

Adams County Legal Journal


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IN THIS ISSUE

THE BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK, SUCCESSOR TRUSTEE TO JP MORGAN CHASE
BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET
MORTGAGE INVESTMENTS II TRUST, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-AR7
V. STEPHEN A. GLASSMAN



Christy Settle
Trust Officer

Karen Arthur
Senior Trust Officer

Mark Bernier, CFA
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Debra Little, ChFC®
Trust Officer

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NOTICE OF DISSOLUTION TO
CREDITORS AND CLAIMANTS
AGAINST MILITECH
INTERNATIONAL, INC.

NOTICE IS HEREBY GIVEN that MILITECH INTERNATIONAL, INC. a Pennsylvania corporation with a mailing address of 2 Lookout Court, Gettysburg, PA 17325-6639 is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to §1975(b) of Pennsylvania Business Corporation Law 1988, as Amended.

Michael T. Clark, Esq.
Counsel for Militech International, Inc.
Holsinger, Clark & Armstrong
832 Philadelphia Street
Indiana, PA 15701

5/6

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 Thursday, May 12, 2016 at 8:30 am.

COCHRAN—Orphans' Court Action Number OC 66 2015. The First and Final Account of Gary V. Diveley, Executor of the estate of Faye D. Cochran, deceased, late of the Borough of Littlestown, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

4/29 & 5/6

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 12, 2016, pursuant to the Fictitious Name Act, setting forth that J & P To Go Littlestown, LLC, of 572 Carlisle Street, Apt. 5, Hanover, York County, Pennsylvania, is the only entity owning or interested in a business, the character of which is the operation of a restaurant and that the name, style and designation under which said business is and will be conducted is TRATTORIA LITTLESTOWN and the location where said business is and will be conducted is 220 East King Street, Littlestown, PA 17340.

GUTHRIE, NONEMAKER,
YINGST & HART, LLP
Solicitor

5/6

THE BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK, SUCCESSOR TRUSTEE TO JP MORGAN
CHASE BANK, N.A., AS TRUSTEE FOR THE STRUCTURED
ASSET MORTGAGE INVESTMENTS II TRUST, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2006-AR7
V. STEPHEN A. GLASSMAN

1. When an indorsement is made by the holder of an instrument and it is not a special indorsement, it is a blank indorsement. When indorsed in blank, an instrument becomes payable to bearer and may be negotiated by transfer of possession alone until specially indorsed.

2. The holder of the negotiable instrument is the person in possession of it if the instrument is payable to the bearer or is payable to the person in possession of it.

3. Where standing is being raised, the inquiry becomes whether the plaintiff has possession of the original note. Whether the holder of the original note is also the owner of or the entity entitled to receive the benefit of payment of the note is irrelevant to that inquiry. The holder has the right to enforce the negotiable instrument even if he is not the owner or is in wrongful possession of it.

4. If the Mortgagee can successfully establish that it holds the original Note, and that it is endorsed in blank, under the UCC it will be entitled to enforce the Note against (Defendant), even if there remains question as to the chain of possession of the Note from the time of its making to its arrival in Appellee's figurative hands.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 2012-S-839, THE BANK OF NEW YORK
MELLON FKA THE BANK OF NEW YORK, SUCCESSOR TRUSTEE
TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE
STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR7 V.
STEPHEN A. GLASSMAN.

Joseph P. Schalk, Esq., Attorney for Plaintiff
John D. Bucolo, Esq., Attorney for Defendant

Wagner, J., April 7, 2016

OPINION

Before the Court for disposition is Plaintiff's second Motion for Summary Judgment filed by Plaintiff on December 30, 2015. For reasons set forth herein, Plaintiff's second Motion for Summary Judgment is denied.

BACKGROUND

The Bank of New York Mellon FKA The Bank of New York, As Successor Trustee to JP Morgan Chase Bank, N.A., as Trustee For The Holders of SAMI II Trust 2006-AR7, Mortgage Pass-Through Certificates, Series 2006 AR-47 (hereinafter "Plaintiff I") initiated this action by filing a Complaint on June 1, 2012, against Stephen A. Glassman ("Defendant"). Therein, Plaintiff I avers that Defendant owns property located at 749 Dicks Dam Road, New Oxford, Pennsylvania 17350-9164 ("Property"). On July 7, 2006, Defendant executed an Adjustable Rate Note ("Note") in the amount of \$500,000.00. To secure the Note, a mortgage for the Property was executed and delivered to mortgagee, Mortgage Electronic Registration Systems, Inc. ("MERS"), acting solely as nominee for the lender, Countrywide Bank, N.A.

Plaintiff I avers that Defendant made payments up until November 1, 2010, at which time Defendant defaulted on the Note and mortgage payments and continued to be in default at the time of the filing of the Complaint, on June 1, 2012. Defendant was properly served and on August 30, 2012, subsequently filed Defendant's Answer to Plaintiff's Complaint in Mortgage Foreclosure with New Matter. In the Answer, Defendant admitted executing and delivering a mortgage in July 2006 to MERS, however, he denied that the mortgage was assigned to Plaintiff I. In New Matter, Defendant avers that Plaintiff I does not have standing to pursue this action, that assignment of the mortgage to Plaintiff I occurred after the filing of this lawsuit, and that the Complaint is improperly verified by an officer of a corporation which is not the mortgagee.

