVENUE, ASPERS, PA 17304  
By virtue of Writ 17-su-5 BRANCH BANKING AND TRUST COMPANY AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK All that certain piece or parcel or tract of land situate in the Township of Menallen, Adams County, Pennsylvania, and being known as 1025 Maryland Avenue, Aspers, Pennsylvania 17304.  
TAX MAP AND PARCEL NUMBER: 29E06-0001C--000  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$61,092.48  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Carolyn L. Hamilton and Raymond E. Hamilton, Jr. McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

**No. 10-SU-421  
LSF8 MASTER PARTICIPATION  
TRUST**

vs.  
**KIMBERLY A. HICKERSON-LUHN,  
THOMAS G. LUHN**  
PROPERTY ADDRESS: 1971 CHAMBERSBURG ROAD, GETTYSBURG, PA 17325  
By virtue of a Writ of Execution No. 10-S-421 Lsf8 Master Participation Trust  
vs.  
Kimberly A. Hickerson-Luhn Thomas G. Luhn  
owner(s) of property situate in the TOWNSHIP OF FRANKLIN, ADAMS County, Pennsylvania, being 1971 Chambersburg Road, Gettysburg, PA 17325-7415  
Parcel No. 12E11-0063---000 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$318,904.84  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**No. 10-SU-1586  
DEUTSCHE BANK TRUST COMPANY  
AMERICAS AS TRUSTEE, SERIES  
2006-QS17**

vs.  
**FRANK WILLIAM HONEYCUTT**  
PROPERTY ADDRESS: 1068 CENTENNIAL AVE., HANOVER, PA 17331  
By virtue of a Writ of Execution No. 10-S-1586  
Deutsche Bank Trust Company Americas as Trustee, Series 2006-QS17  
vs.  
Frank W. Honeycutt  
owner(s) of property situate in the TOWNSHIP OF MOUNT PLEASANT, ADAMS County, Pennsylvania, being 1068 Centennial Avenue, Hanover, PA 17331-9087 Parcel No. 32J14-0041A--000 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$164,349.23  
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.

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James W. Muller  
Sheriff of Adams County

www.adamscounty.us  
6/23, 6/30 & 7/07

## SHERIFF SALES

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**No. 16-SU-1061****NATIONSTAR MORTGAGE LLC**

vs.

**MATTHEW A HUMMER, ELVEITA I. HUMMER**

PROPERTY ADDRESS: 142 KIMBERLY LANE, EAST BERLIN, PA 17316

By virtue of Writ of Execution No.16-S-1061

Nationstar Mortgage LLC Plaintiff

vs.

Matthew A. Hummer and Elveita I. Hummer Defendant(s)

Defendant's Property Address: 142 Kimberly Lane,

East Berlin, PA 17316

A RESIDENTIAL DWELLING

Township or Borough: Reading

Township PARCEL NO.:36-J8-128

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$225,143.08

ATTORNEYS FOR PLAINTIFF

SHAPIRO & DENARDO LLC 3600

HORIZON DRIVE, KING OF PRUSSIA, PENNSYLVANIA

**No. 16-SU-874****ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs.

**FRANCISCO JIMENEZ, ADRIANA JIMENEZ**

PROPERTY ADDRESS: 849

MYERSTOWN RD, GARDNERS, PA

17324

By virtue of Writ of Execution No. 2016-S-874

ACNB BANK, formerly known as

Adams County National Bank

vs.

FRANCISCO JIMENEZ and ADRIANA JIMENEZ

849 MYERSTOWN ROAD,

GARDNERS, PA 17324 HUNTINGTON

TOWNSHIP

Parcel ID Number: 22-G02-0012---000

IMPROVEMENTS THEREON:

Residential Dwelling JUDGMENT

AMOUNT: \$107,647.88

Attorneys for Plaintiff Sharon E. Myers,

Esquire CGA Law Firm

135 North George Street

York, PA 17401

717-848-4900

**No. 17-SU-45****PROVIDENT FUNDING ASSOCIATES, L.P.**

vs.

**CHRIS THOMAS KRANIAS**

PROPERTY ADDRESS: 709 FAIRVIEW

AVENUE, GETTYSBURG, PA 17325

By virtue of writ 17-SU-45

Provident Funding Associates, L.P.

