

# Adams County Legal Journal


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ANNA M. SAUL, DECEASED



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HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE  
IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST,  
INC., ASSET BACKED PASS THROUGH CERTIFICATES  
SERIES 2003-HE3 V. JOSEPH T. SUCEC, IN HIS CAPACITY  
AS ADMINISTRATOR AND HEIR OF ESTATE OF ANNA M.  
SAUL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND  
ALL CLAIMING RIGHT, TITLE OR INTEREST FROM OR  
UNDER ANNA M. SAUL, DECEASED

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. 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.

3. 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. 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. Pennsylvania law requires that before a mortgagee may commence a mortgage foreclosure action such mortgagee must send to the mortgagor at his or her last known address what is commonly referred to as the Act 91 notice. This notice acts as a condition precedent before a foreclosure action is initiated.

5. A mortgagor's general denial as to the amount owed in a pleading in mortgage foreclosure is considered an admission because the mortgagor and the lender are the only entities that would have sufficient information upon which to base a specific denial.

6. Summary judgment is appropriate in mortgage foreclosure actions if the mortgagors admit that the mortgage is in default, that they have failed to pay interest on the obligation, and that the recorded mortgage is in the specific amount.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,  
PENNSYLVANIA, CIVIL 13-S-182.

Joseph T. Sucec, Esq.

Joseph P. Schalk, Esq., Attorney for Plaintiff

Wagner, J., January 29, 2016

## OPINION

Before the Court for disposition is a Motion for Summary Judgment filed by HSBC Bank, USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust, Inc. Asset Backed Pass Through Certificates Series 2003-HE3, Plaintiff. For reasons set forth herein, Plaintiff's Motion for Summary Judgment is granted.

## BACKGROUND

On October 2, 1998 Anna M. Saul and Russell W. Saul executed a promissory note to Landcorp Mortgage Services and secured it with a mortgage in the original principle amount of \$83,700.00 for real property at the address of 325 Peach Glen Idaville Road, Gardners, Adams County, Pennsylvania, 17324-9662. The mortgage was recorded in the office of the Recorder of Adams County in book 1678, page 0088 on October 9, 1998. The mortgage was subsequently modified by written agreement executed on January 15, 1999 and recorded at mortgage book number 1796, page 102. The mortgage was assigned to Flagstar Bank, FSB which is recorded in Assignment of Mortgage book number 1796, page 106 on March 30, 1999. The mortgage was assigned to HSBC Bank USA, As Trustee In Trust for Citigroup Mortgage Loan Trust, Inc., Asset Backed Pass Through Certificates Series 2003-HE3 recorded in the Assignment of Mortgage book number 5718, page 781 on June 26, 2012. The mortgage was assigned to Plaintiff on April 7, 2016 which is recorded in Assignment of Mortgage book number 5936, page 794 on May 16, 2014.

Russell W. Saul died on June 24, 2004 and his ownership interest in the mortgaged premises was automatically vested in the surviving tenant by the entirety, Anna M. Saul. Anna M. Saul died on July 9, 2009 and Joseph T. Sucec was appointed administrator of her estate. Joseph T. Sucec is the Defendant in this matter in his capacity as administrator and sole heir of the estate of Anna M. Saul. In Defendant's Brief in Response to Plaintiff's Motion for Summary Judgment Defendant stated he continued paying said mortgage through the estate of Anna M. Saul until January 2012.

On February 21, 2013 HSBC Bank USA, As Trustee In Trust for Citigroup Mortgage Loan Trust, Inc., Asset Backed Pass-Through Certificates Series 2003-HE3 filed the present complaint in mortgage foreclosure against Defendant. Following assignment of the mortgage to Plaintiff on or about April 7, 2014 Plaintiff filed a Voluntary Praecipe to Substitute Party Plaintiff on April 30, 2014.

Plaintiff avers that since January 1, 2012 the note and mortgage payments have been in default. Prior to filing the instant action Defendant was purportedly served with the required notices under Act 91 on or about September 10, 2012.

The Defendant filed his Answer with New Matter on March 20, 2013. In the Answer the Defendant generally denied all of the averments set forth in the complaint but offered little if no facts to support the denial. In New Matter the Defendant alleged that the Plaintiff has not produced the original promissory note for the mortgage and therefore Plaintiff cannot prove either the right to collect on the present mortgage nor does Plaintiff have standing to foreclose on Defendant's mortgage in the present case. Plaintiff filed its Reply to New Matter on June 12, 2013.

