

Adams County Legal Journal

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E. GERMANN AND KAREN GERMANN

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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 15th day of September 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-6

LSF9 MASTER PARTICIPATION TRUST

vs.
DEBORAH ANN BELL, SCOTT R. BELL
PROPERTY ADDRESS: 237 HANOVER STREET, NEW OXFORD, PA 17350
By Virtue of Writ 17-SU-6
LSF9 MASTER PARTICIPATION TRUST

vs.
BELL, DEBORAH AND SCOTT
All that certain piece or parcel or Tract of land situate in Oxford Township, Adams County, Pennsylvania, and being known as:
237 Hanover Street,
New Oxford, Pennsylvania 17350.
TAX MAP AND PARCEL NUMBER:
35-008-0144-000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling
REAL DEBT: \$259,203.72
SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF: Deborah Ann Bell a/k/a Deborah A. Bell and Scott R. Bell

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

No. 16-SU-1341

STONEGATE MORTGAGE CORPORATION

vs.
ALFREDO BELTRAN, ADILENE ALVAREZ
PROPERTY ADDRESS: 6 EAST IMPERIAL DRIVE, ASPERS, PA 17304
By virtue of Writ of Execution No.: 16-SU-1341
Home Point Financial f/k/a Stonegate Mortgage Corporation (Plaintiff)

vs.
Alfredo Beltran and Adilene Alvarez (Defendant)
Property Address: 6 East Imperial Drive, Aspers, PA 17304

Parcel I.D. No.: 29F05-0223-000
Improvements thereon of the residential dwelling. Judgment Amount: \$184,416.39
Attorney for Plaintiff: Stephen M. Hladik, Esquire
Hladik, Onorato & Federman, LLP 298 Wissahickon Avenue
North Wales, PA 19454

No. 16-SU-1052
UNITED SECURITY FINANCIAL CORP.

vs.
ELI D. CANGANELLI, TABITHA M. CANGANELLI
PROPERTY ADDRESS: 25 CHERRY LANE, ABBOTTSTOWN, PA 17325
By virtue of Writ of Execution No. 16-SU-1052
United Security Financial Corp

vs.
Eli D. Canganelli and Tabitha M. Canganelli
25 Cherry Lane,
Abbottstown, PA 17301
situate in the Hamilton Township, Adams County Pennsylvania,
Parcel No. 17L09-0062-000
Improvements thereon consist of Residential Real Estate. Judgment amount: \$232,656.15
Stern & Eisenberg, PC Attorneys for Plaintiff
1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976

No. 16-SU-1142
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.
JOHN H. DEGENHARDT, SARA JANE DEGENHARDT
PROPERTY ADDRESS: 231 LAKE MEADE DRIVE, EAST BERLIN, PA 17316
By virtue of Writ of Execution No.: 2016-SU-0001142
JPMorgan Chase Bank, National Association Plaintiff

vs.
John H. Degenhardt and Sara Jane Degenhardt Defendants
Township or Borough:
Latimore Township PARCEL NO.: 23106-0011A--000
IMPROVEMENTS THEREON
A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$174,729.16
ATTORNEYS FOR PLAINTIFFS
Shapiro & Denardo LLC

No. 16-SU-1116
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION OR

vs.
EARL E. HARE, DONNA L. HARE
PROPERTY ADDRESS: 849 COMPANY FARM ROAD, ASPERS, PA 17304
By virtue of Writ of execution No.: 16-SU-1116

Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America

vs.
Earl E. Hare
Donna L. Hare a/k/a Donna Hare owner(s) of property situate in the TYRONE TOWNSHIP, ADAMS County, Pennsylvania, being 849 Company Farm Road, Aspers, PA 17304-9434
Parcel No. 40H06-0003B (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$267,740.85
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
Attorney for Plaintiff PA I.D. #15700

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
8/18, 8/25 & 9/1

WILLIAM M. SHORD AND JAYNE S. SHORD V. GEORGE
E. GERMANN AND KAREN GERMANN

1. The Pennsylvania Superior Court ruled that the Restatement (Second) of Torts, § 822, properly states the law of private nuisance as applied in Pennsylvania.

2. Pennsylvania appellate courts have also adopted Restatement (Second) of Torts, § 826, to define the term unreasonable.

3. In order for one to be liable for a private nuisance, the harm caused must be significant: a harm of importance involving, more than slight inconvenience or petty annoyance.

4. The standard for determining the significance of the harm is the standard of normal persons or property in a particular locality.

5. If normal persons living in the community would regard the invasion in question as definitely offensive, seriously annoying or intolerable, then the invasion is significant.

6. In sum, the parties presented this Court with a Hobson's choice where each asked the Court to give them *carte blanche* to use their property as they desire while seeking to impose limitations on the other's right to use of their property. The relief granted by this Court is an effort to establish boundaries which accommodate both parties interests, while preserving for each their right to quiet enjoyment of their property.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 15-S-722, WILLIAM M. SHORD AND
JAYNE S. SHORD V. GEORGE E. GERMANN AND KAREN
GERMANN.