Plaintiff

vs.

Chris T. Kranias

Defendant

Defendant's Property Address:

709 Fairview Avenue,

Gettysburg, PA 17325

Township or Borough: Gettysburg

PARCEL NO.: 16012-0024---000

IMPROVEMENTS THEREON:

Residential Dwelling JUDGMENT

AMOUNT: \$139,930.00 ATTORNEYS

FOR PLAINTIFF:

Martha E. Von Rosenstiel, P.C.

**No. 17-SU-75****HOMEBRIDGE FINANCIAL SERVICES INC.**

vs.

**TIMOTHY J. LYNCH**

PROPERTY ADDRESS: 504 WEST

KING STREET, ABBOTTSTOWN, PA

17301

By virtue of Writ of Execution No. 17-S-

75

HOMEBRIDGE FINANCIAL SERVICES

INC.

vs.

TIMOTHY J. LYNCH

504 West King Street, Abbottstown, PA

17301

Parcel No: 01003-0052-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$140,289.52

Attorneys for Plaintiff KML Law Group,

P.C.

**No. 17-SU-153****J.P. MORGAN MORTGAGE ACQUISITION CORP.**

vs.

**ROBERTA LEE MARYE**

PROPERTY ADDRESS: 310 MAPLE

DRIVE, HANOVER, PA 17331

By virtue of the Writ of Execution No.:

2017-SU-0000153

J.P. Morgan Mortgage Acquisition

Corp.

vs.

Roberta L. Marye

Being known and number as 310

Maple Drive,

Hanover, PA 17331

Conewago Township, County of

Adams, Commonwealth of

Pennsylvania Parcel No.: 08-021-

0245-000

Improvements: Residential Dwelling

Judgment Amount: \$178,190.68

Attorney:

Richard M. Squire & Associates, LLC

115 West Avenue, Suite 104,

Jenkintown, PA 19046 Phone:

215-886-8790

**No. 16-SU-894****PENNYMAC LOAN SERVICES, LLC vs.****LEXY A. MCGROARY, IN HER CAPACITY AS HEIR OF ROBERT J. WIBLE, DECEASED**

PROPERTY ADDRESS: 825

MARYLAND AVENUE, ASPERS, PA

17304

By virtue of a Writ of Execution No.

16-SU-894

Pennymac Loan Services, LLC

vs.

Lexy A. MCGroary, in Her Capacity as

Heir of Robert J. Wible, Deceased

Unknown Heirs, Successors, Assigns,

and All Persons, Firms, or Associations

Claiming Right, Title or Interest From or

Under Robert J. Wible, Deceased

owner(s) of property situate in the

MENALLEN TOWNSHIP, ADAMS

County, Pennsylvania, being

825 Maryland Avenue,

Aspers, PA 17304

Parcel No. 29E05-0091A--000

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$118,859.98

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller

Sheriff of Adams County

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**No. 13-SU-406B****TBF FINANCIAL, LLC**

vs.

**MICHAEL S. MIDKIFF, TINA M.****MIDKIFF**

PROPERTY ADDRESS: 212 SOUTH QUEEN STREET, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 13-S-406

TBF Financial, LLC, assignee of PNC Bank, National Association, successor to Bank of Hanover and Trust Company vs.

Michael S. Midkiff and Tina M. Midkiff, 212 South Queen Street, Littlestown, Pennsylvania, 17340,

Borough of Littlestown, Adams County,

Parcel No. 27008- 0368-000.

Improvements thereon of the commercial building or lot, judgment amount (\$866,817.14), Post & Schell, P.C., attorneys for plaintiff.

**No. 13-SU-406****TBF FINANCIAL, LLC**

vs.

**MICHAEL S. MIDKIFF, TINA M.****MIDKIFF**

PROPERTY ADDRESS: 290 KRUG ROAD, LITTLESTOWN, PA 17340 BY VIRTUE OF WRIT 13-SU-406

TBF Financial, LLC, assignee of PNC Bank, National Association, successor to Bank of Hanover and Trust

vs.