On or about June 19, 2013 Defendant served Interrogatories on Plaintiff. Plaintiff filed objections and responses to Defendant's interrogatories on or about April 20, 2014. Defendant filed a Motion to Compel More Complete Answers to Interrogatories on May 9, 2014. On May 21, 2014 Plaintiff filed Supplemental Objections and Responses to Defendant's Interrogatories. On November 5, 2014 the Honorable John D. Kuhn, Judge of the Court of Common Pleas of Adams County, entered an Order of Court denying Defendant's Motion to Compel More Complete Answers to Interrogatories.

On December 8, 2015 Plaintiff filed Motion for Summary Judgment, along with a corresponding brief. The Defendant filed its Answer to Plaintiff's Motion for Summary Judgment on January 8, 2016 and brief on January 22, 2016.

### LEGAL STANDARD

Under the Pennsylvania Rules of Civil Procedure, a court may enter a summary judgment when 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. Pa. R. Civ. P. 1035.2; *Strine v. Commonwealth*, 894 A.2d 733, 737 (Pa. 2006); *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.* Summary judgment is only appropriate in those cases which are free and clear from doubt. *McConnaughey v. Building Components, Inc.*, 637 A.2d 1331, 1333 (Pa. Super. 1994).

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 Communications, Inc.*, 644 A.2d 1251, 1252 (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 facts 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. C. P. 1029 (b). A general denial or demand of proof, except as provided by subdivision (c) and (e) of this rule shall have the same effect of an admission. *Id.*

In an action for mortgage foreclosure, the entry of summary judgment is proper if the mortgagor admits the mortgage is in default, that he has failed to pay interest on the obligation, and that the recorded mortgage is in the specified amount. *Bank of America, N.A. v. Gibson*, 102 A.3d 462, 464 (Pa. Super. 2014). 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 as admissions of those facts since, apart from the plaintiff, the defendant would be the only party who would have sufficient knowledge on which to base a specific denial. *New York Guardian Mortgage Corp. v. Dietzel*, 524 A.2d 951, 952 (Pa. Super. 1987).

A holder of a mortgage has the right, upon default, to bring a

foreclosure action or to sue on the bond accompanying the mortgage. *Cunningham v. McWilliams*, 714 A.2d 1054, 1056-7 (Pa. Super. 1998). The former is strictly an in rem proceeding, the purpose of which is to affect a judicial sale of the mortgaged property. *Rearick v. Elderton State Bank*, 97 A.3d 374, 383 (Pa. Super. 2014). In proceeding on the note or bond, the matter is in personam and the object is to obtain judgment against the obligor of the note. *Levitt v. Patrick*, 973 A.2d 581, 591 (Pa. Super. 2009). In the instant action Plaintiff is seeking an in rem judgment.

### DISCUSSION

Plaintiff's Motion for Summary Judgment is supported by an Affidavit signed by Cynthia A. Thomas, in the capacity of Vice-President Loan Documentation at Wells Fargo Bank, N.A., 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 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 promissory 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 promissory note relevant to this case. Attached to Plaintiff's Motion for Summary Judgment are copies of the original promissory note and copies of the original mortgage and all assignments of the mortgage from 1998 through 2014 when the mortgage was assigned to Plaintiff. There does not appear to be anything facially fraudulent about these documents and Defendant has not offered any substantive evidence of fraud. 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.C. § 3205 (b). The promissory note in this case is a "blank indorsement." Because the promissory note remains a blank indorsement, the bearer of the note, in this case the Plaintiff, has the right to seek enforcement. Plaintiff's Affidavit avers that Plaintiff or its agent has possession of the original promissory note. Furthermore, attachments to

Plaintiff's Response to Defendant's Motion to Compel More Complete Answers to Interrogatories, filed on June 5, 2014, advises Defendant that Plaintiff's counsel has the original promissory note and Defendant may view the note by making arrangements with Plaintiff's counsel. There is no evidence that Defendant ever made any attempt to view the original promissory note.

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. Plaintiff's Affidavit avers that Plaintiff or its agent has possession of the original note. Defendant was afforded the opportunity to personally inspect the original note and chose not to. Therefore, this issue does not raise a factual concern.

Next, Defendant denies that he received the Act 91 notice. Pennsylvania law requires that before a mortgagee may commence a mortgage foreclosure action such mortgagee must "send" to the mortgagor "at his or her last known address" what is commonly referred to as the Act 91 notice. 35 P.S. § 680.402c; § 680.403c. This notice acts as a condition precedent before a foreclosure action is initiated. **Beneficial Consumer Disc. Co. v. Vukman**, 77 A.3d 547 (Pa. 2013).