On October 4, 2012, Plaintiff I untimely filed its Reply to Defendant's New Matter. Therein, Plaintiff I attached a copy of the mortgage executed by Defendant and an Assignment of Mortgage by MERS to Plaintiff I, dated May 23, 2011.

On June 19, 2013, The Bank of New York Mellon FKA The Bank of New York, Successor Trustee to JP Morgan Chase Bank, N.A., as Trustee For The Structured Asset Mortgage Investments II Trust, Mortgage Pass-Through Certificates, Series 2006 AR-47(hereinafter “Plaintiff II”) filed a Praecipe for Voluntary Substitution of Party Plaintiff wherein it was averred that MERS assigned the mortgage to Plaintiff II on May 13, 2013.

On March 17, 2014, Plaintiff II filed a Motion for Summary Judgment and corresponding Brief in Support of its Motion for Summary Judgment. By Order of Court dated March 19, 2014, Defendant was directed that he had thirty (30) days to file a response to the Motion for Summary Judgment with a supporting brief due within ten (10) days thereafter. On April 10, 2014, Defendant filed Defendant’s Answer to Plaintiff’s Motion for Summary Judgment. Upon review of the file, it was noted that Defendant had failed to file a supporting brief within the requisite time period. The Court brought this to counsel’s attention via correspondence date June 25, 2014. On July 8, 2014, Defendant filed a Memorandum of Law in Support of Defendant’s Answer to Plaintiff’s Motion for Summary Judgment.

In the first Motion for Summary Judgment, Defendant argues that the subject mortgage was never assigned to Plaintiff II. Furthermore, Defendant argues that there is no pleading or documentation regarding Plaintiff II’s ownership or possession of the Note. A copy of the Adjustable Rate Note was attached to the Motion for Summary Judgment. The Note was executed July 7, 2006 by Defendant payable to Lender, Countrywide Bank, N.A., but provided that the Lender may transfer the Note to anyone who would then be entitled to receive payment. There is no allegation in the Complaint, first Motion for Summary Judgment or Plaintiff’s Affidavit in Support of Motion for Summary Judgment that the Note was indorsed nor assigned to Plaintiff II or that Plaintiff II was in possession of the original Note.

On December 16, 2014 Judge Kuhn denied Plaintiff’s Motion for Summary Judgment. Judge Kuhn ruled that the Plaintiff II was not entitled to Motion for Summary Judgment because a material issue of fact existed as to whether the Note was in Plaintiff’s possession or whether the mortgage was properly assigned to Plaintiff.

On December 30, 2015 Plaintiff II filed a second Motion for Summary Judgment and corresponding Brief in Support of its Motion for Summary Judgment. By Order of Court dated January 4, 2016, Defendant was directed to file a response to the second Motion for Summary Judgment within thirty (30) days and to file a supporting brief within ten (10) days thereafter. On January 29, 2016 Defendant filed Defendant's Answer to Plaintiff's Motion for Summary Judgment. On February 8, 2016 Defendant filed a Memorandum of Law in Support of Defendant's Answer to Plaintiff's Motion for Summary Judgment.

In the second Motion for Summary Judgment, Defendant again argues that there is a genuine issue of material fact regarding whether Plaintiff II owns and is in possession of the mortgage and Note in question. In Plaintiff's Motion for Summary Judgment, paragraph 4, Plaintiff avers "Plaintiff is in possession of the Note, which has been endorsed in blank. A redacted copy of the Note is also attached hereto, made part hereof, and marked as Exhibit A1." Plaintiff's Affidavit in Support of Plaintiff's Motion for Summary Judgment states "5. The promissory note has been duly indorsed", but the Affidavit does not state whether Plaintiff has possession of the original Note nor does the Affidavit reference any information concerning the indorsement(s) of the Note.

LEGAL STANDARD

Under the Pennsylvania Rules of Civil Procedure a court may enter summary judgment when there is no genuine issue of material fact and the moving party is entitled to judgment as a matter of law. ***Pa. R. Civ. P. 1035.2; Strine v. Commonwealth***, 894 A.2d 733, 737 (Pa. 2006). Summary judgment is only appropriate where the pleadings, depositions, answers to interrogatories, omissions and affidavits, and other materials demonstrate that there is no genuine issue as to any material fact and the moving party is entitled to judgment as a matter of law. ***Roche v. Ugly Duckling Car Sales, Inc.***, 879 A.2d 785, 789 (Pa. Super. 2005) (quotations and citations omitted). The burden of demonstrating the lack of any genuine issue of material fact falls upon the moving party, and, in ruling on the motion, the court must consider the record in the light most favorable to the non-moving party. ***Id.***

However, where a motion for summary judgment has been supported with depositions, answers to interrogatories, or affidavits, the non-moving party may not rest on the mere allegations or denials in its pleadings. *Accu-Weather, Inc. v. Prospect Commc'ns Inc.*, 644 A.2d 1251, 1254 (Pa. Super. 1994). Rather, the non-moving party must, by affidavit or in some other way provided for within the Rules of Civil Procedure, set forth specific facts showing that a genuine issue of material fact exists. *Id.* Furthermore, averments in a pleading to which a responsive pleading is required are admitted when not denied specifically or by necessary implication. *Pa. R. Civ. P. 1029(b)*. A general denial or a demand of proof, except as provided by subdivision (c) and (e) of this rule, shall have the effect of an admission. *Id.* A defendant's statements that he or she is without sufficient information to admit or deny plaintiff's statements regarding the principal and interest owed on a mortgage shall be deemed admissions of those facts since, apart from the plaintiff, defendant would be the only party who would have sufficient knowledge on which to base a specific denial. *New York Guardian Mortg. Corp v. Dietzel*, 362 Pa. Super 426, 524 A.2d 951 (1987) (rejected on other grounds by, *In re Smith*, 92 B.R. 127 (Bankr. E.D. Pa. 1988)).

