

Adams County Legal Journal


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IN THIS ISSUE

IN THE MATTER OF THOMAS CHARLES STRAUSBAUGH



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that the Petition of ABBY NICHOLE NEIBERT, a minor, by her natural mother, Elaine Flax, and natural father, Jordan Neibert, was filed in the Court of Common Pleas of Adams County, case #2016-SU-221, requesting a decree to change the name of the petitioner to ABBY NICHOLE FLAX.

The court has affixed the 7th day of July, 2016 at 10:30AM, in Courtroom #4, third floor of the Adams County Courthouse as the time and place for the hearing of said petition, when and where all persons may appear and show cause, if any they have, why the request of the petitioner should not be granted.

6/17

IN THE MATTER OF THOMAS CHARLES STRAUSBAUGH

1. Having found Strausbaugh to have been convicted of felony offenses carrying a maximum sentence of five years, it is clear that Strausbaugh is not permitted a license to carry a concealed firearm pursuant to Section 6109 of the Firearms Act.

Additionally, any attempt on his part to purchase or possess a firearm may subject him to criminal sanctions under federal law.

2. The Court does not have the ability to supersede federal law and thus the action of the State Police is appropriate. To the extent the current Petition seeks to remove a nonexistent disability under Section 6105 of the Pennsylvania Firearms Act, it will be denied as moot.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 15-S-1208, IN THE MATTER OF THOMAS
CHARLES STRAUSBAUGH.

Matthew D. Menges, Esq., Attorney for Thomas Strausbaugh
Andrew J. Lovette, Esq., Attorney for PA State Police

George, J., May 25, 2016

OPINION

Currently before the Court is the Petition of Thomas Charles Strausbaugh (“Strausbaugh”) seeking to restore his right to possess and own firearms. For the reasons set forth below, the Petition will be denied.

Strausbaugh has filed his Petition pursuant to Section 6105(e) of the Pennsylvania Firearms Act, 18 Pa. C.S. § 6101, *et seq.* (“Firearms Act”). The section describes the procedure for a person suffering from a disability to possess firearms under Pennsylvania law to make application to the Court of Common Pleas for relief from the disability under certain statutorily identified circumstances. He frames the issue as a dispute concerning the effect of a 1971 conviction on Strausbaugh’s ability to possess or own firearms. He points out that the Firearms Act is specific in identifying disabling offenses, and while it includes violations of the current Controlled Substance, Drug, Device, and Cosmetic Act (“Drug Act”), 35 P.S. § 780-101, *et seq.*, it does not include any reference to similar offenses under prior law. In this regard, he points out that the Drug Act post-dates his convictions which were violations under the current Drug Act’s predecessor, 35 P.S. § 780 (*repealed*) (“Former Drug Act”). He concludes the old convictions are not disabling offenses as they are not convictions under the specifically identified statutory section which lists disabling offenses. Absent such a disability, he requests the Court to direct the Pennsylvania State Police to remove any prohibition to his ownership of firearms from their database.

The Pennsylvania State Police concede that the Firearms Act does not contain language which includes prior similar offenses, such as a conviction under the Former Drug Act, as disabling offenses. Rather, they rely solely upon the gradation of the prior convictions as limiting Strausbaugh’s firearm rights. Specifically, the State Police argue that Strausbaugh was convicted of two ungraded felonies; each carrying with it a maximum sentence of five years. If true, Strausbaugh is prohibited under federal law from owning or possessing a firearm. 18 U.S.C. § 922(g)(1).¹ The stance of the Pennsylvania State Police

¹ 18 U.S.C. § 922(g)(1) (relating to unlawful acts) provides that a person convicted of any offense punishable by more than one year is precluded from possessing or acquiring firearms. The application of this federal prohibition has been clarified by 18 U.S.C. § 921(a)(20)(B) to exclude any state offense which is classified as a misdemeanor and which is punishable by imprisonment of two years or less.

has particular relevance in the context of the relief being sought by Strausbaugh.

As mentioned, Strausbaugh presents before the Court on his Petition pursuant to Section 6105(e) of the Firearms Act (relating to removal of disability to possess firearms). The relief he requests, however exceeds the provisions of that section as, in his Petition, Strausbaugh is actually asking the Court to order the State Police to restore his right to possess, use, and control firearms including the ability to obtain a license to carry a concealed weapon pursuant to the provisions of Section 6109 of the Firearms Act. As evidenced by the exhibits attached to his Petition, he complains that the Pennsylvania State Police Instantaneous Criminal History Records Check System improperly identifies him as an individual prohibited from owning a firearm under state or federal law. Thus, he is not only asking the Court to remove a disability but is also seeking the Court to order that he has a right to possess firearms under state and federal law. Unfortunately for Strausbaugh, the relief requested is much broader than the statutory authority granted this Court to remove a disability under 18 Pa. C.S. § 6105. A discussion of the relevant statutory sections at play will advance the disposition of the current Petition.²

Section 6105 of Pennsylvania's Firearms Act identifies persons who are prohibited under Pennsylvania law from possessing, using, manufacturing, controlling, selling, or transferring firearms.³ The section makes it illegal under Pennsylvania law for persons convicted of specific crimes to possess or own firearms. As previously mentioned, the Pennsylvania State Police are not taking a position that Strausbaugh has a disability under Section 6105 of the Firearms Act.

² The State Police question the jurisdiction of this Court claiming that a challenge to the record information maintained by the Pennsylvania State Police can only be raised under 18 Pa. C.S. § 6111.1(e) which provides administrative agency procedures for such challenge and ultimate jurisdiction with the Commonwealth Court. Although I agree with the State Police that challenges seeking to direct the Pennsylvania State Police to correct their data base are challenges which trigger administrative appeals under Section 6111.1(e), this Court will consider the current challenge since it is filed under Section 6105 of the Uniform Firearms Act which expressly vests this Court with jurisdiction of such challenges.