Here, Plaintiff included in its Motion for Summary Judgement a copy of the Act 91 notice sent to Defendant at 325 Peach Glen Idaville Road, Gardners, PA, 17324-9662 on September 4, 2014 by



United States Postal Service certified mail. Plaintiff also included in its Motion for Summary Judgment the scanned image of the recipient information for this certified mail, which was signed by J.T. Sucec on September 7, 2012. This document proves that Act 91 notice was sent to Defendant and Defendant received such notice. Therefore, no question of material fact remains as to whether the Act 91 notice was sent to Defendant.

Next, the Defendant generally denies Plaintiff's averment concerning the mortgage default since January 1, 2012 and the Affidavit confirming the default and amount of debt owed. Defendant alleges that the Plaintiff cannot authenticate the documents presented which illustrate the default and amount of debt owed and further alleges that Plaintiff offers no basis for the calculations presented in Plaintiff's Affidavit and/or cannot justify the charges. Plaintiff's Affidavit in support of its Motion for Summary Judgment has alleged the principal balance, interest, pre-acceleration late charges, hazard insurance disbursements, tax disbursements, property inspections/preservation, and credits to borrower for a total of \$99,625.95. Attached to the Motion for Summary Judgment is a payment history dating prior to the alleged default. As noted above, Defendant has only generally denied the amount owed and has offered no evidence disputing this amount even though Defendant should have record of payments made. A mortgagor's general denial as to the amount owed in a pleading in mortgage foreclosure is considered an admission because the mortgagor and the lender are the only entities that would have sufficient information upon which to base a specific denial. *First Wisconsin Trust Company v. Strausser*, 653 A.2d 688, 692 (Pa. Super. 1995). Even though Defendant was not the original mortgagor in this case, following the death of Anna M. Saul on July 9, 2009 Defendant was appointed administrator of her estate and was her sole heir. By Defendant's own admission in Defendant's Brief in Response to Plaintiff's Motion for Summary Judgment, Defendant continued paying the mortgage following the death of his mother, Anna Saul, until January 2012. Therefore, this issue does not raise a factual concern.

Summary judgment is appropriate in mortgage foreclosure actions if the mortgagors admit that the mortgage is in default, that

they have failed to pay interest on the obligation, and that the recorded mortgage is in the specific amount. ***Cunningham v. McWilliams***, 714 A.2d 1054, 1057 (Pa. Super. 1998) (citing ***Landau v. W. PA. National Bank***, 282 A.2d 335, 340 (Pa. 1971)). Although Defendant presents vague arguments disputing standing and the amount due, Defendant has admitted these essential facts supporting summary judgment in favor of the Plaintiff and/or has not presented evidence sufficient to demonstrate the existence of a genuine issue of material fact.

Therefore, Plaintiff's Motion for Summary Judgment is granted. Accordingly, the attached Order is entered.

#### ORDER OF COURT

AND NOW, this 29th day of January, 2016, upon consideration of the Motion for Summary Judgment filed on behalf of Plaintiff, it is hereby Ordered, Adjudged and Decreed that the Motion for Summary Judgment is granted and Judgment in Mortgage foreclosure is entered in favor of Plaintiff and against Defendant in the amount of \$99,625.95 plus interest, additional late charges, attorney's fees and costs, and for foreclosure and sale of the mortgaged premises commonly known as 325 Peach Glen Idaville Road, Gardners, PA 17324-9662.

## 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 18th day of March 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. 10-SU-1859****BANK OF AMERICA NA**

vs

**ERIC S. ANDERSON, SHARON E. ANDERSON**

PROPERTY ADDRESS: 2189 TABLE ROCK ROAD, BIGLERVILLE, PA 17307  
By virtue of a Writ of Execution No. 10-S-1859

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP

v.  
Eric S. Anderson  
Sharon E. Anderson

owner(s) of property situate in the TOWNSHIP OF BUTLER, ADAMS County, Pennsylvania, being  
2189 Table Rock Road, Biglerville, PA 17307-9778

Parcel No. 07 F09-0042-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$80,312.70

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 10-SU-121****M & T BANK**

vs

**MICHAEL E APPLER**

PROPERTY ADDRESS: 29 MAIN STREET, MCSHERRYSTOWN, PA 17344

By virtue of Writ of Execution No. 2010-S-121

M&T BANK S/B/M MANUFACTURERS AND TRADERS TRUST COMPANY

vs.

MICHAEL E. APPLER

29 Main Street Mcsherrystown, PA 17344

Borough of McSherrystown

Parcel No: 2-81

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$60,176.45

Attorneys for Plaintiff

KML Law Group, P.C.