Henry O. Heiser, III, Esq., Attorney for Plaintiffs

Jeffery M. Cook, Esq., Attorney for Defendants

George, J., August 3, 2017

OPINION

James Madison once remarked, “As a man is said to have a right to his property, he may be equally said to have a property in his rights.” In viewing his words through the lens of the individual, the concepts of personal rights and property ownership blend together as a common interest. However, when viewed in the spectrum of a larger community, these two concepts are often at odds with each other. Many times, the genesis of such conflict is the failure to recognize or accept the reality that every right carries with it a corresponding responsibility; every possession, a corresponding duty. Property ownership certainly carries with it rights which are protected under the law; but it also comes with obligations. The litiga-

tion currently before the Court tests the boundaries of those concepts in asking the Court to determine the threshold of when one's exercise of their property rights breaches their responsibility to refrain from infringing upon the property rights of another.

On November 30, 2001, Plaintiffs, William and Jayne Shord ("Shords"), purchased an approximately 10 ½ acre property located at 784 Mount Carmel Road in Orrtanna (Franklin Township), Adams County, Pennsylvania. The property is located in an agricultural area and contains a house, barn, and springhouse. The western boundary of the property line is approximately 1,000 feet from the eastern boundary line of property owned by Defendants, George and Karen Germann ("Germanns"). The Germanns purchased their 21-acre vacant lot in 2000. They built their home on the property approximately three years later. Over time, the Shords and Germanns developed a friendship participating in neighborhood dinners and traveling abroad together.

Over this same period of time, the Shords also began refurbishing their property by adding improvements to the home and restoring the barn. Eventually, the Shords hosted several events on their property for the benefit of various nonprofit interests. The events started with a single event in the year 2010 than gradually increasing to three events in 2011, and seven events in 2012.¹ None of the events during these years involved weddings but rather, consisted of small dinner and social gatherings for local organizations which were held in the refurbished barn. In October of 2012, Shords made application to Franklin Township for a zoning/land use permit revising the property use from a seasonal organic produce and community supported agricultural program to include "seasonal garden parties and weddings." At some point, although it is unclear in the record, the

¹ According to trial testimony, there are 22 events scheduled at the property for 2017.

Franklin Township zoning officer approved the Shords' application.² Thereafter, during the following summer of 2013, the Shords began holding weddings at the property.

Following an event in August of 2013, a noise complaint was made to the Franklin Township zoning officer concerning loud music emitting from the Shords' property. Apparently, in an effort to preempt further complaints, the Shords invited their neighbors to an open house at their property on October 20, 2013 to discuss "concerns and questions" raised by neighbors over their intentions for use of the barn. Germann attended the open house as two wedding events prior thereto had caught his attention. Specifically, he claims to have heard profanity, alcohol-induced screaming, and loud music at the events. Germann further claims it was at the open house that he learned, for the first time, the Shords intended to regularly host "barn weddings" at their property. The open house was also the last time the Shords and Germanns had any meaningful communication other than that which is the subject of this litigation. Unfortunately, the history of the parties' relationship since the open house has digressed tremendously to the detriment of the entire neighborhood. The former pleasant and congenial neighborhood along Mount Carmel Road has since transformed into one of hostility with groups of neighbors becoming antagonistic toward each other, while other neighbors simply seek refuge from the rancor of the neighborhood feud.³

The fault, and fuel, for the ongoing hostility understandably dif-

² Although the record is unclear as the exact proceedings by which the Shords' use of their property as a wedding venue was approved by Franklin Township, witnesses have generally described the approval occurring as a result of a determination by the township zoning officer that the use was an "accessory use" to a permitted use in the agricultural zoning district. The Germanns' frustration might possibly stem from the fact that a property hosting 22 events annually, including the hosting of 13 weddings for profit, can possibly be interpreted as an accessory agricultural use, i.e. a use which is accessory to the permitted uses of raising livestock, growing crops, or other horticultural/forestry uses. See Code of Franklin Township, Section 175-9(B) (uses by right in an agricultural zone). However, the issue of the propriety of that determination is neither relevant currently nor the subject of this litigation.

³ As the proliferation of "barn weddings" is likely to accelerate in light of their popularity, Franklin Township officials, as well as other municipal officials, are encouraged to address these matters through legislation where all aspects of the issue can be properly considered and addressed and expectations are established for all residents, both current and future, before costly and unrecoverable litigation becomes necessary.

fers depending on one's allegiance and personal interests. Germanns, along with several other neighbors, suggest their peaceful use of their tranquil country property has been interrupted by the unfortunate and commonly known consequences sometimes associated with hosting wedding events: increased traffic, loud noise, and intoxication. Human experience teaches that while some wedding gatherings often consist of pleasant, enjoyable social interaction which is healthy and innocent in nature, some include behavior which is unnecessarily offensive and involves risk to others. It is the latter which the Germanns believe that Shords have thrust upon them. For instance, the Germanns describe specific incidents of vulgarities spoken by guests at the property in voices loud enough to be heard by his grandchildren while they were visiting at his home. On other occasions, the Germanns allege to have observed wedding guests urinating in public in the neighborhood. They claim the noise from the Shords' property is often obnoxiously loud and, in addition to music, includes cheering and loud alcohol induced speech. They further assert that the wedding events in this rural neighborhood have caused a public safety concern. Indeed, a number of neighbors spoke of an incident where a member of the wedding party did a "burn-out"⁴ while a family birthday party was being held on property immediately adjacent to the area of Mount Carmel Road. Witnesses described the incident as potentially creating a disaster in the event the vehicle lost control and propelled into the families, including children, who were enjoying the birthday party. Finally, the Germanns express concern that the Shords are photographing their movements and armed guards are present at wedding events increasing the risk of the neighborhood dispute escalating.