³ The section also identifies other individuals who meet specific criteria who are also prohibited under Pennsylvania law from possessing or owning firearms. These prohibitions include individuals who are, inter alia, involuntarily committed to a mental health facility, illegally in the United States, or subject to an active protection from abuse order. The current issue does not trigger consideration of the additional prohibitions.

This position is well taken as an independent review of the record by this Court fails to disclose anything about Strausbaugh's 1971 conviction which prohibits his possession or ownership of firearms under Section 6105 of the Pennsylvania Firearms Act. Thus, there is no Pennsylvania disability existing for this Court to remove.

On the other hand, Section 6109 speaks to the right of one to carry a firearm concealed on their person or in a vehicle. The section tasks the sheriff of each respective county to issue such licenses but only after an investigation which includes an applicant's criminal record.⁴ It specifically prohibits the issuance of a license to conceal to an individual who is charged with or has been convicted of a crime punishable by imprisonment for a term exceeding one year, 18 Pa. C.S. § 6109 (viii), or an individual who is prohibited from possessing a firearm under federal law, 18 Pa. C.S. § 6109 (xiv). As petitioner appears to be seeking relief from this statutory prohibition, further discussion of the 1971 conviction is appropriate.

Records presented at hearing included a copy of Strausbaugh's criminal history, as maintained by the Pennsylvania State Police, which reflected 1971 guilty dispositions for two violations of the Former Act. According to the history, Strausbaugh was sentenced on one conviction to two years of probation and on the other to one year of probation. Although the criminal history record reflects the gradation of the charges as felony offenses, the gradation was entered as a result of Pennsylvania State Police interpretation of the actual criminal docket. Thus, this evidence is not conclusive.

The docket information from the Lancaster Court of Common Pleas was also introduced at hearing. Included therewith were the separate criminal complaints for the two charges each of which alleged a violation of Section 4(q) of the Former Drug Act. Although the complaints do not reflect the gradation of the charges, a formal

⁴ Section 6109(d) requires the sheriff, prior to the issuance of a license, to conduct a background check with the data bank known as the Pennsylvania State Police Instantaneous Criminal History Records Check System. The obligations of the Pennsylvania State Police to maintain the system is statutorily imposed under Sections 6111 and 6111.1 of the Firearms Act. Those sections collectively require the Pennsylvania State Police to review criminal history and fingerprint records to determine if an individual was prohibited from receipt or possession of a firearm under federal or state law. 18 Pa. C.S. § 6111.1(b). Incidentally, those selling firearms are required to obtain a State Police check of the system prior to the transfer of any firearm. Thus, maintenance of Strausbaugh's conviction in the system also alerts a firearms dealer that it is illegal to transfer a firearm to him. 18 Pa. C.S.A. § 6111(b)(4).

indictment dated September 7, 1971, identifies the charges as felonies. The Defendant's guilty plea, which carries the Defendant's signature and the same docket number as the before-referenced indictment, is dated September 30, 1971, but does not include a filing date. However, docket entries indicate that on October 7, 1971, Strausbaugh pled guilty to both charges under the before-referenced indictment number.

Section 4(q) of the Former Drug Act relates to the possession, control, sale, and delivery of narcotic drugs. Unlike current statutory provisions, the section does not distinguish between mere possession and the illegal sale or delivery of controlled substances. Provisions of the Former Act further provide: "[a]ny person who possesses any narcotic drugs in violation of the provisions of this Act shall be guilty of a felony, and upon conviction thereof, shall be sentenced, as follows: For a first offense to pay a fine not exceeding two thousand dollars (\$2,000.00) and to undergo imprisonment by separate or solitary confinement at labor of not less than two (2) years and not exceeding five (5) years..." 35 P.S. § 780-20, *repealed*.⁵ The penalty section further provides that any person who violates the provisions of the Act and is not subject to the penalties identified above shall be guilty of a misdemeanor and shall be subject to imprisonment of not more than one year.

The statutory provisions, when read together, lead to a conclusion that Strausbaugh was indeed convicted of a felony offense. His convictions, at a minimum, involved possession of a narcotic drug. Strausbaugh contests this conclusion claiming that he could not have possibly been convicted of the felony offense as he did not serve the mandatory two year minimum of confinement which accompanies such a conviction. Indeed, it is uncontested that Strausbaugh ultimately received a probationary sentence for his convictions. Strausbaugh argues the sentences of probation corroborate his representation that he pled guilty only to misdemeanor offenses. This argument however ignores other penalty provisions statutorily provided under the Former Drug Act. Specifically, § 780-20(e), *repealed*, specifically grants the Court the power to suspend the imposition of the mandatory minimum sentence and grant probation for a conviction related to the sale or possession of narcotics

⁵ Section 2(g) of the Former Drug Act, 35 § 780-2(g), *repealed*, defines marijuana as a "narcotic drug."

provided the violation was a first offense. Thus, taking into account this provision, Strausbaugh's sentence is completely consistent with his felony plea.

Having found Strausbaugh to have been convicted of felony offenses carrying a maximum sentence of five years, it is clear that Strausbaugh is not permitted a license to carry a concealed firearm pursuant to Section 6109 of the Firearms Act. Additionally, any attempt on his part to purchase or possess a firearm may subject him to criminal sanctions under federal law. This Court does not have the ability to supersede federal law and thus the action of the State Police is appropriate. To the extent the current Petition seeks to remove a nonexistent disability under Section 6105 of the Pennsylvania Firearms Act, it will be denied as moot.

For the foregoing reasons, the attached Order is entered.

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 July 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. 13-SU-349**WELLS FARGO BANK NA**

vs

DOUGLAS E. ALTHOFF, RAQUEL B. ALTHOFF

PROPERTY ADDRESS: 144 PENN STREET, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No. 13-S-349 WELLS FARGO BANK, NA

vs

Douglas E. Althoff; Raquel B. Althoff
144 Penn Street, Biglerville, PA 17307
Borough of Biglerville

Parcel number 05005-0017

Improvements thereon of Residential

Dwelling Judgment amount

\$145,267.99

MANLEY DEAS KOCHALSKI LLC P. O.

Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 12-TL-538**GETTYSBURG MUNICIPAL AUTHORITY**

vs

DIANE M. AUCHTER

PROPERTY ADDRESS: 217 NORTH STRATTON STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

12-TL-538 Gettysburg Municipal Authority

v.

Diane M. Auchter

Property located at: 217 North Stratton

Street, Gettysburg, Gettysburg

Borough, Adams County, PA 17325

Parcel No. 16007-0056---000

IMPROVEMENTS THEREON: a

residence is constructed on the

property Judgment Amount: \$9,630.13

Attorney for Plaintiff:

Bernard A. Yannetti, Jr., Esq.

HARTMAN & YANNETTI

126 Baltimore Street

Gettysburg, PA 17325

No. 15-SU-1136**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY M**

vs

MICHAEL D. CAMPBELL, JESSICA REESE CAMPBELL

PROPERTY ADDRESS: 215 CROUSE RD., LITTELSTOWN, PA 17340

By virtue of Writ of Execution No.

15-SU-1136

PNC BANK, NATIONAL ASSOCIATION,

SUCCESSOR BY MERGER TO

NATIONAL CITY MORTGAGE, A

DIVISION OF NATIONAL CITY BANK

vs

MICHAEL D. CAMPBELL & JESSICA REESE CAMPBELL

215 Crouse Road Littlestown, PA 17340

Parcel No: 30G18-0003B-000

Mt. Joy Township

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT

AMOUNT: \$253,369.92

Attorneys for Plaintiff KML Law Group,

P.C.

No. 15-SU-1242**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs****KIMBERLY A. CARPENTER, GEORGE E. CARPENTER, JR.**

PROPERTY ADDRESS: 67 WHITE OAK

TREE ROAD, YORK SPRINGS, PA

17372 BY VIRTUE OF WRIT OF

EXECUTION NO. 2015-SU-0001242

U.S. BANK NATIONAL ASSOCIATION,

AS

TRUSTEE FOR THE PENNSYLVANIA

HOUSING FINANCE AGENCY

vs

KIMBERLY A. CARPENTER AND

GEORGE E. CARPENTER JR.

ALL THAT CERTAIN tract of land situate

and being in Huntington Township,

Adams County, Pennsylvania,

HAVING THEREON ERECTED A

DWELLING HOUSE KNOWN AS: 67

WHITE OAK TREE ROAD, YORK

SPRINGS, PA 17372

TAX MAP NO. 22-H05-0006M

JUDGMENT AMOUNT: \$180,102.81

PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET

HARRISBURG, PA 17102

No. 15-SU-1344**VANDERBILT MORTGAGE AND FINANCE, INC.**

vs

PATRICK CASHOUR

PROPERTY ADDRESS: 1 WEST

HANOVER STREET, GETTYSBURG, PA

17325

By virtue of Writ of Execution No.

15-su-1344 Vanderbilt Mortgage and

Finance, Inc.

vs

Patrick Cashour

1 West Hanover Street, Gettysburg, PA

17325 Bonneauville Borough

Parcel No.: 06-005-0055-000

Improvements thereon: Residential

Dwelling Judgment amount:

\$106,867.02

MILSTEAD & ASSOCIATES, LLC

BY: Robert W Williams, Esquire ID

No.315501

1 E. Stow Road Marilton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/17, 6/24 & 7/01

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 July 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-NO-1246
NEW OXFORD MUNICIPAL
AUTHORITY**

**vs
BENJAMIN T. COOL, SR., TRAVIS K. LYNCH**

PROPERTY ADDRESS: 33 COMMERCE STREET, NEW OXFORD, PA 17350
By virtue of a Writ of Execution No.: 2014-NO-1246 New Oxford Municipal Authority

v.
Benjamin T. Cool, Sr. and Travis K. Lynch

owner of property situate the BOROUGH OF NEW OXFORD, New Oxford, ADAMS County, Pennsylvania being:

33 Commerce Street, New Oxford, Pennsylvania 17350 Parcel No.: 34005-0209---000

Improvements thereon: RESIDENTIAL Judgment Amount: \$2,920.05 Attorneys for Plaintiff
Stock and Leader

**No. 15-SU-332
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

**vs
JUANITA B. DAMILOSKI, TERESA MAE SENTZ**

PROPERTY ADDRESS: 940 HOFFMAN HOME ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 15-SU-332 Lsf9 Master Participation Trust

v.
Juanita B. Damioloski Teresa Mae Sentz

owner(s) of property situate in the MT JOY TOWNSHIP, ADAMS County, Pennsylvania, being

940 Hoffman Home Road, Gettysburg, PA 17325 Parcel No. 30,417-0011BB (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$155,067.41

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-1175
WELLS FARGO BANK, N.A.**

**vs
FREDERICK L. DAVIS, JACQUELINE B. CARROLL-DAVIS**

PROPERTY ADDRESS: 114 N. ORCHARD VIEW DRIVE, HANOVER, PA 17331

By virtue of Writ of Execution No. 15-SU-1175 WELLS FARGO BANK, N.A.

vs
Frederick L. Davis Jacqueline Carroll-Davis

114 North Orchard View Drive Hanover, PA 17331
Berwick Township Parcel No.: 04-L11-0234

Improvements thereon: Residential Dwelling Judgment amount: \$392,948.04
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-1238
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

**vs
MARIANNE DEMPSEY**

PROPERTY ADDRESS: 2163 HUNTERSTOWN HAMPTON ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No. 15-SU-1238 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs
MARIANNE DEMPSEY
2163 Hunterstown-Hampton Road New Oxford, PA 17350 Parcel No: 38032-0017-000

Straban Township
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$166,963.10
Attorneys for Plaintiff KML Law Group, P.C.