Michael S. Midkiff and Tina M. Midkiff, 290 Krug Road, Littlestown, Mt. Joy Township, Adams County, Pennsylvania, 17340,

Parcel No. 30HI-70014B-000.

Improvements thereon of the residential dwelling or lot, judgment amount (\$866,817.14),

Post & Schell P.C.

Attorney

Post & Schell, P.C., attorneys for plaintiff.

**No. 14-SU-682****FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION OR vs.****STEVEN M. MULLER**

PROPERTY ADDRESS: 9 SWALLOW TRAIL, FAIRFIELD, PA 17320

Prof 2013 M4 Legal Title Trust II by the US Bank National Association as legal title trustee

vs.

Steven Muller

All that certain piece or parcel or tract of land situate in the Borough of Carroll Valley, Adams County, Pennsylvania, and being known as

9 Swallow Trail,

Fairfield, Pennsylvania 17320.

TAX MAP AND PARCEL NUMBER:

43-030-0046---000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling REAL DEBT:

\$160,136.62

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Steven M.

Muller

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400,

Philadelphia, PA 19109

**No. 15-SU-92****THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY vs.**

vs.

**STERLING J. MYERS, ORIGINAL MORTGAGOR, JEAN L. MYERS, ORIGINAL MORTGAGOR AND REAL OWNER**

PROPERTY ADDRESS: 2942

HANOVER PIKE, HANOVER, PA 17331

By virtue of Writ of Execution No.

2015-SU-0000092

THE BANK OF NEW YORK MELLON

TRUST COMPANY, N.A. F/K/A THE

BANK OF NEW YORK TRUST

COMPANY, N.A. AS SUCCESSOR-

IN-INTEREST TO JP MORGAN CHASE,

N.A., AS TRUSTEE FOR NOMURA

ASSET ACCEPTANCE CORPORATION

REPERFORMING LOAN REMIC TRUST

SERIES 2004-R3

Plaintiff,

vs.

Sterling J. Myers Original Mortgagor

and Jean L. Myers Original Mortgagor

and Real Owner

2942 Hanover Pike

Hanover, PA 17331 Conewago Township

Parcel No: 08-L-15-0015-000

Improvements thereon: Residential

Dwelling

Judgment amount: \$57,101.64

MILSTEAD & ASSOCIATES, LLC

BY: Roger Fay, Esquire ID No. 315987

I E. Stow Road Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

**No. 16-SU-1109****PHH MORTGAGE CORPORATION vs.****DANIEL A. NIETUPSKI, JUSTINE F. NIETUPSKI**

PROPERTY ADDRESS: 42

PEMBERTON DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No.

16-S-1109

PHH Mortgage Corporation

vs.

Daniel Nietupski a/k/a Daniel A.

Nietupski Justine Nietupski a/k/a

Justine F. Nietupski

owner(s) of property situate in the

READING TOWNSHIP, ADAMS County,

Pennsylvania, being 42 Pemberton

Drive, East Berlin, PA 17316 Parcel No.

36111-0055---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$153,064.19

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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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

6/23, 6/30 & 7/07

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 21st day of July 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-116**  
**HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-HE6, ASSET BACKED PASS-THROUGH CERTIFICATES**  
 vs.  
**KATHY OBERLIN A/K/A KATHY OBERLIN PRICE A/K/A KATHY P OBERLIN A/K/A KATHY PRICE A/K/A KATHY PRITT A/K/A KATHY LYNN PRITT PRICE A/K/A KATHY PRITT OBERLIN A/K/A KATHY PRITT GILLAND-OBERLIN A/K/A KATHY P. RINEHART A/K/A KATHY PRITT PRICE**  
 PROPERTY ADDRESS: 324 WEST MIDDLE STREET, GETTYSBURG, PA 17325 BY VIRTUE OF WRIT NO. 17-SU-116  
 HSBC Bank USA, N.A., as Trustee on Behalf of ACE Securities Corp. Home Equity Loan Trust and for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE6, Asset Backed Pass-Through Certificates  
 Plaintiff  
 vs.  
 KATHY OBERLIN A/K/A KATHY OBERLIN PRICE A/K/A KATHY P OBERLIN A/K/A KATHY PRICE A/K/A KATHY PRITT A/K/A KATHY LYNN PRITT PRICE A/K/A KATHY PRITT OBERLIN A/K/A KATHY PRITT GILLAND-OBERLIN A/K/A KATHY P. RINEHART A/K/A KATHY PRITT PRICE  
 Defendant  
 ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF GETTYSBURG, ADAMS COUNTY, PENNSYLVANIA BEING KNOWN AS 324 West Middle Street, Gettysburg, PA 17325  
 PARCEL NUMBER: 16009-0053-000  
 IMPROVEMENTS: Residential Property  
 JUDGMENT: \$166,222.44  
 ATTORNEY FOR PLAINTIFF  
 UDREN LAW OFFICES, P.C.  
 WOODCREST CORPORATE CENTER  
 111 WOODCREST ROAD, SUITE 200  
 CHERRY HILL, NJ 08003-3620