The Shords, on the other hand, claim their use of the property is appropriate as it has been approved by the Township. They note that a number of events held at the property benefit local nonprofit agencies, and they have taken significant steps to minimize the risk of any inconveniences caused by wedding events at the property. They suggest the Germanns, and others, are attempting to frustrate their lawful use of their property by purposely interfering with their events. Indeed, the Shords claim Germann regularly plays loud military and

⁴ The reference is to a motor vehicle spinning its tires in a loud manner before gaining traction and propelling the vehicle.

other music from his property while wedding events are occurring. They further allege Germann purposely uses a chainsaw, mows his lawn, discharges firearms, and lights burn piles⁵ to create smoke at the time wedding events are being held with the intent of causing disruption of the special occasion. For instance, the Shords described one instance where Germann was purposely banging the side of a tractor with a hammer. As evidence of intent, Shords note that Germann actually wears ear protection when blasting his amplified music throughout the neighborhood. Although the Germanns do not contest the existence of such activities, they deny any malicious intent; the frequency of their activities; and the Shords' claim that they only occur during wedding events.

As a result of the events generally described above, the Shords initiated litigation against Germanns and several neighbors, alleging their actions evidence a conspiracy to conduct a private nuisance aimed at interfering with the Shords' wedding event business. In their Complaint, the Shords seek injunctive relief prohibiting further interference with events held at their property in addition to economic and punitive damages. In response, Germanns and several Defendants filed Counterclaims seeking to declare the Shords' use of their property as a private nuisance and asking the Court to enjoin the Shords from performing further events.⁶

In *Kembel v. Schlegel*, 478 A.2d 11, 14-15 (Pa. Super. 1984), the Pennsylvania Superior Court ruled that the Restatement (Second) of Torts, § 822, properly states the law of private nuisance as applied in Pennsylvania. Section 822 provides:

One is subject to liability for a private nuisance if, but only if, his conduct is a legal cause of an invasion of another's interest in the private use and enjoyment of land, and the invasion is either

a. intentional and unreasonable, or

⁵ Burn piles are described as piles of tree branches, clippings, and other yard debris or burnable materials disposed of in a bonfire-like manner.

⁶ The various claims between the Shords and other Defendants have been resolved by agreement leaving only the Complaint and Counterclaim involving Germanns as the remaining litigation. Despite the end of their involvement in the litigation as parties, several of the original Defendants testified at the current trial concerning the negative impact that wedding events have had on their use of their property.

- b. unintentional and otherwise actionable under the rules controlling liability for negligent or reckless conduct, or for abnormally dangerous conditions or activities.

RESTATEMENT (SECOND) OF TORTS, § 822. Pennsylvania appellate courts have also adopted Restatement (Second) of Torts, § 826, to define the term “unreasonable” as:

An intentional invasion of another’s interest in the use and enjoyment of land is unreasonable if

- a. the gravity of the harm outweighs the utility of the actor’s conduct, or
- b. the harm caused by the conduct is serious and the financial burden of compensating for this and similar harm to others would not make the continuation of the conduct not feasible.

RESTATEMENT (SECOND) OF TORTS, § 826; *Youst v. Keck’s Food Service, Inc.*, 94 A.3d 1057, 1072-73 (Pa. Super. 2014). In order for one to be liable for a private nuisance, the harm caused must be significant: a harm of importance involving more than slight inconvenience or petty annoyance. *Karpiak v. Russo*, 676 A.2d 270, 272 (Pa. Super. 1996). The standard for determining the significance of the harm is the standard of normal persons or property in a particular locality. *Id.* at 273. “If normal persons living in the community would regard the invasion in question as definitely offensive,

⁴ This section reads in pertinent part:

- a. All appeals from all land use decisions rendered pursuant to Article IX shall be taken to the court of common pleas of the judicial district wherein the land is located and shall be filed within 30 days after entry of the decision as provided in 42 Pa. C.S. § 5572 (relating to time of entry of order) or... within 30 days after the date upon which notice of said deemed decision is given as set forth in section 908(9) of this act. It is the express intent of the General Assembly that, except in cases in which an unconstitutional deprivation of due process would result from its application, the 30-day limitation in this section should be applied in all appeals from decisions.

seriously annoying or intolerable, then the invasion is significant.” *Id.* at 273 (quoting RESTATEMENT (SECOND) OF TORTS, § 821F).

Applying the foregoing standard instantly, it is apparent that both parties are encroaching on the other’s property in a manner which is offensive, annoying, and intolerable to the standard of a normal person living in a residential/agricultural zone. As evidence of this conclusion, one look no further than the testimony of the numerous neighbors who were called in to testify in support of one party or the other. For instance, one neighbor testified on behalf of the Shords that the military music emitting from Germanns’ property was so loud that he had to retreat from his deck to be able to carry on conversation. A neighboring witness called by Germanns testified that music and other noise coming from the wedding site is so loud that he is unable to watch his television in his own living room. Predictably, neither witness seemed to be bothered by the sound coming from the property owner on whose behalf they were called. Yet, all witnesses had a common theme of credibility which was best expressed by a Plaintiffs’ witness who testified that he can’t sit on his front porch as “it’s just like a constant war.”⁷

In addition to the factual testimony of the neighbors, each party also offered objective support for the significance of the harm being caused by the other party’s actions. The Shords called an acoustics expert who testified that the military music being played by Germanns resulted in a significant increase in the sound level at the Shords’ property. Meanwhile, Germann called a witness who introduced a CD which he claimed to be an accurate representation of the sound emitting from the wedding venue at 9 p.m. on the weekend prior to his testimony as recorded in his son’s bedroom while the bedroom window was only open two inches. An independent assessment of the CD reveals what is best described as loud music and voices very likely annoying to one not participating in the event.⁸

⁷ Another witness described the atmosphere of the neighborhood the sentiment of the neighbors caught in the middle of this dispute when she said that she just wished to “stay out of it so we can all get along.” Additional testimony established that a number of neighbors have either sold their property or placed their property for sale presumably to escape the turmoil being caused by both parties.