**No. 15-SU-1206
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

**vs
TERRI L. ESALEY**

PROPERTY ADDRESS: 13 LOCUST STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.: 15-SU-1206 JPMorgan Chase Bank, National Association vs

Terri L. Esaley
Property Address 13 Locust Street, Gettysburg, PA 17325 Township or Borough: Borough of Bonneauville PARCEL NO.: 06008-0044

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$201,152.33
ATTORNEYS FOR PLAINTIFF SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
610-278-6800

**No. 15-SU-997
VENTURES TRUST 2013-I-H-R BY
MCM CAPITAL PARTNER, LLC, ITS
TRUSTEE**

**vs
JASON D. FOIT, YVONNE D. TULLY**
PROPERTY ADDRESS: 240 AMANDA DRIVE, LITTLSTOWN, PA 17340
By Virtue of Writ of Execution No. 15-SU-997

VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE

vs
JASON D. FOIT and YVONNE D. TULLY
240 AMANDA DRIVE, LITTLSTOWN, PA 17340 GERMANY TOWNSHIP Parcel # 15, H18-121

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$252,945.34 plus interest from February 10, 2016 to July 15, 2016, at per diem rate of \$32.79.

HILL WALLACK LLP ATTORNEYS FOR PLAINTIFF

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

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

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

James W. Muller
Sheriff of Adams County

www.adamscounty.us

6/17, 6/24 & 7/01

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 July 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. 16-SU-102**PENNYMAC LOAN SERVICES, LLC**

vs

RYAN D. GLADHILL, JENNIFER D. KUHN

PROPERTY ADDRESS: 174 WEST KING STREET, LITTLTOWN, PA 17340

By virtue of a Writ of Execution No. 16-SU-102 Pennymac Loan Services, LLC

v.

Ryan D. Gladhill

Jennifer D. Kuhns a/k/a Jennifer D. Gladhill

owner(s) of property situate in the LITTLTOWN BOROUGH, ADAMS County, Pennsylvania, being

174 West King Street, Littletown, PA 17340 Parcel No. 27008-0217---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount:

\$132,226.34

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-1170

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-12

vs

SILVIA E. HERNANDEZ, SALOMON HERNANDEZ

PROPERTY ADDRESS: 65 VALLEY DRIVE, HANOVER, PA 17331

By virtue of a Writ of Execution No. 15-S-1170

The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc.

Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2004-12 v.

Silvia E. Hernandez Salomon Hernandez

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

County, Pennsylvania, being 65 Valley Drive, Hanover, PA 17331-8602

Parcel No. 08,010-0032 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount:

\$162,174.40

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1243**U.S. BANK NATIONAL ASSOCIATION**

vs

GARLAND P. HOLLENBACH

PROPERTY ADDRESS: 102 JESSICA DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 14-S-1243

U.S. BANK NATIONAL ASSOCIATION

vs

GARLAND P. HOLLENBACH

102 JESSICA DRIVE, GETTYSBURG, PA 17325 BONNEAUVILLE BOROUGH

PARCEL NO.: 06-005-0132

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$216,643.49

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

No. 10-SU-1586

DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE, SERIES 2006-QS17

vs

FRANK WILLIAM HONEYCUTT

PROPERTY ADDRESS: 1068 CENTENNIAL AVE., HANOVER, PA 17331

By virtue of a Writ of Execution No.

10-S-1586

Deutsche Bank Trust Company

Americas as Trustee, Series 2006-QS17

v.

Frank W. Honeycutt

owner(s) of property situate in the TOWNSHIP OF MOUNT PLEASANT, ADAMS County, Pennsylvania, being

1068 Centennial Avenue, Hanover, PA 17331-9087 Parcel No. 32J14-

0041A--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount:

\$164,349.23

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-1415

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 POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-B

vs

CLAIR L. HOOVER, RUTH L. HOOVER

PROPERTY ADDRESS: 2620 CARLISLE PIKE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No.

15-S-1415

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 Popular Abs, Inc. Mortgage Pass-Through Certificates Series 2005-B

v.

Clair L. Hoover, Ruth L. Hoover owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS County, Pennsylvania, being

2620 Carlisle Pike, New Oxford, PA 17350-9364 Parcel No. 35K11-

0105A--000

Improvements thereon: RESIDENTIAL

DWELLING Judgment Amount:

\$256,746.07

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/17, 6/24 & 7/01

SHERIFF SALES

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No. 14-TL-508**GETTYSBURG MUNICIPAL AUTHORITY**

vs

VISHAAL J. KANSAGRA, ROSHAN J. KANSAGRA

PROPERTY ADDRESS: 20 NORTH WASHINGTON STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-TL-508 Gettysburg Municipal Authority

v.

Vishaal J. Kansagra and Roshan J. Kansagra

Property located at: 20 North Washington Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325

Parcel No. 16007-0198---000

IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$11,000.00
Attorney for Plaintiff: Bernard A. Yannetti, Jr., Esq. HARTMAN & YANNETTI

126 Baltimore Street
Gettysburg, PA 17325

No. 14-TL-31**GETTYSBURG MUNICIPAL AUTHORITY**

vs

VISHAAL J. KANSAGRA, ROSHAN J. KANSAGRA

PROPERTY ADDRESS: 257 & 259 SOUTH WASHINGTON STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-TL-31 Gettysburg Municipal Authority

v.

Vishaal J. Kansagra and Roshan J. Kansagra

Property located at: 257 and 259 South Washington Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325

Parcel No. 16010-0231---000

IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$3,717.78
Attorney for Plaintiff: Bernard A. Yannetti, Jr., Esq. HARTMAN & YANNETTI

126 Baltimore Street
Gettysburg, PA 17325

No. 14-TL-30**GETTYSBURG MUNICIPAL AUTHORITY**

vs

VISHAAL J. KANSAGRA, ROSHAN J. KANSAGRA

PROPERTY ADDRESS: 255 SOUTH WASHINGTON STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-TL-30 Gettysburg Municipal Authority

v.