**No. 17-SU-4**  
**CITI BANK, N.A.**  
 vs.  
**PATRICIA ONEUFER, ADMINISTRATRIX OF THE ESTATE OF VALENTINE J. SIMONDS**  
 PROPERTY ADDRESS: 14 EWELL DRIVE, EAST BERLIN, PA 17316  
 By virtue of writ: 17-SU-4  
 All that certain piece or parcel or tract of land situate in the Township of Reading, Adams County, Pennsylvania, and being known as 14 Ewell Drive, East Berlin, Pennsylvania 17316.  
 TAX MAP AND PARCEL NUMBER: 36102-0052-000  
 THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$179,903.80  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Patricia Oneufer, Administratrix of the Estate of Valentine J. Simonds  
 McCabe, Weisberg and Conway, P.C.  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109

**No. 15-SU-828**  
**BANK OF AMERICA, N.A.**  
 vs.  
**DAVID A. RICHARD, SUE A. RICHARD**  
 PROPERTY ADDRESS: 31 LINCOLN DRIVE, HANOVER, PA 17331  
 By virtue of writ 15-su-828  
 Bank of America  
 vs.  
 David A. Richard and Sue A. Richard.  
 All that certain piece or parcel or tract of land situate in the Township of Conewago, Adams County, Pennsylvania, and being known as 31 Lincoln Drive, Hanover, Pennsylvania 17331.  
 TAX MAP AND PARCEL NUMBER: 08009-0069--000  
 THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$155,014.45  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David A. Richard and Sue A. Richard  
 McCabe, Weisberg and Conway, P.C.  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109

**No. 16-SU-1090**  
**WELLS FARGO BANK, N.A.**  
 vs.  
**JEFFERY A. ROCHE, MARY KAY ROCHE**  
 PROPERTY ADDRESS: 20 BREEZEWOOD DRIVE, NEW OXFORD, PA 17350  
 By virtue of a Writ of Execution No. 16-SU-1090  
 Wells Fargo Bank, N.A.  
 vs.  
 Jeffery A. Roche Mary Kay Roche owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS County,

Pennsylvania, being 20 Breezewood Drive, New Oxford, PA 17350-9792  
 Parcel No. 35013-0121  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$207,067.24  
 Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-1192**  
**BRANCH BANKING AND TRUST COMPANY**  
 vs.  
**LUCINDA M. SLENKER**  
 PROPERTY ADDRESS: 661 THIRD STREET, HANOVER, PA 17331  
 By virtue of Writ 16-su-1192  
 BRANCH BANKING AND TRUST COMPANY  
 vs.  
 LUCINDA SLENKER  
 All that certain piece or parcel or tract of land situate in Conewago Township, Adams County, Pennsylvania, and being known as 661 Third Street, Hanover, Pennsylvania 17331.  
 TAX MAP AND PARCEL NUMBER: 08008-0133-000  
 THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$111,664.20  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Lucinda M. Slenker  
 McCabe, Weisberg and Conway, P.C.  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109

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James W. Muller  
 Sheriff of Adams County  
 www.adamscounty.us  
 6/23, 6/30 & 7/07

SHERIFF SALES

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**No. 17-SU-70**  
**WELLS FARGO BANK, N.A., AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2010-4 ASSET-BACKED PASS-THROUGH CERTIFICATES**