DISCUSSION

Plaintiff's second Motion for Summary Judgment is supported by an Affidavit signed by Albert Nguende, Document Execution Specialist of Nationstar Mortgage LLC, the mortgaging servicing agent for Plaintiff. As such, Defendant cannot rest on mere denials but rather must put forth evidence setting forth specific facts showing the existence of a genuine issue of material fact to overcome Plaintiff's second Motion for Summary Judgment.

First, Defendant alleges that the Plaintiff cannot show an unbroken line of transfer of either the relevant mortgage in this matter, or the Note. Defendant therefore submits that Plaintiff has no standing to enforce either the Note or the mortgage. Defendant also alleges that Plaintiff has never produced the original Note relevant to this case. Attached to Plaintiff's Motion for Summary Judgment are copies of the original Note and copies of the original mortgage and all assignments of the mortgage from 2011 through 2013 when the mortgage was allegedly assigned to Plaintiff.

When “an indorsement is made by the holder of an instrument and it is not a special indorsement, it is a ‘blank indorsement.’ When indorsed in blank, an instrument becomes payable to bearer and may be negotiated by transfer of possession alone until specially indorsed.” 13 Pa. C.S.A. § 3205 (b). The Plaintiff alleges the Note in this case is a “blank indorsement.” Because the Note remains a blank indorsement, the bearer of the note, has the right to seek enforcement. Plaintiff’s Affidavit avers that “The promissory note has been duly indorsed” but the Affidavit fails to reference whether Plaintiff has possession of the original Note or who the Note was indorsed to. There is no evidence that Defendant ever made any attempt to view the original Note, either through discovery or other means.

Generally, the note accompanying a purchase money mortgage is considered a negotiable instrument under §3104 of Pennsylvania’s Uniform Commercial Code (UCC), 13 Pa. C.S.A. §3104. **J.P. Morgan Chase Bank, N.A. v. Murray**, 63 A.3d 1258, 1266 (Pa. Super. 2013). The holder of the negotiable instrument is the person in possession of it if the instrument is payable to the bearer or is payable to the person in possession of it. **PHH Mortgage Corp. v. Powell**, 100 A.3d 611, 620 (Pa. Super. 2014); 13 Pa. C.S.A. §1201(b)(21)(i). Under the UCC, the holder of a negotiable instrument is the person entitled to enforce it. 13 Pa. C.S.A. §3301(1). Thus, where standing is being raised, the inquiry becomes whether the plaintiff has possession (i.e., is the holder) of the original note. Whether the holder of the original note is also the owner of or the entity entitled to receive the benefit of payment of the note is irrelevant to that inquiry. **Id.** At 621-2. The holder has the right to enforce the negotiable instrument even if he is not the owner or is in wrongful possession of it. 13 Pa. C.S.A. §3301.

The Court in **Murray** held that if the Mortgagee:

Can successfully establish that it holds the original Note, and that it is indorsed in blank, under the UCC it will be entitled to enforce the Note against Murray, even if there remains question as to the chain of possession of the Note from the time of its making to its arrival in Appellee’s figurative hands.

Id. at _____, 63 A.3d at 1267.

Based on the ruling in **Murray**, the issue in this case is whether Plaintiff possesses the original Note. Unfortunately, the record is not clear as to this issue. Plaintiff avers in the second Motion for Summary Judgment, paragraph 4, that “Plaintiff is in possession of the Note, which has been indorsed in blank.” Defendant’s Answer to Plaintiff’s Motion for Summary Judgment does not admit that Plaintiff is in possession of the original Note. Furthermore, Defendant “specifically denied that the copy of the Note attached as Exhibit A1 has been endorsed ‘in blank,’” and noted “By way of further reply it is averred that the document attached as Exhibit A1 to Plaintiff’s Motion appears to have been endorsed three times, none of which indicate that it was endorsed over to Plaintiff.” (See Defendant’s Answer to Plaintiff’s Motion for Summary Judgment, paragraph 4.) Plaintiff’s Affidavit in Support of Plaintiff’s Motion for Summary Judgment does not state that Plaintiff has possession of the original Note. It only states “The promissory note has been duly indorsed.” The Affidavit does not reference who indorsed the promissory note nor does it reference who the promissory note has been indorsed to.

There does appear to be a genuine issue of material fact concerning whether Plaintiff possesses the original Note that, absent further discovery sufficient to resolve the conflict as a matter of law, must be resolved by a fact finder following the presentation of the available documentary and testimonial evidence concerning the original Note.

Therefore, Plaintiff’s Motion for Summary Judgment is Denied. Accordingly, the attached Order is entered.

ORDER OF COURT

AND NOW, this 7th day of April, 2016, upon consideration of the Motion for Summary Judgment filed on behalf of Plaintiff, and for the reasons set forth in the attached Opinion, it is hereby **Ordered** that the Motion for Summary Judgment is **Denied**.