While there are numerous issues and actions by the parties and/or their guests which have resulted in this litigation, it is apparent that the music and other noise being produced on each property has a significant role in causing discomfort to the other. In an effort to bring some peace to this neighborhood, and a cease fire among the parties, sound level restrictions will be imposed on each of the parties equally as the old cliché states: “what is good for the goose is good for the gander.” Accordingly, between the hours of 5 p.m. and 9 p.m. on Friday, and 3 p.m. and 9 p.m. on Saturday and Sunday, sound levels emitting from either party’s property as measured at the closest receiving party’s property line may not exceed 65 dBA.⁹ Between the hours of 9 p.m. and 7 a.m. on those same days, a reduced level of 55 dBA will be applicable. The sounds originating on the property in excess of the limitation will not be considered a violation unless the amount of sound in excess of the limit exceeds the established limit for a total of 60 seconds in any one-hour segment or is part of a pattern aimed at disrupting the other party’s use of their property. As the use of firearms presents additional issues, the Order will be styled to protect the constitutional rights of the parties while imposing some restriction on the ability of either party to abuse their rights to the detriment of the other.

In addition to disruption being caused by noise, other actions on both properties are invading the other’s right to the peaceful enjoyment of their property. Among those complained of are public urination, the use of vulgarities, and smoke. While this Court certainly understands its limitations in attempting to impose limits of decency between neighbors, the history suggests some guidelines are necessary to avoid the future escalation of hostility. Accordingly, the final

⁸ Just as one person’s right is another person’s nuisance, one person’s sound is another’s noise. Sound is defined as a particular auditory impression; the sensation perceived by the sense of hearing. *Merriam-Webster’s Collegiate Dictionary, 11th Edition*. Noise is defined as “undesired” or “unwanted” sound. *Id.*

⁹ According to the Shords’ expert, researchers have established the correlation between the measurement of sound, the A-weighted decibel (dBA), and its associated perceived human response. For instance, normal conversation at the point of origin generally has a sound level of 60 dBA. A lawnmower on the other hand produces approximately 80-90 dBA at the point of origin while a chainsaw produces approximately 90-95 dBA at the point of origin. As sound travels from the source of origin, the waves spread out over an increasingly larger area dissipating the sound energy. The levels contained in this Opinion are derived from model standards contained in the expert’s written report.

Order will include limitations on the use of burn piles and punitive sanctions to address issues of profanity and public urination.

In sum, the parties presented this Court with a Hobson's choice where each asked the Court to give them carte blanche to use their property as they desire while seeking to impose limitations on the other's right to use of their property. The relief granted by this Court is an effort to establish boundaries which accommodate both parties' interests, while preserving for each their right to quiet enjoyment of their property.¹⁰ While this Court is aware that malicious imagination and creativity might allow either party to comply with the letter of this Court's Order, while ignoring or disregarding its spirit, prudence suggests caution in this area as this Court's tolerance has limits. Rather, it is this Court's sincere desire that each find a way to respect the rights of the other with the starting point being an examination of their own conduct as perceived through the lens of the other.

For the foregoing reasons, the attached Order is entered.¹¹

ORDER

AND NOW, this 3rd day of August, 2017, after trial in this matter, it is hereby Ordered:

1. Judgment is entered in favor of Plaintiffs, William and Jayne Shord, and against Defendants, George and Karen Germann, on the count of private nuisance;
2. Judgment is entered in favor of Counterclaim Plaintiffs, George

¹⁰ For instance, Shords wish to use their property for wedding events and seek to suspend Germanns' right to mow the lawn, use a chainsaw, or burn brush during the times they choose to host those events. Yet, both properties are in an agricultural zone where such activities are normal and expected. According to Section 175-9A3 of the Franklin Township Code of Ordinances:

...inhabitants in this zone must be willing to accept the impacts associated with normal farming practices. These impacts include inconvenience, discomfort and the possibility of death or injury to health and property arising from normal and accepted agricultural practices and operations, including but not limited to noise, odors, dust, the operation of machinery of any kind, ... Owners, occupants and users of property within the Agricultural Zone should be prepared to accept such inconveniences, discomfort, ..."

