

Adams County Legal Journal

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IN THIS ISSUE

COMMONWEALTH OF PENNSYLVANIA VS.
DEAN E. SEAL

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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PUBLIC NOTICE

EAA Chapter 122, Inc., will file or has filed Articles of Incorporation for organization under the laws of Pennsylvania as a nonprofit corporation. EAA CHAPTER 122, INC. will merge or has merged with Experimental Aircraft Association, Chapter 122, Harrisburg, Pennsylvania, under the laws of Pennsylvania, EAA Chapter 122, Inc. being the surviving corporation.

JoAnne V. Trygg
1433 S. Mountain Rd.
Dillsburg, PA 17019

11/3

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 3, 2017 for BLUE SEAL MASTER CONTRACTOR at 2940 Stoney Point Road, East Berlin, PA 17316. The name and address of each individual interested in the business is Larry W. Taylor, 2940 Stoney Point Road, East Berlin, PA 17316. This was filed in accordance with 54 Pa.C.S. 311.

11/3

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed on May 23, 2017 with the Department of State of the Commonwealth of Pennsylvania, for the purposes of obtaining a Certificate of Incorporation of a proposed business corporation to be organized under the provisions of the Pennsylvania Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended.

The name of the corporation is SMITHA NAIR, MD. PA, with its principal office or place of business at 4 Brigadier Court, Gettysburg, PA 17325. The names and addresses of all persons or entities owning or interested in said business are: Smitha Nair.

Alan K. Patrono, Esq.
Patrono & Murphy, LLC

11/3

NOTICE

The Tax Claim Bureau of Adams County, Pennsylvania, hereby gives notice that it presented a Consolidated Return of Sale to the Court of Common Pleas of Adams County, Pennsylvania, on October 20, 2017, of the Upset Tax Sale of real estate for delinquent taxes held by the Bureau on September 29, 2017, pursuant to due notices required by the Real Estate Tax Sale law of 1947, as amended. The Court confirmed this Return Nisi on October 24, 2017. Any owner or lien creditor may file exceptions or objections to the Return within thirty (30) days after October 24, 2017. If no exceptions or objections are filed by that date, the Return will be confirmed absolutely.

Adams County Tax Claim Bureau
By: Daryl Crum, Director

11/3

NOTICE BY THE ADAMS COUNTY
CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees, and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County — Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Friday, November 17, 2017 at 8:30 a.m.

REAVER — Orphans' Court Action Number OC-124-2017. The First and Final Account of ACNB Bank a/k/a Adams County National Bank, Executor of the Estate of James S. Reaver, late of Cumberland Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

11/3 & 11/10

COMMONWEALTH OF PENNSYLVANIA VS.
DEAN E. SEAL

1. Despite the fact that Section 3301 does not contain language similar to Section 3309, which expressly allows slight deviations from the requirement that a vehicle be operated within a single lane of travel, it appears our appellate courts have, based on certain factual scenarios, read into Section 3301 a similar allowance.

2. *Enick* and *Garcia* courts have both indicated that minor deviations from the requirements of Section 3301 do not, alone, afford a police officer probable cause to make a motor vehicle stop.

3. By momentarily crossing over the center double yellow line, Defendant did not endanger any pedestrian, other driver, parked vehicle, or other property. Because Defendant momentarily crossed over the double yellow line and endangered neither person nor property, Officer Hilliard did not have probable cause that Defendant was in violation of Section 3301(a) of the Motor Vehicle Code at the time of the stop.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CP-01-CR-1542-2016, COMMONWEALTH
OF PENNSYLVANIA VS. DEAN E. SEAL.

Daniel Topper, Esq., Attorney for Commonwealth
Kristin L. Rice, Esq., Attorney for Defendant
Campbell, J., September 18, 2017.

OPINION ON DEFENDANT’S MOTION TO SUPPRESS

Presently before the Court is Defendant’s Motion to Suppress filed May 4, 2017. A hearing was held on August 24, 2017. For the reasons set forth herein, Defendant’s motion is Granted.