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 20th day of May 2016, 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-100**BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT HOME EQUITY LOAN TRUST 2003 1**

vs

CLARENCE R. ALTICE, WENDY S. ALTICE

PROPERTY ADDRESS: 139 GROUND OAK CHURCH ROAD, GARDNERS, PA 17324

By Virtue of Writ of Execution No.:

2015-SU-0000100

BANK OF NEW YORK MELLON

As Trustee for

CIT HOME EQUITY LOAN TRUST 2003 1

vs

CLARENCE R. ALTICE & WENDY S. ALTICE

PROPERTY ADDRESS: 139 GROUND OAK CHURCH ROAD, GARDNERS, PA 17324

Huntington Township

Parcel No. 22-G04-0115

JUDGMENT AMOUNT: \$142,663.35

Richard M. Squire & Associates, LLC

Bradley J. Osborne, Esq.

115 West Avenue, Suite 104

Jenkintown, PA 19046

215-886-8790

No. 15-SU-938**LSF9 MASTER PARTICIPATION TRUST**

vs

DANIEL M. BREAM, JR

PROPERTY ADDRESS: 207 AND 215 MAIN STREET, ARENDTSVILLE, PA 17303

By virtue of a Writ of Execution No.

2015-S-938

Lsf9 Master Participation Trust

vs

Daniel M. Bream, Jr

owner(s) of property situate in the Arendtsville Borough, ADAMS County, Pennsylvania, being

207 & 215 Main Street, Arendtsville, PA 17303

Parcel No. 02004-0064---000,02004-0063---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$135,108.29

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-362**CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, IN**

vs

LOLA M. CLAY

PROPERTY ADDRESS: 517 TWO TAVERNS ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

15-SU-362

CITIMORTGAGE, INC. SUCCESSOR

BY MERGER TO ABN AMRO

MORTGAGE

GROUP, INC.

vs

LOLA M. CLAY

PROPERTY ADDRESS: 517 TWO TAVERNS ROAD, GETTYSBURG, PA 17325

TOWNSHIP OF MT. JOY

PARCEL NO.: 30-H15-6

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,162.55

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

No. 15-SU-974**WELLS FARGO BANK, N.A.**

vs

STEVEN W DARON, CHRISTINE R DARON

PROPERTY ADDRESS: 385 EAST YORK STREET, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No.

15-SU-974

WELLS FARGO BANK, N.A.

vs

STEVEN W. DARON

CHRISTINE R. DARON

385 E. YORK STREET A/K/A 385 EAST YORK STREET

BIGLERVILLE, PA 17307

TOWNSHIP OF BUTLER

PARCEL NO.: F 8-7

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$99,697.51

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

No. 15-SU-1250**JPMORGAN CHASE BANK, N.A.****S/B/M CHASE HOME FINANCE, LLC**

vs

GLEN J. DAVIS, DONNA L. DAVIS

PROPERTY ADDRESS: 131 EAST KING STREET, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No.

15-S-1250

JPMorgan Chase Bank, N.A. s/b/m

Chase Home Finance, LLC

vs

Glenn J. Davis a/k/a Glen J. Davis

Donna L. Davis

owner(s) of property situate in the

LITTLESTOWN BOROUGH, ADAMS

County,

Commonwealth of Pennsylvania, being

131 East King Street, Littlestown, PA 17340-1613

Parcel No. 01-27008-0281---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$106,705.36

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-1227**JPMORGAN CHASE BANK,****NATIONAL ASSOCIATION**

vs

CATHERINE M. DENNIS, EDWARD W. DENNIS

PROPERTY ADDRESS: 19 PINE LANE, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.

15-SU-1227

JPMORGAN CHASE BANK, NATIONAL

ASSOCIATION

vs

CATHERINE M. DENNIS & EDWARD W. DENNIS

19 Pine Lane New Oxford, PA 17350

Oxford Township

Parcel No: 35-008-0119-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$182,276.60

Attorneys for Plaintiff

KML Law Group, P.C.

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

4/22, 4/29 & 5/06

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 20th day of May 2016, 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-1031**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTG**

vs

JANET MARIE DUTKA, UNITED STATES OF AMERICA

PROPERTY ADDRESS: 167 PARK ST., BENDERSVILLE, PA 17306

BY VIRTUE OF WRIT OF EXECUTION NO.: 15-SU-1031

DEUTSCHE BANK NATIONAL TRUST COMPANY

As Trustee for HOME EQUITY MORTGAGE LOAN ASSET

Backed Trust Series SPMD 2002-B, Home Equity

Mortgage Loan Asset Backed Certificates Series

SPMD 2002-B

vs

JANET MARIE DUTKA

All that certain piece or parcel or Tract of land situate in Bendersville Borough, Adams County, Pennsylvania, and being known as

167 Park Street, Aspers, Pennsylvania 173040

TAX MAP AND PARCEL

NUMBER:03004-0033

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$179,581.49

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Janet M.

Dutka and United States of America, c/o United States

Attorney for the Middle District of

Pennsylvania

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 15-SU-760**EMBRACE HOME LOANS, INC.**

vs

RONALD W. FRIDINGER, PATRICIA A. FRIDINGER

PROPERTY ADDRESS: 60 HUFF ROAD, HANOVER, PA 17331

BY VIRTUE OF WRIT OF EXECUTION

NO.: 15-SU-760

EMBRACE HOME LOANS INC

vs

Ronald W. Fridinger and Patricia A.