¹¹ The energy and resources consumed by the actions and reactions described over several days of testimony are both unfortunate and unnecessary. As this Court finds both parties' actions to be offensive to the other's use of their property, punitive damages will not be awarded.

and Karen Germann, and against Counterclaim Defendants, William and Jayne Shord, on the Counterclaim count of private nuisance;

3. Judgment is entered in favor of Defendants, George and Karen Germann, on Plaintiffs', William and Jayne Shord, claim for monetary and punitive damages; and
4. Injunctive relief is granted to both parties as follows:
 - a. Between the hours of 5 p.m. and 9 p.m. on Friday, and the hours of 3 p.m. and 9 p.m. on Saturday and Sunday, neither party may conduct any activity which emits sounds in excess of 65 dBA as measured at the closest property line of the opposing party;
 - b. Between the hours of 9 p.m. and 7 a.m. on Friday night through Saturday morning, and Saturday night through Sunday morning, neither party may conduct any activity which emits sounds in excess of 55 dBA as measured at the closest property line of the opposing party;
 - c. Neither party may burn yard waste, rubbish, or other material in a burn pile between the hours of 5 p.m. and 9 p.m. on either Friday or Saturday. This paragraph does not prohibit the use of wood stoves, fire pits, or comparable activity at any time;
 - d. Neither party nor guests on their property shall use vulgarities or offensive language at a sound level at which it may be heard on the other party's property;
 - e. Neither party nor guests on their property shall commit any act of public exposure or public urination or defecation;
 - f. Neither party may discharge firearms on their property between the hours of 5 p.m. and 9 p.m. on Friday and Saturday unless the same occurs during a hunting season for which the party discharging the firearm has a valid hunting license when required;
 - g. Violations of paragraphs d, e, or f shall result in monetary fine beginning at \$200 per violation and increasing for each additional violation; and

h. The limitations in paragraphs a and b shall also apply to vehicles servicing the properties.

The effective date of paragraph 4 is September 15, 2017 in order to permit the parties the opportunity to make appropriate arrangements to accommodate the directives in this Order.

This Order shall be enforceable by the Court's contempt powers. A violation of this Order may result in a finding of contempt. Additionally, the Court may impose additional sanctions including monetary fine and assessment of legal fees.

The Adams County Prothonotary's Office is directed to enter judgment as set forth herein above.

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 15th day of September 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-404
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR CSFB
MORTGAGE-BACKED TRUST
SERIES 2005-5
vs.

G. LAWRENCE HARTMAN, JR., C.
ANN HARTMAN
 PROPERTY ADDRESS: 29
 BRECKENRIDGE STREET, #29.5,
 GETTYSBURG, PA 17325
 By virtue of a Writ of Execution No.:
 17-SU-404
 U.S. Bank National Association, as
 Trustee for CSFB Mortgage-Backed
 Trust Series 2005-5

vs.
 G Lawrence Hartman, Jr, C. Ann
 Hartman
 owner(s) of property situate in the
 GETTYSBURG BOROUGH, ADAMS
 County, Pennsylvania, being 29
 Breckenridge Street # 29.5,
 a/k/a 29-29.5 Breckenridge Street,
 a/k/a 29 Breckenridge Street,
 Gettysburg, PA 17325-2502
 Parcel No. 16010-0267--000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL
 DWELLING Judgment Amount:
 \$78,241.89
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP
 Fuhrman, Executor of the Estate of
 Joan K. Fuhrman
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400 P
 Philadelphia, PA 19109

No. 16-SU-455
SPRINGLEAF FINANCIAL SERVICES,
INC.
vs.

CHRISTINE A. HECKENDORN,
JAMES E. HECKENDORN, JR
 PROPERTY ADDRESS: 77 CHAPEL
 ROAD EXT, GETTYSBURG, PA 17325
 By virtue of Writ of Execution No.:
 16-SU-455
 Spring leaf Financial Services, Inc.
 (Plaintiff)

vs.
 Christine A. Heckendon and James E.
 Heckendon (Defendant)
 Property Address: 77 Chapel road
 Extension, Gettysburg, PA 17325
 Parcel I.D. No.: 09EI 7-0066H-000

Improvements thereon of the residential
 dwelling. Judgment Amount:
 \$162,548.42
 Attorney for Plaintiff: Stephen M.
 Hladik, Esquire
 Hladik, Onorato & Federman, LLP 298
 Wissahickon Avenue North Wales, PA
 19454

No. 16-SU-1027
PNC BANK, NATIONAL ASSOCIATION
vs.

GAIL T. HUFF, DONALD E. COOL, SR
 PROPERTY ADDRESS: 1906 CARROLS
 TRACT ROAD, ORRTANNA, PA 17353
 By virtue of Writ of Execution No.:
 16-SU-1027
 PNC Bank, National Association
vs.
 Gail T. Huff
 1906 Carrolls Tract Road, Orrtanna, PA
 17353,

Township of Highland, Formerly
 Township of Hamiltonban Parcel
 number: 20C12-0048-000
 Improvements there on of the
 residential dwelling. Judgement
 amount: \$31,906.95
 Plaintiff attorney information:
 Brett A. Solomon, Esquire Pa. I.D. No.
 83746
 Michael C. Mazack, Esquire Pa. I.D. No.
 205742 TUCKER ARENSBERG, P.C.
 Firm #287
 1500 One PPG Place Pittsburgh,
 Pennsylvania 15222
 (412) 566-1212

No. 17-SU-275
WELLS FARGO BANK, N.A.
vs.

GENE R. LEPORE
 PROPERTY ADDRESS: 56 EAST
 LOCUST LANE, NEW OXFORD, PA
 17350

By virtue of Writ of Execution No.:
 17-SU-275
 Wells Fargo Bank, N.A.
vs.
 Gene R. Lepore
 owner(s) of property situate in the
 OXFORD TOWNSHIP, ADAMS
 COUNTY, Pennsylvania, being 56 East
 Locust Lane, New Oxford, PA 17350-
 9557 Parcel No. 35008-0112---000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL
 DWELLING Judgment Amount:
 \$107,139.82
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-90
QUICKEN LOANS INC.
vs.
WILLIAM P. LIVELSBERGER
 PROPERTY ADDRESS: 410 SOUTH
 STREET, MCSHERRYSTOWN, PA
 17344

By virtue of Writ of Execution No.:
 16-SU-90
 QUICKEN LOANS INC.
vs.
 WILLIAM P. LIVELSBERGER
 410 South Street
 McSherrystown, PA 17344
 Parcel No: 28006-0048-000
 (Acreage or street address)
 IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING JUDGMENT
 AMOUNT: \$102,419.10
 Attorneys for Plaintiff KML Law Group,
 P.C.