FINDINGS OF FACT

1. Officer Shannon Hilliard is employed full time as a police officer in Gettysburg.
2. Officer Hilliard has approximately ten years of experience as a police officer and in that period of time has participated in approximately two thousand traffic stops.
3. On October 23, 2016, at approximately 1:30 A.M., Officer Hilliard was on routine patrol in Lincoln Square, Gettysburg Borough, Adams County.
4. Officer Hilliard observed a motor vehicle in Lincoln Square that

had dark tinted windows, so much that he could not see inside of the vehicle.

5. Based on this observation, Officer Hilliard followed the vehicle which had exited the traffic circle onto Baltimore Street and was traveling southbound.
6. At the intersection of Baltimore Street and E. Middle Street, the vehicle began to drift left of the center double yellow line.
7. Officer Hilliard observed the vehicle travel left of the double yellow center line from E. Middle Street to High Street, which is approximately 500-600 feet.
8. The vehicle's driver's side tires were approximately one (1) foot over the double yellow line for that distance.
9. The vehicle drifted left of the double yellow line for approximately four (4) to six (6) seconds.
10. There was no traffic on the road nor where there any cars parked along the road.
11. There were clear conditions, and no roadway impediments.
12. After observing the vehicle drift left of the double yellow line, Officer Hilliard initiated a traffic stop.

ISSUE

1. Whether Officer Hilliard had probable cause to effectuate a traffic stop of the Defendant's vehicle.

CONCLUSION OF LAW

1. The totality of the circumstances observed by Officer Hilliard did not give him probable cause to effectuate a traffic stop of Defendant's vehicle for a violation of 75 Pa. C.S.A. §3301.

DISCUSSION

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). A police officer must have probable cause that a driver is in violation of some provision of the Motor Vehicle Code at the time of the stop. *Commonwealth v. Feczko*, 10

A.3d 1285, 1291 (Pa. Super. 2010). Section 3301(a) of the Pennsylvania Motor Vehicle Code reads as follows:

Driving on the right side of roadway

(a) General rule.--Upon all roadways of sufficient width, a vehicle shall be driven upon the right half of the roadway except as follows:

(1) When overtaking and passing another vehicle proceeding in the same direction where permitted by the rules governing such movement.

(2) When an obstruction exists making it necessary to drive to the left of the center of the roadway, provided the driver yields the right-of-way to all vehicles traveling in the proper direction upon the unobstructed portion of the roadway within such distance as to constitute a hazard.

(3) When and where official traffic-control devices are in place designating a lane or lanes to the left side of the center of the roadway for the movement indicated by the devices.

(4) Upon a roadway restricted to one-way traffic.

(5) When making a left turn as provided in sections 3322 (relating to vehicle turning left) and 3331 (relating to required position and method of turning).

(6) In accordance with section 3303(a)(3) (relating to overtaking vehicle on the left).¹

The Superior Court of Pennsylvania analyzed a vehicle stop pursuant to Section 3301(a) in *Commonwealth v. Enick*, 70 A.3d 843 (Pa. Super. 2013). In *Enick*, Officer Daniel Rhyslop, a Corporal with the Mt. Lebanon Police Department, was patrolling northbound and observed a vehicle traveling southbound. *Id.* at 844. Officer Rhyslop further observed the vehicle cross over the double yellow line into oncoming traffic for approximately 2-3 seconds. *Id.* Half of the vehicle was over the double yellow line. *Id.* Based on this violation of the motor vehicle code, Officer Rhyslop initiated a traffic stop. *Id.*

¹ 75 Pa. C.S.A. § 3301(a).

The Superior Court affirmed the trial court's denial of the defendant's suppression motion ruling that Officer Rhyslop had probable cause to initiate a traffic stop based on a single violation of Section 3301(a). *Id.* at 848. The Superior Court did not, however, create a bright line rule establishing that every slight minor violation of Section 3301(a) constitutes probable cause for a vehicle stop. *Id.* at 848. See also *Commonwealth v. Garcia*, 859 A.2d 820 (Pa. Super. 2004)(reversing trial court's order denying suppression and ruling that police officer did not have probable cause to initiate a traffic stop pursuant to 75 Pa. C.S.A. § 3309 and 75 Pa. C.S.A. § 3301 when defendant briefly crossed over the white fog line on two occasions within a two block distance)).