Fridinger

All that certain piece or parcel or Tract of land situate Township of Berwick, Adams County, Pennsylvania, and being known as

60 Huff Road, Hanover, Pennsylvania 17331

TAX MAP AND PARCEL NUMBER:

04L120039000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$151,335.44

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Ronald W.

Fridinger and Patricia A. Fridinger

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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

vs

DANIEL B. GULLICKSON, KANDY S. GULLICKSON, FUTURE

HOMEOWNER'S 809 TRUST, JEFF

PAULUS, AS TRUSTEE OF

THE FUTURE HOMEOWNER'S 809

TRUST

PROPERTY ADDRESS: 104 EAST KING

STREET, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.

14-SU-1228

U.S. Bank National Association, as

Trustee, in trust for the registered

holders of Citigroup

Mortgage Loan Trust, Asset-Backed

Pass-Through Certificates, Series 2007-

AHL3

vs

Kandy S. Gullickson

Daniel B. Gullickson

Future Homeowner's 809 Trust

Jeff Paulus, as Trustee of the Future

Homeowner's 809 Trust

Property Address: 104 E. King Street,

Littletown, PA 17340

Parcel No.: 27-008-0189-000

Improvements thereon: Residential

Dwelling

Judgment amount: \$427,424.15

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID NO. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

No. 15-SU-296**OCWEN LOAN SERVICING, LLC**

vs

GLENN A. HENDRICKSON

PROPERTY ADDRESS: 1855 CARROLL

TRACT ROAD, ORRTANA, PA 17353

By virtue of a Writ of Execution No.

15-S-296

OCWEN Loan Servicing, LLC

vs

Glenn A. Hendrickson

owner(s) of property situate in the HAMILTONBAN TOWNSHIP, ADAMS County,

Pennsylvania, being

1855 Carroll Tract Road, Orrtana, PA 17353

Parcel No. 18C12-0042---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$21,521.53

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 12-NO-147**LITTLESTOWN BOROUGH**

vs

MARY JANE HILBERT, EXECUTRIX OF THE ESTATE OF CHARLES W. HARMAN

PROPERTY ADDRESS: 730

BASEHOAR SCHOOL ROAD,

LITTLESTOWN, PA 17340

By Virtue of Writ of Execution No.:

12-NO-147

BOROUGH OF LITTLESTOWN

vs

ESTATE OF CHARLES W. HARMAN,

MARY JANE HILBERT, EXECUTRIX

730 Basehoar School Road,

Littlestown, Pennsylvania 17340

Union Township

Parcel No. 41J17-0045---000

Improvements consist of a Residential

Dwelling

Judgment Amount: \$3,650.55

Attorney for Plaintiff

Robert E. Campbell, Esquire

Campbell and White PC,

112 Baltimore Street

Gettysburg, PA 17325

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

4/22, 4/29 & 5/06

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 20th day of May 2016, 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-1157**LSF8 MASTER PARTICIPATION TRUST**

vs
DAVID E. KEILHOLTZ, LISA ANN KEILHOLTZ
 PROPERTY ADDRESS: 721 WEST MYRTLE STREET, LITTLESTOWN, PA 17340
 By virtue of a Writ of Execution No. 15-S-1157
 Lsf8 Master Participation Trust
vs
 David E. Keilholtz
 Lisa Ann Keilholtz
 owner(s) of property situate in the ADAMS County, LITTLESTOWN BOROUGH,
 Commonwealth of Pennsylvania, being 721 West Myrtle Street, Littlestown, PA 17340-1137
 Parcel No. 27007-0124-000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$243,396.33
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-789**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs
ELIAS N. LANGAS, JULIE A. LANGAS
 PROPERTY ADDRESS: 971 MCGLAUGHLIN ROAD, FAIRFIELD, PA 17320
 By virtue of Writ of Execution No.: 2014-S-789
 ACNB Bank, formerly known as Adams County National Bank
vs
 Elias N. Langas and Julie A. Langas, a/k/a Julie A. Ritter
 Property Address: 971 McLaughlin Road, Fairfield, PA 17320
 Township or Borough: Liberty Township
 Parcel No.: 25-D15-0033
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$89,275.18
 Attorneys for Plaintiff: Puhl, Eastman & Thrasher
 220 Baltimore Street
 Gettysburg, PA 17325

No. 15-SU-837**GREEN TREE SERVICING, LLC**

vs
PAMELA K. OLSHANSKI, THOMAS H. OLSHANSKI
 PROPERTY ADDRESS: 880 KOHLER MILL ROAD, NEW OXFORD, PA 17350
 By Virtue of Writ of Execution No.: 15-SU-837
 Green Tree Servicing LLC
vs
 Thomas H. Olshanski and Pamela K. Olshanski aka Pamela Collins
 All that certain piece or parcel or Tract of land situate Township of Oxford, Adams County, Pennsylvania, and being known as
 880 Kohler Mill Road, New Oxford, Pennsylvania 17350
 TAX MAP AND PARCEL NUMBER: 35J12-0037A-000
 THE IMPROVEMENTS THEREON ARE: Residential Dwelling
 REAL DEBT: \$468,347.52
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas H. Olshanski and Pamela K. Olshanski aka Pamela Collins
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109