Vishaal J. Kansagra and Roshan J. Kansagra

Property located at: 255 South Washington Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325

Parcel No. 16010-0232---000

IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$5,598.13
Attorney for Plaintiff: Bernard A. Vannetti, Jr., Esq. HARTMAN & YANNETTI
126 Baltimore Street
Gettysburg, PA 17325

No. 15-SU-1418**U.S. BANK N.A., AS LEGAL TITLE TRUSTEE FOR TRUMAN 2013 SC3 TITLE TRUST**

vs

HEATHER K. KELLER, SHAWN R. KELLER

PROPERTY ADDRESS: 38 CONEWAGO PARK DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No.

15-SU-1418

U.S. Bank N.A., as Legal Title Trustee for Truman 2013 SC3 Title Trust v.

Heather K. Keller AND Shawn R. Keller owner(s) of property situate in READING TOWNSHIP, Adams County, Pennsylvania, being:

38 Conewago Park Drive, East Berlin, PA 17316 Parcel No. 36-L07-0048-000
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$100,951.94

Attorneys for Plaintiff

Romano, Garubo & Argentieri, LLC 52 Newton Avenue
Woodbury, NJ 08096

No. 16-SU-87**DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC**

vs

RICHARD HOWARD LENKER, JUDY LYNN LENKER

PROPERTY ADDRESS: 206 JACOBS STREET, EAST BERLIN, PA 17316

By virtue of Writ of Execution No.

16-SU-87

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC

vs

RICHARD H. LENKER & JUDY L. LENKER

206 Jacobs Street East Berlin, PA 17316 East Berlin Borough
Parcel No: 10006-0053-000

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$204,428.35

Attorneys for Plaintiff KML Law Group, P.C.

No. 15-SU-1301**FIRST CAPITAL FEDERAL CREDIT UNION**

vs

DENTON E. LEPPA

PROPERTY ADDRESS: 1030 LINDEN AVENUE, MCSHERRYSTOWN, PA 17344

By Virtue of Writ of Execution No.:

15-SU-1301 First Capital Federal Credit Union

v.

Denton E. Leppa

1030 Linden Avenue, McSherrystown, Conewago Township, Adams County, Pennsylvania, 17344
Parcel No. 08004-0021

Improvements thereon: Residential Dwelling Judgment Amount: \$65,725.25
Paul G. Lutz, Esquire
Griffith Strickler Lerman Solymos & Calkins 110 South Northern Way
York PA 17402

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

6/17, 6/24 & 7/01

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 July 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. 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 Borough of McSherrystown
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.

No. 12-SU-1595**REGIONS BANK**

vs

SAMUEL JOSEPH MAY, WENDY CAROL MAY

PROPERTY ADDRESS: 22 FAWN HILL DRIVE, HANOVER, PA 17331
By virtue of Writ of Execution No. 12-SU-1595 Regions Bank

v.

Samuel Joseph May and Wendy Carol May, 22 Fawn Hill Drive, Hanover, PA 17331 Berwick Township
Parcel No. 04L11-0272
Improvements thereon are Residential Dwelling Judgment Amount: \$333,952.43
Mattleman, Weinroth and Miller Alicia M. Sandoval, Esquire.

No. 14-SU-1227**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP**

vs

JAMES F. MCCUBBIN, MELONY A. MCCUBBIN

PROPERTY ADDRESS: 1035 BARTS CHURCH ROAD, HANOVER, PA 17331
By virtue of Writ of Execution No.: 14-S-1227

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Servicing, LP fka Countrywide Home Loans Servicing, LP vs

James F. McCubbin and Melony A. McCubbin

Property Address: 1035 Barts Church Road, Hanover, PA 17331 Union Township
Parcel I.D. No.: 41K17-0103
Improvements thereon of the residential dwelling Judgment Amount: \$273,351.55
Attorney for Plaintiff: Stephen M. Hladik, Esquire Hladik, Onorato & Pearlstone, LLP
298 Wissahickon Avenue North Wales, PA 19454

No. 16-SU-74**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs

JOHN D. MCGLAUGHLIN, DORIS L. MCGLAUGHLIN, CATHY J. MCGLAUGHLIN

PROPERTY ADDRESS: 24 FINCH TRAIL, FAIRFIELD, PA 17320
By virtue of Writ of Execution No. 2016-SU-74

ACNB BANK, formerly known as Adams County National Bank vs
JOHN D. MCGLAUGHLIN, DORIS L. MCGLAUGHLIN & CATHY J. MCGLAUGHLIN 24 FINCH TRAIL, FAIRFIELD, PA 17320
CARROLL VALLEY BOROUGH
Parcel ID Number: 43-035-0128---000
IMPROVEMENTS THEREON:
Residential Dwelling JUDGMENT AMOUNT: \$75,367.23
Attorneys for Plaintiff Sharon E. Myers, Esquire CGA Law Firm
135 North George Street York, PA 17401
717-848-4900

No. 16-SU-64**M&T BANK**

vs

TAMMY J. MCLAREN, JOHN W. MCLAREN

PROPERTY ADDRESS: 142 BOYER STREET, LITTLESTOWN, PA 17340
By virtue of Writ of Execution No. 16-S-64 M&T BANK
vs
TAMMY J. MCLAREN & JOHN W. MCLAREN

142 Boyer Street Littlestown, PA 17340
Borough of Littlestown
Parcel No: 27-011-019200-0
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$195,374.24
Attorneys for Plaintiff KML Law Group, P.C.