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
 8/18, 8/25 & 9/1

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 15th day of September 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. 11-SU-1955
SELENE FINANCE LP**

vs.
RAFAEL MORALES, VIVIAN L MORALES
PROPERTY ADDRESS: 27 DEER DRIVE, HANOVER, PA 17331
By virtue of a Writ of Execution No.: 11-SU-1955
Selene Finance, LP
vs.
Rafael Morales Vivian L. Morales owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 27 Deer Drive, Hanover, PA 17331-8829
Parcel No.: 08009-0133---000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$314,530.04
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-216
CITIZENS BANK OF PENNSYLVANIA**

vs.
JENNIFER L. PALMER
PROPERTY ADDRESS: 29 EWELL DRIVE, EAST BERLIN, PA 17316
By virtue of Writ of Execution No.: 17-SU-216 CITIZENS BANK OF PENNSYLVANIA
vs.
Jennifer L. Palmer a/k/a Jennifer L. Potter
29 Ewell Drive
East Berlin, PA 17316 Reading Township PARCEL NO.: 36102-0097
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.
JUDGMENT AMOUNT: \$58,374.86
ATTORNEYS FOR PLAINTIFF
THE LAW OFFICE OF GREGORY JAVARDIAN

**No. 17-SU-17
BRANCH BANKING AND TRUST COMPANY**

vs.
LUKE P. PLOTICA, EXECUTOR OF THE ESTATE OF PHILIP G. PLOTICA
PROPERTY ADDRESS: 600 LONG ROAD, GETTYSBURG, PA 17325
By virtue of Writ of Execution No.: 2017-SU-17

Branch Banking and Trust Company **vs.**
Luke P. Plotica, Executor Philip G. Plotica Deceased
All that certain piece or parcel or Tract of land situate in Mount Joy Township, Adams County, Pennsylvania, and being known as 600 Long Road, Gettysburg, Pennsylvania 17325.
TAX MAP AND PARCEL NUMBER: 30G16-0035---000
THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$259,952.17
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Philip G. Plotica, Deceased
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

**No. 15-SU-170
ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs.
CHRISTOPHER J POPOVICE, JENNIFER M POPOVICE
PROPERTY ADDRESS: 128 RODES AVENUE, GETTYSBURG, PA 17325
By virtue of Writ of Execution No.: 2015-SU-170
ACNB BANK, formerly known as Adams County National Bank
vs.
CHRISTOPHER J. POPOVICE and JENNIFER M. POPOVICE
128 RODES AVENUE
GETTYSBURG, PA 17325 STRABAN TOWNSHIP
Parcel ID Number: 38-002-0074---000
IMPROVEMENTS THEREON: Residential Dwelling JUDGMENT AMOUNT: \$167,461.37
Attorneys for Plaintiff Sharon E. Myers, Esquire CGA Law Firm 135 North George Street
York, PA 17401
717-848-4900

**No. 17-SU-311
QUICKEN LOANS INC.**

vs.
JAY PRISE
PROPERTY ADDRESS: 217 CENTER STREET, MCSHERRYSTOWN, PA 17344
By virtue of Writ of Execution No.: 17-SU-311 Quicken Loans Inc.
vs.
Jay Prise
217 Center Street,
McSherrystown, PA 17344
situate in the Borough of McSherrystown, Adams County Pennsylvania, Parcel No. 28006-0107---000
Improvements thereon consist of Residential Real Estate. Judgment amount: \$149,660.88
Stern & Eisenberg, PC Attorneys for Plaintiff

1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976

**No. 14-SU-1065
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.
JAMES A. PRYOR, IV, JENNIFER L. PRYOR
PROPERTY ADDRESS: 68 FRUITWOOD TRAIL, FAIRFIELD, PA 17320
By virtue of a Writ of Execution No. 14-SU-1065
JPMorgan Chase Bank, National Association
vs.
James A. Pryor, IV Jennifer L. Pryor owner(s) of property situate in the CARROLL VALLEY BOROUGH, ADAMS COUNTY, PENNSYLVANIA, being 68 Fruitwood Trail, Fairfield, PA 17320-8478
Parcel No. 43040-0035---000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$215,523.69
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
8/18, 8/25 & 9/1