No. 15-SU-1419**NATIONSTAR MORTGAGE LLC**

vs
JEROME E. RAHM, JUNE E. RAHM
 PROPERTY ADDRESS: 84 CONEWAGO PARK DRIVE, EAST BERLIN, PA 17316
 By virtue of Writ of Execution No.: 15-S-1419
 Nationstar Mortgage LLC
vs
 Jerome E. Rahm
 and
 June E. Rahm
 Property Address: 84 Conewago Park Drive, East Berlin, PA 17316
 Township or Borough: Reading Township
 PARCEL NO.: 36L07-0052
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$147,878.72
 ATTORNEYS FOR PLAINTIFF
 SHAPIRO & DENARDO, LLC
 3600 HORIZON DRIVE, SUITE 150
 KING OF PRUSSIA, PA 19406
 610-278-6800

No. 15-SU-748**WILMINGTON SAVINGS FUND SOCIETY FSB**

vs
TROY M. REISINGER, JAN N. REISINGER
 PROPERTY ADDRESS: 135 RIFE ROAD, EAST BERLIN, PA 17316
 By virtue of Writ of Execution No. 15-SU-748
 WILMINGTON SAVINGS FUND

SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14BTT
vs
 TROY M. REISINGER & JAN N. REISINGER
 135 Rife Road East Berlin, PA 17316
 Parcel No: (36)L07-23C
 Reading Township
 IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$124,134.04
 Attorneys for Plaintiff
 KML Law Group, P.C.

No. 15-SU-828**BANK OF AMERICA, N.A.**

vs
DAVID A. RICHARD, SUE A. RICHARD
 PROPERTY ADDRESS: 31 LINCOLN DRIVE, HANOVER, PA 17331
 By Virtue of Writ of Execution No.: 15-SU-828
 Bank of America NA
vs
 David A. Richard & Sue A. Richard
 All that certain piece or parcel or Tract of land situate Township of Conewago, Adams County, Pennsylvania, and being known as:
 31 Lincoln Drive, Hanover, Pennsylvania 17331
 TAX MAP AND PARCEL NUMBER: 01080090069
 THE IMPROVEMENTS THEREON ARE: Residential Dwelling
 REAL DEBT: \$155,014.45
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David A. Richard and Sue A. Richard
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109

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

4/22, 4/29 & 5/06

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 20th day of May 2016, 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-1371
WELLS FARGO BANK, NA**

vs
DARRYL E. SCOTT, SHEILA M. PARHAM-SCOTT
PROPERTY ADDRESS: 314 THIRD STREET, HANOVER, PA 17331
By virtue of a Writ of Execution No. 15-SU-1371
Wells Fargo Bank, NA
vs
Darryl E. Scott
Sheila M. Parham-Scott
owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being
314 3rd Street, A/K/A 314 Third Street, Hanover, PA 17331-4909
Parcel No. 08008-0268---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$98,972.24
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-52
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR J.P. MORGAN
ALTERNATIVE**

vs
MICHAEL C. SHEEHAN
PROPERTY ADDRESS: 19 TREETOP TRAIL, FAIRFIELD, PA 17320
By virtue of Writ of Execution No.: 15-SU-52
U.S. Bank, National Association, as Trustee for J.P. Morgan Alternative Loan Trust 2007-51
vs
Michael C. Sheehan
Property Address: 19 Treetop Trail, Fairfield, PA 17320
Carroll Valley (formerly Hamiltonban Township)
Parcel I.D. No.: 43-002-0050-000
Improvements thereon of the residential dwelling
Judgment Amount: \$210,455.72
Attorney for Plaintiff: Stephen M. Hladik, Esquire
Hladik, Onorato & Pearlstine, LLP
298 Wissahickon Avenue
North Wales, PA 19454

**No. 15-SU-567
WELLS FARGO BANK, N.A.**

vs
SCOTT B SIPLING, TAMMY SIPLING
PROPERTY ADDRESS: 21 MAPLE DRIVE, HANOVER, PA 17331
By virtue of Writ of Execution No. 2015-S-567
WELLS FARGO BANK, N.A.
vs
Scott B. Sipling; Tammy Sipling
Property Address: 21 Maple Drive, Hanover, PA 17331
Conewago Township
Parcel No. 08-022-008-000
Improvements thereon of Residential Dwelling
Judgment amount \$148,017.52
MANLEY DEAS KOCHALSKI LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

**No. 15-SU-1232
FEDERAL NATIONAL MORTGAGE
ASSOCIATION**

vs
TIMOTHY H. SMITH, DIANE J. SMITH
PROPERTY ADDRESS: 2355 TABLE ROCK ROAD, BIGLERVILLE, PA 17307
By virtue of Writ of Execution No. : 2015-SU-0001232
Federal National Mortgage Association ("Fannie Mae")
vs
Timothy H. Smith and Diane J. Smith
Property Address: 2355 Table Rock Road, Biglerville PA 17307
Township or Borough: Butler
PARCEL NO.: 07,F09-0026
IMPROVEMENTS THEREON:
Residential Dwelling
JUDGMENT AMOUNT: \$124,998.64
ATTORNEYS FOR PLAINTIFF: Martha E. Von Rosenstiel, P.C.

**No. 14-SU-1400
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs
WENDY SMITH
PROPERTY ADDRESS: 47 TOWN CIRCLE, ABBOTTSTOWN, PA 17301
By virtue of Writ of Execution No. 2014-SU-1400
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs
WENDY SMITH A/K/A WENDY S. SMITH
Property Address: 47 Town Circle Abbottstown, PA 17301
Abbottstown Borough
Parcel No: 01,004-0097
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$159,842.79
Attorneys for Plaintiff
KML Law Group, P.C.