**vs.**  
**JANE M. STONER, STEPHEN D. STONER**  
 PROPERTY ADDRESS: 40 MILE TRAIL, FAIRFIELD, PA 17320  
 By virtue of the Writ of Execution No.: 2017-SU-0000070  
 Wells Fargo Bank, N.A., as Trustee for Stanwich Mortgage Loan Trust, Series 2010-4 Asset- Backed Pass-Through Certificates

**vs.**  
 Jane M. Stoner and Stephen D. Stoner Being known and number as 40 Mile Trail # TRC, Fairfield, PA 17320 in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania Parcel No.: 43041-0116---000  
 Improvements: Residential Dwelling Judgment Amount: \$144,218.45  
 Attorney: Richard M. Squire & Associates, LLC  
 115 West Avenue, Suite 104, Jenkintown, PA 19046 Phone: 215-886-8790

**No. 16-SU-224**  
**DANIEL I. KEYS**

**vs.**  
**DONALD KEVIN TESTER, MELISSA T TESTER, UNITED STATES OF AMERICA**  
 PROPERTY ADDRESS: 6355 YORK ROAD, NEW OXFORD, PA 17350  
 By virtue of Writ of Execution No. 2016-5-224

**DANIEL I. KEYS**  
**vs.**  
 D. KEVIN TESTER MELISSA TESTER AND UNITED STATES OF AMERICA  
 Property in BERWICK TOWNSHIP, Adams County, PA Address: 6355 York Road, New Oxford, PA 17350 Parcel No.:04-K11-0045AA  
 IMPROVEMENTS THEREON: None  
 JUDGMENT AMOUNT: \$335,381.81,

plus costs  
 Attorneys for Plaintiff Robert L. McQuaide  
 18 Carlisle Street Suite 204, Gettysburg, PA 17325  
 (717) 337-1360

**No. 16-SU-1339**  
**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC.**

**vs.**  
**WILLIAM DALLAS TROTTS, JR., VONDA KAY TROTT**  
 PROPERTY ADDRESS: 438 BARLOW GREENMOUNT ROAD, GETTYSBURG, PA 17325  
 By virtue of Writ of Execution No. : 16-su-1339  
 The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset- Backed Certificates, Series 2007-9  
 Plaintiff

**vs.**  
 William Dallas Trott, Jr. and Vonda Kay Trott Defendant( s)  
 Defendant's Property Address: 438 Barlow Greenmount Road, Gettysburg, PA 17325 Township or Borough: Cumberland Township  
 PARCEL NO.: 09-F 16-0038-000  
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$431,692.54  
 ATTORNEYS FOR PLAINTIFF SHAPIRO & DENARDO LLC 3600 HORIZON DRIVE SUIT 15, KING OF PRUSSIA, PA 19406

**No. 16-SU-1343**  
**CARRINGTON MORTGAGE SERVICES, LLC**

**vs.**  
**PAUL D. WATSON, MICHELLE M. WATSON**  
 PROPERTY ADDRESS: 60 BURSIDE DRIVE, EAST BERLIN, PA 17316  
 By virtue of Writ of Execution No.: 16-SU-1343  
 Carrington Mortgage Services, LLC  
 Plaintiff

**vs.**  
 Paul D. Watson and Michelle M. Watson  
 Defendant(s)  
 Defendant's Property Address: 60 Burnside Drive, East Berlin, PA 17316 Township or Borough: Latimore Township  
 PARCEL NO.: 24-6-34  
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$225,730.16  
 ATTORNEYS FOR PLAINTIFF SHAPIRO & DENARDO  
 3600 HORIZON DRIVE, SUITE 150 KING OF PRUSSIA, PA 19406

**No. 16-SU-1156**  
**FULTON BANK, N.A.**

**vs.**  
**ROBERT WEAVER**  
 PROPERTY ADDRESS: 88 KUHN FORDING ROAD, EAST BERLIN, PA 17316  
 By virtue of Writ of Execution No. 16-SU-1156