No. 14-TL-641**GETTYSBURG MUNICIPAL AUTHORITY**

vs

JESSE M. MILLER, MEGHAN T. RIORDAN

PROPERTY ADDRESS: 55 WEST HIGH STREET, GETTYSBURG, PA 17325
By virtue of Writ of Execution No. 14-TL-641 Gettysburg Municipal Authority
VS

Jesse M. Miller and Meghan T. Riordan
Property located at: 55 West High Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325
Parcel No. 16010-0181---000
IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$3,582.73
Attorney for Plaintiff: Bernard A. Yannetti, Jr., Esq. HARTMAN & YANNETTI
126 Baltimore Street
Gettysburg, PA 17325

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6/17, 6/24 & 7/01

SHERIFF SALES

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No. 16-SU-95**ACNB BANK**

vs

LYNN C. MOUNTAIN

PROPERTY ADDRESS: 105

CONEWAGO STREET, ARENDTSVILLE, PA 17303

By virtue of Writ of Execution No. 2016-S-95 ACNB BANK

vs

LYNN C. MOUNTAIN, a/k/a LYNN C.

SCHLOSSER

105 CONEWAGO STREET,

ARENDTSVILLE, PA 17303

ARENDTSVILLE BOROUGH

Parcel ID Number: 02-004-0035---000

IMPROVEMENTS THEREON:

Residential Dwelling JUDGMENT

AMOUNT: \$116,806.27

Attorneys for Plaintiff Sharon E. Myers, Esquire CGA Law Firm

135 North George Street York, PA

17401

717-848-4900

No. 15-SU-275**SELENE FINANCE, LP**

vs

CHRISTOPHER NORRIS, ASHLEY NORRIS

PROPERTY ADDRESS: 220 NORTH

STREET, MCSHERRYSTOWN, PA

17344

By virtue of Writ of Execution No.:

15-SU-275 Selene Finance LP

vs

Ashley Norris and Christopher Norris

Property Address: 220 North St,

McSherrystown, PA 17344 Township or

Borough: McSherrystown Borough

PARCEL NO.: 28002-0072-00-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING JUDGMENT

AMOUNT: \$191,474.60

ATTORNEYS FOR PLAINTIFF

Shapiro & DeNardo, LLC 3600 Horizon

Drive, Suite 150 King Of Prussia, PA

19406 610-278-6800

No. 15-SU-1226**FULTON BANK, N.A.**

vs

WENDY S. PENWELL, EDMOND ROY PENWELL

PROPERTY ADDRESS: 199 FISH AND

GAME ROAD, NEW OXFORD, PA

17350

By virtue of a Writ of Execution No.

15-S-1226 Fulton Bank, N.A.

v.

Wendy S. Penwell, Edmond R. Penwell

owner(s) of property situate in the

OXFORD TOWNSHIP, ADAMS County,

Pennsylvania, being

199 Fish and Game Road, New Oxford,

PA 17350-9514 Parcel No. 35,013-

0007D

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING Judgment Amount:

\$33,056.12

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-980**US BANK NATIONAL ASSOCIATION**

vs

TRAVIS R. REED, KANDACE J.**KREIGLINE**

PROPERTY ADDRESS: 3246 OLD HWY

30, ORRTANNA, PA 17353

By virtue of Writ of Execution No. 14-S-

980

US BANK NATIONAL ASSOCIATION AS

TRUSTEE FOR CRMSI REMIC SERIES

2006-01 REMIC PASS-THROUGH

CERTIFICATES SERIES 2006-01

vs

Travis R. Reed and Kandace J. Kreigline

a/k/a Kandace J. Reed 3246 Old Hwy

30 Hwy, Orrtanna, PA 17353

Franklin Township Parcel No.: 12-B09-

0135

Improvements thereon: Residential

Dwelling Judgment amount:

\$246,221.99

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-452**THE BANK OF NEW YORK MELLON,****F/K/A THE BANK OF NEW YORK, AS****TRUSTEE FOR THE HOLDERS OF****THE EQCC ASSET BACKED****CERTIFICATES, SERIES 2001-1 F**

vs

SHEILA E. RILEY

PROPERTY ADDRESS: 1050 OLD

WAYNESBORO ROAD, FAIRFIELD, PA

17320

By virtue of Writ of Exeuction No.:

15-S-452

The Bank of New York Mellon, fka The

Bank of New York, as Trustee for the

Holders of the EQCC Asset Backed

Certificates, Series 2001-1 F

vs

Sheila E. Riley

Property Address: 1050 Old

Waynesboro Road, Fairfield, PA 17230

Hamiltonban and Liberty Townships

Parcel I.D. No.: 18A17-0074

Improvements thereon of the residential

dwelling Judgment Amount: \$44,832.63

Attorney for Plaintiff: Stephen M.

Hladik, Esquire Hladik, Onorato &

Pearlstone, LLP

298 Wissahickon Avenue North Wales,

PA 19454

No. 14-SU-487**U.S. BANK NATIONAL ASSOCIATION,****AS TRUSTEE FOR THE****PENNSYLVANIA HOUSING FINANCE****AGENCY vs****NIKKIA T. ROWE, THE SECRETARY****OF HOUSING AND URBAN****DEVELOPMENT**

PROPERTY ADDRESS: 62

SPRINGFIELD DRIVE, NEW OXFORD,

PA 17350 BY VIRTUE OF WRIT OF

EXECUTION NO. 2014-SU-0000487

U.S. BANK NATIONAL ASSOCIATION,

AS

TRUSTEE FOR THE PENNSYLVANIA

HOUSING FINANCE AGENCY

VS

NIKKIA T. ROWE AND THE

SECRETARY OF HOUSING AND

URBAN DEVELOPMENT

62 SPRINGFIELD DRIVE, NEW

OXFORD, PA 17350

Hamilton Township

TAX MAP NO. 17K09-0065

Having thereon erected a dwelling

house Judgment Amount: \$235,701.52

Purcell, Krug & Haller 1719 North Front

Street Harrisburg, PA 17102

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

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/17, 6/24 & 7/01

SHERIFF SALES

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**No. 13-TL-164
GETTYSBURG MUNICIPAL
AUTHORITY**