**No. 15-SU-963
HSBC BANK USA, N.A.**

vs
SHAWN A. SPEELMAN, TAMMY R. SPEELMAN
PROPERTY ADDRESS: 5211 CHAMBERSBURG ROAD, ORRTANNA, PA 17353
BY VIRTUE OF WRIT OF EXECUTION NO.: 15-SU-963
HSBC BANK USA
vs
SHAWN A. SPEELMAN & TAMMY R. SPEELMAN
All that certain piece or parcel or Tract of land situate Township of Franklin, Adams County, Pennsylvania, and being known as:
5211 Chambersburg Road, Orrtanna, Pennsylvania 17353
TAX MAP AND PARCEL NUMBER: 12B09-0161
FRANKLIN TOWNSHIP
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling
REAL DEBT: \$192,040.50
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Shawn A. Speelman and Tammy R. Speelman McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400 Philadelphia, PA 19109

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

4/22, 4/29 & 5/06

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 20th day of May 2016, 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. 14-SU-251**WELLS FARGO BANK, NATIONAL ASSOCIATION**

vs

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SCOTT A. HUBBARD

PROPERTY ADDRESS: 685 NEW CHESTER ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Exeuction No.:

14-S-251

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its

individual capacity but solely as Trustee for BCAT 2015-13BTT

vs

Unknown Heirs and/or Administrators

of the Estate of Scott A. Hubbard

Property Address: 685 New Chester

Road, New Oxford, PA 17350

Straban Township

Parcel I.D. No.: 38110-0066-000

Improvements thereon of the residential dwelling

Judgment Amount: \$146,393.49

Attorney for Plaintiff: Stephen M.

Hladik, Esquire

Hladik, Onorato & Federman, LLP

298 Wissahickon Avenue

North Wales, PA 19454

No. 14-SU-667**BANK OF AMERICA, NA**

vs

JODDIE D. WALKER, EARL G. WALKER

PROPERTY ADDRESS: 970 JOHNSON

DRIVE, GETTYSBURG, PA 17325

By Virtue of Writ of Execution No.:

14-SU-667

Bank of America NA

vs

Joddie D. Walker a/k/a Joddie Walker and

Earl G. Walker

All that certain piece or parcel or Tract

of land situate Township of Mt. Joy,

Adams County, Pennsylvania, and

being known as

970 Johnson Drive, Gettysburg,

Pennsylvania 17325-0000

TAX MAP AND PARCEL NUMBER:

30-111-0040-000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$269,929.43

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Earl Walker

and Joddie Walker, a/k/a Joddie D.

Walker

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 15-SU-1233**NATIONSTAR MORTGAGE LLC**

vs

STANLEY A. WATTS, JR., WENDY S. WATTS

PROPERTY ADDRESS: 6335 OXFORD

ROAD, GARDNERS, PA 17324

By virtue of Writ of Execution No.:

15-SU-1233

Nationstar Mortgage LLC

vs

Stanley A. Watts, Jr.

and

Wendy S. Watts

Property Address: 6335 Oxford Road,

Gardners, PA 17324

Township or Borough: Huntington

Township

PARCEL NO.: 22H04-0007-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$143,250.90

ATTORNEYS FOR PLAINTIFF

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

No. 15-SU-1345**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs

SHIRLEY LEE WILLIAMS, CO-ADMINISTRATOR OF THE ESTATE OF KAREN L. KRAFT A/K/A KAREN, EDWARD EUGENE WILLIAMS, CO-ADMINISTRATOR OF THE ESTAE OF KAREN L. KRAFT A/K/A KAREN, OCCUPANTS

PROPERTY ADDRESS: 529 EAST KING

STREET, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.:

15-SU-1345

JPMorgan Chase Bank, National

Association

vs

Shirley Lee Williams, Co-Administrator of the Estate of Karen L. Kraft a/k/a Karen L. Williams,

deceased

and

Edward Eugene Williams,

Co-Administrator of the Estate of Karen

L. Kraft a/k/a Karen L.

Williams, deceased

Property Address: 529 East King Street,

Littlestown, PA 17340

Township or Borough: Littlestown

Borough

PARCEL NO.: 27006-0072A

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$101,759.09

ATTORNEYS FOR PLAINTIFF

SHAPIRO AND DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

No. 15-SU-1144**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

vs

CHAD E. WILLS, NICHOLE L. WILLS

PROPERTY ADDRESS: 111 EAST

MAIN STREET, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

2015-S-1144

Federal National Mortgage Association

("Fannie Mae")

vs

Chad Wills a/k/a Chad E. Wills and

Nichole L. Wills

Property Address: 111 East Main

Street, Fairfield PA 17320

Township or Borough: Fairfield

PARCEL NO.: 11,006-0024

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$178,190.30

ATTORNEYS FOR PLAINTIFF: Martha

E. Von Rosenstiel, P.C.

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

4/22, 4/29 & 5/06

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 20th day of May 2016, 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-868

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**
vs

**MICHELLE WILSON A/K/A
MICHELLE L. JOHNSON, IN HER
CAPACITY AS ADMINISTRATRIX A,
UNKNOWN HEIRS
SUCCESSORS ASSIGNS AND ALL
PERSONS**