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 15th day of September 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. 15-SU-779
WELLS FARGO BANK, NA**

vs.
**GREGORY F. SCHOFFSTALL, JR.,
JENNIFER E. SCHOFFSTALL**
PROPERTY ADDRESS: 5 HALLECK DRIVE, EAST BERLIN, PA 17316
By virtue of a Writ of Execution No.: 15-SU-779
Wells Fargo Bank, NA
vs.
Gregory F. Schoffstall, Jr., Jennifer E. Schoffstall
owner(s) of property situate in the READING TOWNSHIP, ADAMS County, Pennsylvania, being 5 Halleck Drive, East Berlin, PA 17316-9353 Parcel No.: 36109-0134-000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$259,747.64
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-270
BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK**

vs.
JON A. SERDULA, AUTUMN M. SERDULA
PROPERTY ADDRESS: 645 MUD COLLEGE ROAD, LITTLESTOWN, PA 17340
By virtue of Writ of Execution No.: 17-SU-270
BRANCH BANKING AND TRUST COMPANY
vs.
JON SERDULA AUTUMN SERDULA
All that certain piece or parcel or Tract of land situate in Mt. Joy Township, Adams County, Pennsylvania, and being known as 645 Mud College Road,
Littlestown, Pennsylvania 17340.
TAX MAP AND PARCEL NUMBER: 30H17-0048-A-000
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling REAL DEBT: \$111,040.79
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Autumn Serdula a/k/a Autumn M. Serdula and Jon Serdula a/k/a Jon A. Serdula

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

**No. 16-SU-139
WELLS FARGO BANK, N.A.**

vs.
JAMES F. SINGLETON
PROPERTY ADDRESS: 342 NORTH 3RD STREET, MCSHERRYSTOWN, PA 17344
By virtue of a Writ of Execution No.: 16-SU-139
Wells Fargo Bank, N.A.
vs.
James F. Singleton
owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, being 342 North 3rd Street,
McSherrystown, PA 17344-1101
Parcel No. 08001-0123--000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$182,492.23
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-359
FIRST TENNESSEE BANK NATIONAL ASSOCIATION**

vs.
CHARLES M. STONESIFER, ETHEL D. STONESIFER
PROPERTY ADDRESS: 120 ABBOTTS DRIVE, ABBOTTSTOWN, PA 17301
By virtue of Writ of Execution No.: 2017-SU-359
First Tennessee Bank National Association Plaintiff
vs.
Charles Stonesifer a/k/a Charles M. Stonesifer and Ethel Stonesifer a/k/a Ethel D. Stonesifer Defendant(s)
Defendant's Property Address: 120 Abbots Drive, Abbottstown, PA 17301 Township or Borough: Borough of Abbottstown
PARCEL NO.: 01005-0058---000
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$100,493.48
ATTORNEYS FOR PLAINTIFF
Shapiro and Denardo Samantha Gable, Esquire

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.

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James W. Muller
Sheriff of Adams County

www.adamscounty.us
8/18, 8/25 & 9/1

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 SHARON F. BYRON, DEC'D
Late of Union Township, Adams County, Pennsylvania

Executrix: Lisa A. Runk, 30 Kimberly Ann Lane, New Oxford, PA 17350
Attorney: David C. Smith, Esq., 754 Edgegrove Road, Hanover, PA 17331

ESTATE OF GRACE R. FORD, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania
Paul V. Ford, 9545 Carlisle Pike, York Springs, PA 17372
Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

ESTATE OF CATHERINE B. FOX, DEC'D

Late of Butler Township, Adams County, Pennsylvania
Co-Administrators: Teresa A. Berwager, 3542 Camp Woods Road, Glenville, PA 17329; Tina M. Rucker, 450 White Hall Road, Littlestown, PA 17340
Attorney: Robert E. Campbell, Esq., Campbell & White, P.C., 112 Baltimore Street, Gettysburg, PA 17325

ESTATE OF HARVEY S. KLINE a/k/a HARVEY SWOPE KLINE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania
Administrator: H. John Kline, 1524 Ridge Rd., Elizabethtown, PA 17022
Attorney: Stanley A. Smith, Esq., Rhoads & Sinon LLP, One S. Market Square, P.O. Box 1146, Harrisburg, PA 17108-1146

ESTATE OF DOROTHY D. MILLER a/k/a DOROTHY DEELEEE MILLER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania
Mr. William P. Miller, 120 West Broadway, Unit M, Bel Air, MD 21014
Attorney: Arthur J. Becker, Jr., Esq., Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331

ESTATE OF JANET E. REH, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania
Executor: John B. Reh, 1067 Kohler Mill Road, New Oxford, PA 17350
Attorney: David C. Smith, Esq., 754 Edgegrove Road, Hanover, PA 17331

SECOND PUBLICATION

ESTATE OF GERALDINE E. DEARDORFF, DEC'D

Late of Franklin Township, Adams County, Pennsylvania
Executor: Richard S. Deardorff, 165 J Church Road, Orrtanna, PA 17353
Attorney: Teeter, Teeter & Teeter, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF MARY E. LERCH, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania
Executrix: Jody N. Lerch, 2894 Centennial Rd., Hanover, PA 17331
Attorney: James T. Yingst, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

ESTATE OF BETTY L. LOBA, DEC'D

Late of Franklin Township, Adams County, Pennsylvania
Executor: James R. Loba, 13150 Ada Lane, Nokesville, VA 20181
Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF KAREN T. MITCHELL a/k/a KAREN TULLAR MITCHELL, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania
Robert A. Barnhart, 7718 Altland Avenue, Abbottstown, Pennsylvania 17301.
Attorney: Arthur J. Becker, Jr., Esq., Becker & Strausbaugh, P.C. 544 Carlisle Street, Hanover, PA 17331

ESTATE OF MARTIN J. ONTKO, DEC'D

Late of Reading Township, Adams County, Pennsylvania
Co-Administrators: Chadwick A. Ontko, 48 Crestview Dr., East Berlin, PA 17316; Brittany L. Moul, 36 Hoffman Rd., East Berlin, PA 17316
Attorney: Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