**vs
JAMES E. RUDISILL, KAREN A. RUDISILL**
PROPERTY ADDRESS: 245 NORTH STRATTON STREET, GETTYSBURG, PA 17325
By virtue of Writ of Execution No. 13-TL-164 Gettysburg Municipal Authority
v.
James E. Rudisill and Karen A. Rudisill
Property located at: 245 North Stratton Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325
Parcel No. 16007-0064--000
IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$6,916.42
Attorney for Plaintiff: Bernard A. Yannetti, Jr., Esq. HARTMAN & YANNETTI
126 Baltimore Street
Gettysburg, PA 17325

**No. 15-SU-1386
LSF9 MASTER PARTICIPATION
TRUST**

**vs
EDWARD H. SAUER, LOIS D. SAUER**
PROPERTY ADDRESS: 1271 ABBOTTSTOWN PIKE, HANOVER, PA 17331 BY VIRTUE OF WRIT OF EXECUTION NO.: 15-SU-1386
LSF9 MASTER PARTICIPATION TRUST
VS
EDWARD H. SAUER & LOIS D. SAUER
All that certain piece or parcel or Tract of land situate Township of Berwick, Adams County, Pennsylvania, and being known as 1271 Abbottstowns Pike, Hanover, Pennsylvania 17331
TAX MAP AND PARCEL NUMBER: 4,L11-158
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling REAL DEBT: \$108,414.52
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Edward H. Sauer and Lois D. Sauer
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

**No. 15-SU-401
DEUTSCHE BANK TRUST COMPANY
AMERICAS, AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS,
INC.**

**vs
JESSE JOY SPEAK, III, ANGELA L. SPEAK**
PROPERTY ADDRESS: 240 MUD COLLEGE ROAD, LITTLESTOWN, PA 17340
By virtue of a Writ of Execution No. 2015-SU-0000401
Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc.,
Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS6 Rali 2006-QS6 v.
Jesse J. Speak a/k/a Jesse J. Speak, III
Angela L. Speak
owner(s) of property situate in the ADAMS County, MOUNT JOY TOWNSHIP Commonwealth of Pennsylvania, being
240 Mud College Road, Littlestown, PA 17340-9216 Parcel No. 30H17-0052-000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$232,113.07
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-149
U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE OF OWS
REMIC TRUST 2015-1 vs
DEBORAH STANKIEWICZ, CARTER E. STANLEY**

PROPERTY ADDRESS: 2198 WAYNESBORO PIKE, FAIRFIELD, PA 17320
By virtue of Writ of Execution No. 16-S-149
U.S. Bank National Association, not in its individual capacity but solely as Trustee of OWS REMIC Trust 2015-1
vs
Deborah Stankewicz and Carter E. Stanley 2198 Waynesboro Pike, Fairfield, PA 17320
situate in the Township of Hamiltonban, Adams County Pennsylvania Parcel No. 18 B17-0069
Improvements thereon consist of Residential Real Estate Judgment amount: \$214,926.31
Stern & Eisenberg, PC Attorneys for Plaintiff
1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976

**No. 15-SU-761
FV-I, INC., IN TRUST FOR MORGAN
STANLEY MORTGAGE CAPITAL
HOLDINGS, LLC**

**vs
MICHAEL J. STANKO, BARBARA ANN STANKO**
PROPERTY ADDRESS: 2 UNION VIEW DRIVE, GETTYSBURG, PA 17325
By virtue of Writ of Execution No.: 15-S-761
FV-I, Inc., in Trust for Morgan Stanley Mortgage Capital Holdings, LLC vs Michael J. Stanko and Barbara Stanko
Property Address: 2 Union View Drive, Gettysburg, PA 17328 Cumberland Township
Parcel I.D. No.: (9) F12-262
Improvements thereon of the residential dwelling Judgment Amount: \$381,973.71
Attorney for Plaintiff: Stephen M. Hladik, Esquire Hladik, Onorato & Pearlstone, LLP
298 Wissahickon Avenue North Wales, PA 19454

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Sheriff of Adams County
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6/17, 6/24 & 7/01

SHERIFF SALES

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No. 15-SU-1321

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11

vs

DONNA L. STRAKA

PROPERTY ADDRESS: 124 WHEATLAND DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 15-SU-1321

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11

vs

DONNA L. STRAKA

124 Wheatland Drive Gettysburg, PA 17325 Mount Pleasant Township Parcel No: 32-004-0047-000

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$153,244.80

Attorneys for Plaintiff KML Law Group, P.C.

No. 14-SU-1176

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3

vs

FRANK E. WALKER, PATRICIA A. WALKER

PROPERTY ADDRESS: 145 FEESER ROAD, LITTLESTOWN, PA 17340 BY VIRTUE OF WRIT OF EXECUTION NO. 14-SU-1176

Wells Fargo Bank, National Association as

Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

vs

FRANK E WALKER PATRICIA A. WALKER

ALL THAT CERTAIN LOT OF LAND SITUATE IN GERMANY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 145 Feeser Road, Littlestown, PA 17340 PARCEL NUMBER: 15-116-0072-000

IMPROVEMENTS: Residential Property JUDGMENT AMOUNT: \$329,201.24 UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

No. 16-SU-73

LSF9 MASTER PARTICIPATION TRUST

vs

JENNIFER WEIMER, BEN WEIMER

PROPERTY ADDRESS: 96 CONEWAGO DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No. 16-SU-73 Lsf9 Master Participation Trust

v.

Jennifer Weimer, Ben Weimer owner(s) of property situate in the ADAMS County, Pennsylvania, being 96 Conewago Drive, East Berlin, PA 17316-9444

Reading Township Parcel No. 36-L08-0005

(Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$155,851.22

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1177

FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs

JOHN L. WILSON, SR.

PROPERTY ADDRESS: 6505 BALTIMORE PIKE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. : 14-SU-1177 Federal National Mortgage Association ("Fannie Mae") vs John L. Wilson, Sr.

Property Address: 6505 Baltimore Pike, Littlestown PA 17340 Township or Borough: Germany Township

PARCEL NO.: 15J18-0058B--000

IMPROVEMENTS THEREON:

Residential Dwelling JUDGMENT

AMOUNT: \$179,718.98

ATTORNEYS FOR PLAINTIFF: Martha E. Von Rosenstiel, P.C.