PROPERTY ADDRESS: 3798
BALTIMORE PIKE, LITTLESTOWN, PA
17340

By virtue of a Writ of Execution No.
15-SU-868

JPMorgan Chase Bank, National
Association
vs

Michelle Wilson a/k/a Michelle L.
Johnson, in Her Capacity as
Administratrix and Heir of
The Estate of Michael K. Markline, Sr
Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations
Claiming
Right, Title or Interest From or Under
Michael K. Markline, Sr, Deceased
owner(s) of property situate in the MT
JOY TOWNSHIP, ADAMS County,
Commonwealth
of Pennsylvania, being
3798 Baltimore Pike, Littlestown, PA
17340-9596
Parcel No. 30,416-0037
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$85,828.35
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-1366

**THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK AS
SUCCESSOR TR**

vs

**BARBARA A. ZIEGLER, GEORGE W.
ZIEGLER**

PROPERTY ADDRESS: 613 HERITAGE
DRIVE, GETTYSBURG, PA 17325
BY VIRTUE OF WRIT OF EXECUTION
NO. 15-SU-1366

The Bank of New York Mellon f/k/a The
Bank of New York as successor trustee
for JPMorgan Chase Bank, N.A., as
Trustee

for the benefit of the Certificateholders
of Equity One ABS, Inc. Mortgage Pass-
Through Certificates Series 2003-4

vs

**BARBARA A ZIEGLER & GEORGE W
ZIEGLER**

ALL THAT CERTAIN LOT OF LAND
SITUATE IN MT. PLEASANT
TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:
BEING KNOWN AS 613 Heritage Drive,
Gettysburg, PA 17325

PARCEL NUMBER: 32105-0043-000
MT. PLEASANT TOWNSHIP

IMPROVEMENTS: Residential Property
JUDGMENT AMOUNT: \$239,406.17

ATTORNEY FOR PLAINTIFF:

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

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

4/22, 4/29 & 5/06

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 E. MAXINE IRVIN a/k/a ELSIE M. IRVIN a/k/a ELSIE MAXINE IRVIN, DEC'D

Late of the Borough of East Berlin, Adams County, Pennsylvania

Co-Executors: Frances Kammerer and Edwin Kammerer, 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 LEONARD E. MARSICO, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

John M. Crabbs 202 Broadway Hanover, PA 17331

Attorney: Ruth M. Gunnell, Esq., Crabbs & Crabbs, 202 Broadway Hanover, PA 17331

ESTATE OF CHARLES W. MATTERN, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Amelia B. Mattern, 724 Quaker Church Road, York Springs, PA 17372

Attorney: Brian C. Linsenhach, Esq., Stone, Wiley, & Linsenhach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019

ESTATE OF ROMAINE E. MYERS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Barbara Heim and Gary Myers, 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 CYNTHIA J. ORNER, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Administrator: Jack C. Orner, Jr., 120 E. King Street, East Berlin, PA 17316

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

ESTATE OF SHIRLEY M. PRICE, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Clayton A. Lingg, Esq., 230 York Street, Hanover, PA 17331

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

ESTATE OF JAMES C. ROHRER a/k/a JAMES CLARENCE ROHRER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

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

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

ESTATE OF KATHERN L. TOMASZEWSKI, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Gladys Elaine Luther, 6565 Old Harrisburg Rd., York Springs, PA 17372

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

SECOND PUBLICATION

ESTATE OF MARGARET S. BROWN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Michael K. Brown, 430 N. President Avenue, Lancaster, PA 17603-2604

ESTATE OF JOSEPHINE A. HACZEWSKI, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Executor: John Haczezewski, 96 Tyoka Drive, Littlestown, PA 17340

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

ESTATE OF MERLE C. HOOVER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Deborah L. Sbraga, c/o Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403-5193

Attorney: Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403-5193

ESTATE OF CONCETTA M. ROUNTRY, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executor: Richard J. Rountry, Jr., 1190 Sachem Head Terrace, Wellington, Florida 33414

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

ESTATE OF DAVID F. STAUB, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executrix: Lisa Ann Noel-Staub, 25 Ashfield Drive, Littlestown, PA 17340

Attorney: George W. Swartz, II, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF BEVERLY L. STEPLER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Mildred E. Shields, c/o Bradley L. Griffie, Esq., Griffie & Associates, P.C., 100 Lincoln Way East, Suite D, Chambersburg, PA 17201

Attorney: Bradley L. Griffie, Esq., Griffie & Associates, P.C., 100 Lincoln Way East, Suite D, Chambersburg, PA 17201

ESTATE OF HELEN P. WEAVER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: C. Robert Weaver, 5225 Pooks Hill Road 308 N, Bethesda, MD 20814

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

THIRD PUBLICATION

ESTATE OF LOUISE J. JOHNSON, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrices: Nancy L. Wivell, 110 Montclair Road, Gettysburg, PA 17325; Brenda L. Bruns, 20505 Little Creek Terrace, #307, Ashburn, VA 20147

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

THIRD PUBLICATION CONTINUED

ESTATE OF JOHN B. MOFFETT, DEC'D

Late of Cumberland Township, Adams
County, Pennsylvania

Executrix: Katherine M. Cioffi, 60 Hill
Crest Road, Fayetteville, PA 17222

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

**ESTATE OF TRUDY A. WISHARD,
DEC'D**

Late of the Borough of Bonneauville,
Adams County, Pennsylvania

Personal Representative: Holly J. Fox,
1290 Old Harrisburg Rd., Gettysburg,
PA 17325

Attorney: Phillips & Phillips, 101 West
Middle Street, Gettysburg, PA 17325