**FULTON BANK, N.A.**  
**vs.**  
 ROBERT WEAVER  
 88 KUHN FORDING ROAD, EAST BERLIN, PA 17316  
 READING TOWNSHIP Parcel No. 36L07-0067A  
 IMPROVEMENTS THEREON: RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$99,130.15, PLUS ADDITIONAL INTEREST, FEES AND COSTS.  
 Attorneys for Plaintiff Henry & Beaver LLP

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James W. Muller  
 Sheriff of Adams County  
 www.adamscounty.us  
 6/23, 6/30 & 7/07



**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 BETTY JANE ENSOR a/k/a BETTY J. ENSOR-SMITH., DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Lorraine L. Ensor, 5346 Carlisle Pike, New Oxford, PA 17350

Attorney: John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

ESTATE OF DOROTHY A. SANDERS, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Cheryl D. Gochenauer a/k/a Cheryl D. Gocheauer, 2476 Chambersburg Road, Biglerville, PA 17307

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

ESTATE OF JEAN E. SPRANKLE, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Susan J. Parr, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

**SECOND PUBLICATION**

ESTATE OF WILSON L. BREEDEN, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executrix: Patricia A. Breeden, 2160 Hanover Rd., #40, Gettysburg, PA 17325

Attorney: Gilbert G. Malone, Esq., 42 South Duke Street, York, PA 17401

ESTATE OF BEATRICE P. LEHR, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Ronald E. Lehr, 3 Curtis Drive, East Berlin, PA 17316

Attorney: Thomas R. Nell, Esq., 130 W. King Street, PO Box 1019, East Berlin, PA 17316

ESTATE OF REITA G. NAGLE, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Denise Kittinger, 11 Mummert Drive, Littlestown, PA 17340

Attorney: Judith Koper Morris, Esq., 369 Martin Drive, Hanover, PA 17331

ESTATE OF DAVID WAYNE RICE, DEC'D

Late of the Borough McSherrystown, Adams County, Pennsylvania

Administrator: Donald Eugene Rice, 212 Hall Drive, Hanover, PA 17331

Attorney: Amy E.W. Ehrhart, Esq., 118 Carlisle St., Suite 202, Hanover, PA 17331

ESTATE OF MARY R. SHRADER, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Co-Executors: Edward L. Shrader, Jr.; and Laura J. Pope, 8058 Gnatstown Road, Hanover, PA 17331

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

ESTATE OF GARY PAUL VISSER, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executrix: Bernadette Joy Visser, c/o Amy S. Loper, Esq., O'donnell & Barr Law Group, LLP, 11 Carlisle street, suite 301 Hanover, PA 17331

Attorney: Amy S. Loper, Esq., O'donnell & Barr Law Group, LLP, 11 Carlisle street, suite 301 Hanover, PA 17331

**THIRD PUBLICATION**

ESTATE OF DORIS J. BONNER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Iris J. Bonner, 6568 Slabtown Road, Waynesboro, PA 17268

Attorney: Timothy W. Misner, Esq., 39 South Broad Street, Waynesboro, PA 17268 1610

ESTATE OF BRIAN E. PECHER, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Executrix: Janice M. Pecher, 29 Hillview Road, Fairfield, PA 17320

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

ESTATE OF HELEN D. REX, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Carol J. Rex, 179 Dug Hill Road, Gettysburg, PA 17325

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

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**No. 16-SU-1105  
DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR  
AMERIQUEST MORTGAGE**

**vs.**

**HEATHER DAWN WILT**  
PROPERTY ADDRESS: 2351 MOUNT  
HOPE ROAD, FAIRFIELD, PA 17320  
By virtue of a Writ of Execution No.  
16-SU-1105

Deutsche Bank National Trust  
Company, as Trustee for Ameriquest  
Mortgage Securities Inc., Quest Trust  
2005-X2, Asset Backed Certificates,  
Series 2005-X2

**vs.**

Heather Dawn Wilt  
owner(s) of property situate in the  
HAMILTONBAN TOWNSHIP, ADAMS  
County, Pennsylvania, being 2351  
Mount Hope Road,  
Fairfield, PA 17320-9407  
Parcel No. 18A15-0009---000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING Judgment Amount:  
\$93,916.49  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

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