No. 15-SU-1406

WELLS FARGO BANK, N.A.

vs

BARBARA WILSON

PROPERTY ADDRESS: 505 COLEMAN ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 15-S-1406 Wells Fargo Bank, N.A.

v.

Barbara Wilson owner(s) of property situate in the STRABAN TOWNSHIP, ADAMS County, Pennsylvania, being:

505 Coleman Road, Gettysburg, PA 17325-8244 Parcel No. 38H11-0022---000

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount:

\$173,650.06

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller
Sheriff of Adams County

www.adamscounty.us

6/17, 6/24 & 7/01

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

GEORGE W. BROWN JR. a/k/a GEORGE WASHINGTON BROWN JR., DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: Michael Edward Brown, 362 Longstreet Drive, Gettysburg, PA 17325

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

ESTATE OF BERNARD C. COLE, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: Christopher P. Smith, 50 Henry Street, Hanover, PA 17331; James C. Smith, 152 Skylite Drive, Hanover, PA 17331

ESTATE OF WILLIAM B. KREBS, DEC'D

Late of the Borough of New Oxford, Adams County, Pennsylvania

Executor: Thomas John Andrew Krebs, 930 Cortleigh Drive, York, PA 17402

ESTATE OF ROBERT JAMES LEARY a/k/a ROBERT J. LEARY, DEC'D

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

Executrix: Judith Margaret Leary, 125 Pleasant View Ct., East Berlin, PA 17316

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

ESTATE OF PAUL E. SELL JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Douglas P. Sell, 4736 Inman Dr., Lexington, KY 40513

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

SECOND PUBLICATION

ESTATE OF FLOYD ROBERT ARMSTRONG, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Donna H. Armstrong, PO Box 188, Fairfield, PA 17320

ESTATE OF RAYMOND G. BOCCABELLA, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Executor: James Daniel Boccabella, PO Box 399, Olney, MD 20830

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

ESTATE OF VERA MARIE GUYTON, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Bruce Edgar Guyton, 12120 Axline Road, Lovettsburg, VA 20180

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

ESTATE OF EDITH DEVENY HINKLE a/k/a EDITH D. HINKLE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Tami W. Bubbs, c/o Ronald Perry, Esq., Katherman, Heim & Perry, 345 East Market Street, York, PA 17403

Attorney: Ronald Perry, Esq., Katherman, Heim & Perry, 345 East Market Street, York, PA 17403

ESTATE OF KENNETH W. MAUST, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Linda A. Hartman, 325 Worten Road, Baltimore, MD 21221

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

ESTATE OF SARA B. RANDALL, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executor: Carol Beam, 349 Potato Rd., Aspers, PA 17304

ESTATE OF TENNY M. WADDELL, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Co-Executrices: Shelby L. Pentz, 29 Garland Court, Carlisle, PA 17013; Karen W. Helwig, 1010 Belmont Road, Gettysburg, PA 17325

THIRD PUBLICATION

ESTATE OF JOYCE L. GRIEST, DEC'D

Late of Huntingdon Township, Adams County, Pennsylvania

Co-Executors: Randy E. Griest, 39 Holly Estate, Gardners, PA 17324; Denise VanArtsdalen, 382 Cherry Hill Road, Gardners, PA 17324; Tammy L. Ruth, 509 Tapeworm Road, New Oxford, PA 17350

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MARY C. LEONARD, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Administratrix C.T.A: Helen R. Leonard, 34 Brewster Street, Hanover, Pennsylvania 17331

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

ESTATE OF GROVER EARL THOMPSON a/k/a GROVER E. THOMPSON, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Personal Representative: Dorothy May Thompson, 1075 Old Harrisburg Rd., Unit 112, Gettysburg, PA 17325

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

ESTATE OF RALPH C. WOERNER, DEC'D

Late of Highland Township, Adams County, Pennsylvania

Executor: Craig A. Woerner, 1380 Blackhorse Tavern Road, Gettysburg, PA 17325

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

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 July 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. 16-SU-14
SANTANDER BANK, N.A.
vs
HAROLD W. WRIGHT
PROPERTY ADDRESS: 509 POPLAR STREET, HANOVER, PA 17331
BY Virtue of Writ of Execution No. 16-S-0014 SANTANDER BANK, N.A.
vs
HAROLD W. WRIGHT
509 Poplar Street, Hanover, PA 17331
Conewago Township
Parcel No. 08009-0311
IMPROVEMENTS THEREON:
Residential Dwelling House JUDGMENT AMOUNT: \$140,457.11
Attorneys for Plaintiff: Gross McGinley, LLP
Thomas A. Capehart, Esquire

No. 15-SU-195
M&T BANK
vs
CARL A. YINGLING
PROPERTY ADDRESS: 39 MAIN STREET, MCSHERRYSTOWN, PA 17344
By virtue of Writ of Execution No. 2015-SU-0000195 M&T BANK
vs
CARL A. YINGLING
39 Main Street, McSherrystown, PA 17344 McSherrystown Borough
Parcel No: 28-002-0084-000
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$126,477.31
Attorneys for Plaintiff KML Law Group, P.C.

No. 15-SU-1104
U.S. BANK NATIONAL ASSOCIATION
vs
DEBORA S. ZEPP
PROPERTY ADDRESS: 19 DELAWARE AVENUE, LITTLESTOWN, PA 17340
By virtue of Writ of Execution No.: 15-SU-1104
U.S. Bank National Association vs Debora S. Zepp
Property Address: 19 Delaware Avenue, Littlestown, PA 17340 Township or Borough: Borough of Littlestown
PARCEL NO.: 27-007-0060
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$190,400.44
ATTORNEYS FOR PLAINTIFF SHAPIRO & DENARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
610-278-6800

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

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

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

James W. Muller
Sheriff of Adams County
www.adamscounty.us
6/17, 6/24 & 7/01