Despite the fact that Section 3301 does not contain language similar to Section 3309, which expressly allows slight deviations from the requirement that a vehicle be operated within a single lane of travel, it appears our appellate courts have, based on certain factual scenarios, read into Section 3301 a similar allowance. Section 3309 specifically provides a vehicle must be driven "as nearly as practicable" within a single lane and allows for movements outside of a single lane when safe to do so.² Section 3301 contains no such language.³ Nonetheless, the *Enick* and *Garcia* courts have both indicated that minor deviations from the requirements of Section 3301 do not, alone, afford a police officer probable cause to make a motor vehicle stop.⁴

The case before this Court is factually distinguishable from *Enick* and more similar to *Garcia*. Officer Hilliard observed Defendant cross over the double yellow line for approximately four (4) to six (6) seconds, traveling approximately 500-600 feet. Defendant's driver's side tires were approximately one (1) foot over the double yellow line. Importantly, Defendant only momentarily crossed over the double yellow line by a foot and no other vehicles were coming in the opposing lane. In this regard, the instant case is very distinguishable from *Enick*, in that the defendant in *Enick* crossed over the center double yellow line with half of his vehicle over the line and nearly collided with the officer who then subsequently conducted the

² 75 Pa. C.S.A. § 3309.

³ 75 Pa. C.S.A. § 3301.

⁴ See *Enick*, 70 A.3d at 848; *Garcia*, 859 A.2d at 823.

traffic stop. The facts of the instant case are more similar to *Garcia* because like the defendant in *Garcia*, Defendant only crossed over the double yellow line for a very short period of time and distance. Like the defendant in *Garcia*, Defendant here created absolutely no safety hazard to other drivers, persons, or property.

By momentarily crossing over the center double yellow line, Defendant did not endanger any pedestrian, other driver, parked vehicle, or other property. Because Defendant momentarily crossed over the double yellow line and endangered neither person nor property, Officer Hilliard did not have probable cause that Defendant was in violation of Section 3301(a) of the Motor Vehicle Code at the time of the stop.

Therefore, Defendant's Motion for Suppression of Evidence is granted. Accordingly, the attached order will be entered.

ORDER

AND NOW, this 18th day of September, 2017, for the reasons set forth in the attached Opinion, Defendant's Motion for Suppression filed May 4, 2017, is granted. All fruits of the illegal stop are suppressed.

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 Marlon, 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 L.D. 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.

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-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. 15117-00IIA-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

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

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-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 of 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 DORIS M. DULL, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Donald J. Smith, 970 Two Taverns Road, Gettysburg, PA 17325

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

ESTATE OF NEVIN C. DULL, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Donald J. Smith, 970 Two Taverns Road, Gettysburg, PA 17325

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

ESTATE OF ROBERT P. LANGAN, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Kaylin Langan, 999 E. Brysonia-Wenksville Road, Biglerville, PA 17307

Attorney: Jeffery M. Cook, Esq., 234 Baltimore St., Gettysburg, PA 17325

ESTATE OF DAVID ALLEN MUMMERT, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Douglas Charles Mummert, 14 N. Pine Street, Gettysburg, PA 17325

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF IRMA B. OGBURN, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Wayne B. Ogburn, 45 Sunnyside Road, York Springs, PA 17372

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

ESTATE OF RICHARD A. TROSTLE, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Executrix: Deborah L. Boehning, 5123 West Misty Willow Lane, Glendale, AZ 85310

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

SECOND PUBLICATION**ESTATE OF MARTHA K. SCHAEFFER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Barbara S. Horneff, 8 Pond Ridge Lane, Hanover, PA 17331

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

ESTATE OF GUY C. SEIFERD, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Bonnie Jean Riley, c/o Barbara Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

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

ESTATE OF LORI ANN SHOWER, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Brandy Nicole Hamilton, 160 S. 31st Street, Camp Hill, PA 17011

ESTATE OF RAYMOND C. ZARTMAN, JR. a/k/a RAYMOND CLAIR ZARTMAN, JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Attorney: Thomas E. Miller, Esq., Law Office of Thomas E. Miller, Esquire, LLC, 249 York Street, Hanover, PA 17331

THIRD 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 Huntingdon 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.: Paultyne 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: Paultyne 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 Deatrck, 243 Antler Drive, Marysville, PA 17053

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

THIRD PUBLICATION CONTINUED

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

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 Marlon, 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 distribu-
tion 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