ESTATE OF HARRY LEE PRITCHARD, DEC'D

Late of Menallen Township, Adams County, Pennsylvania
Executrix: Jessica L. Ickes, 1310 Sandhill Road, Lebanon, PA 17046
Attorney: George W. Swartz, II, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF ANNETTE M. STORMS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania
Administratrix: Diane Groft, c/o Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

ESTATE OF PATRICIA J. WILL, DEC'D

Late of Germany Township, Adams County, Pennsylvania
Executors: Richard F. Will, Jr., 2048 Baltimore Blvd., Finksburg, MD 21048; Stephanie N. Stephens, 2048 Baltimore Blvd., Finksburg, MD 21048; Andrew S. Will, 1434 Frederick Pike, Littlestown, PA 17340
Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, Pennsylvania 17331

THIRD PUBLICATION

ESTATE OF MILDRED G. GUISE a/k/a MILDRED GERALDINE GUISE, DEC'D

Late of Butler Township, Adams County, Pennsylvania
Administrators: Miriam M. Crouse, 121 Centre Mills Road, Aspers, PA 17304; Lance D. Crouse, 269 Chestnut Hill Road, Aspers, PA 17304
Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

ESTATE OF LINDA S. MYERS, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania
Executor: Steven B. Myers, 300 Fulton Street, Hanover, PA 17331
Attorney: Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, 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 15th day of September 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-345**USAA FEDERAL SAVINGS BANK**

vs.

JOHN STOUTER, LINDSAY F. STOUTER

PROPERTY ADDRESS: 44 THUNDER TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

16-SU-345 USAA Federal Savings Bank Plaintiff,

vs.

John Stouter Lindsay F. Stouter

44 Thunder Trail

Fairfield, PA 17320 Hamiltonban

Township Parcel No.: 18-BB0-0036-000

Improvements thereon: Residential

Dwelling Judgment amount:

\$217,033.91

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-1223**NATIONSTAR MORTGAGE LLC**

vs.

JOHN L. SULLIVAN

PROPERTY ADDRESS: 690

BUCHANAN VALLEY ROAD,

ORRTANNA, PA 17353

By virtue of Writ of Execution No.:

2016-SU-1223

Nationstar Mortgage LLC Plaintiff

vs.

John L. Sullivan Defendant(s)

Defendant's Property Address

690 Buchanan Valley Road, Orrtanna,

PA 17353 Township or Borough:

Township of Franklin

PARCEL NO.: 12B09-0001E-000

IMPROVEMENTS THEREON:

A RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$46,939.66

ATTORNEYS FOR PLAINTIFF

SAMANTHA GABLE, ESQUIRE

No. 16-SU-741**BANK OF AMERICA, N.A.**

vs.

RAY E. TAYLOR, BARBARA A.**TAYLOR**

PROPERTY ADDRESS: 20 NORTH

SECOND STREET,

MCSHERRYSTOWN, PA 17344

By virtue of a Writ of Execution No.:

16-SU-741

Bank of America, N.A.

vs.

Ray E. Taylor

Barbara A. Taylor a/k/a Barbara Taylor

owner(s) of property situate in the

MCSHERRYSTOWN BOROUGH,

ADAMS COUNTY, PENNSYLVANIA,

being 20 North Second Street, a/k/a 20

Second Street, McSherrystown, PA

17344

Parcel No.: 18CI2-0102---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$174,649.75

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-813**MID AMERICA MORTGAGE, INC**

vs.

TYLER THOMAS, TYLER D. THOMAS,**TAYLOR THOMAS, TYLER THOMAS**

PROPERTY ADDRESS: 24 DEEP

POWDER TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

16-SU-813

Mid America Mortgage, Inc.

vs.

Tyler D. Thomas

24 Deep Powder Trail,

Fairfield, PA 17320

Situate in the Borough of Carroll Valley,

Adams County Pennsylvania, Parcel

No.: 43004-0035-000

Improvements thereon consist of

Residential Real Estate. Judgment

amount: \$231,490.95

Stern & Eisenberg, PC Attorneys for

Plaintiff 1581 Main Street,

Suite 200 The Shops at Valley Square

Warrington, PA 18976

No. 17-SU-89**WILLIAM S. DICK, TRUSTEE**

vs.

DAVID L. WETZEL, JEAN KAY**STACKHOUSE-WETZEL**

PROPERTY ADDRESS: 1503 IRON

SPRINGS ROAD, FAIRFIELD, PA 17320

WILLIAMS. DICK, Trustee,

vs.

DAVID L. WETZEL and DEBORAH

JEAN KAY

STACKHOUSE-WETZEL, husband and

wife, Defendants

By virtue of Writ of Execution No.:

17-SU-89 William S. Dick, Trustee

vs.

David L. Wetzel &

Deborah Jean Kay Stackhouse-Wetzel

1503 Iron Spring Road, Fairfield, Adams

County,

Pennsylvania, 17320

situate in Hamiltonban Township, Tax

Parcel No.: 18-B-16-0021, including

any and all improvements thereon.

Judgment Amount: \$19,822.83 (plus

interest from April 7, 2017 and costs)

Jens C. Wagner, Attorney for Plaintiff

Dick, Stein, Scheme, Wine & Frey, LLP

119 East Baltimore Street Greencastle,

Pennsylvania 17225 P: (717) 597-0200

F: (717) 597-2542

iens@dsslawyers.com PA Bar No.

201034

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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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

8/18, 8/25 & 9/1