**No. 13-NO-1324****NEW OXFORD MUNICIPAL AUTHORITY**

vs

**IRENE M. BELL**

PROPERTY ADDRESS: 6 CASEY DRIVE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No.:

13-N-1324

New Oxford Municipal Authority

VS

IRENE M. BELL

owner of property situate in OXFORD

TOWNSHIP, New Oxford,

ADAMS County, Pennsylvania being:

6 Casey Drive, New Oxford,

Pennsylvania 17350

Parcel No.: 35010-0090---000

Improvements thereon: A RESIDENTIAL

DWELLING

Judgment Amount: \$1,170.70

Attorneys for Plaintiff

Stock and Leader

**No. 13-SU-1140****U.S. BANK NATIONAL ASSOCIATION**

vs

**STEPHEN H. BOYER, MATTHEW BOYER**

PROPERTY ADDRESS: 221 EAST KING STREET, EAST BERLIN, PA 17316

By Virtue of Writ of Execution No. 2013-SU-1140

US BANK NATIONAL ASSOCIATION

VS

STEPHEN H BOYER

MATTHEW BOYER

Property Address: 221 East King Street, East Berlin, PA 17316

Borough of East Berlin

Parcel No. 10-007-0021-000

Judgment Amount: \$131,764.45

Improvements consist of a Residential Dwelling

Manley Deas Kochalski LLC

PO Box 165028

Columbus, OH 43216-5028

717-516-7660

**No. 13-SU-502****ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs

**WILLIAM C. BRENT, LATRICIA S. BRENT**

PROPERTY ADDRESS: 138 BRENT

ROAD, AND 92 ACRES OF LAND

KNOWN AS TRACT 1 AND TRACT 2,

FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

2013-S-502

ACNB Bank

vs.

William C. Brent and Latricia S. Brent

Property Address: 138 Brent Road,

Fairfield, PA 17320 and 92 acres of land

known as Tract Nos. 1 and 2 adjoining

138 Brent Road, Fairfield, PA 17320

Township or Borough: Liberty Township and Hamiltonban Township

Parcel Nos.: 25-C16-82 and 25-C16-43

Improvements Thereon: Residential Dwelling and Farm Land  
Judgment Amount: \$296,670.68  
Attorneys for Plaintiff:

Puhl, Eastman & Thrasher

220 Baltimore Street

Gettysburg, PA 17325

**No. 15-SU-453****THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR T**

vs

**BRANDON K. CAMPBELL, JESSICCA L. WONDER**

PROPERTY ADDRESS: 59 TOWN CIRCLE, ABBOTTSTOWN, PA 17301

By virtue of Writ of Execution No.:

2015-SU-0000453

The Bank Of New York Mellon Fka The Bank Of New York, As Trustee For The Certificateholders Of The Cwabs, Inc., Asset-Backed Certificates, Series 2007-8,

vs.

Brandon K. Campbell And Jessica L.

Wonder A/K/A Jessica L. Campbell

Property Address: 59 Town Circle,

Abbottstown Borough, Adams County,

Pennsylvania 17301

Parcel ID. No.: 1-4-100

Improvements thereon of the residential dwelling

Judgment Amount: \$259,140.88

Attorney for Plaintiff: Stephen M.

Hladik, Esquire

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

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

2/19, 2/26 & 3/04

## 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 18th day of March 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-1438****NATIONSTAR MORTGAGE, LLC**

vs

**JONATHAN CARUCCI, JENNIE J. CARUCCI**

PROPERTY ADDRESS: 41  
GETTYSBURG COURT, LITTLSTOWN,  
PA 17340

By virtue of Writ of Execution No.:  
14-SU-1438

Nationstar Mortgage LLC

vs.

Jonathan Carucci  
and

Jennie J. Carucci

Property Address: 41 Gettysburg Court,  
Littletown, PA 17340

Township or Borough Partly in  
Littletown Township and partly in  
Germany Township

PARCEL NO.: 27014-0020-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$246,791.59

ATTORNEYS FOR PLAINTIFF

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

**No. 13-SU-1213****WELLS FARGO BANK, N.A.**

vs

**KELLY L. COLEMAN**

PROPERTY ADDRESS: 255 CHURCH  
ROAD, ORRTANNA, PA 17353

BY VIRTUE OF WRIT OF EXECUTION

NO. 2013-SU-0001213

WELLS FARGO BANK NA

vs

**KELLY L. COLEMAN**

PROPERTY ADDRESS: 255 CHURCH  
ROAD, ORRTANNA, PA 17353

Township of Franklin

Parcel No. 12-B09-0103-000

JUDGMENT AMOUNT: \$124,914.52

IMPROVEMENTS CONSIST OF A

RESIDENTIAL DWELLING

Manley Deas Kochalski, LLC.,

P.O. Box 165028, Columbus, OH 43216

(614) 222-4921

**No. 14-SU-968****PENNYMAC LOAN SERVICES, LLC**

vs

**ROBERT J. CZYZEWSKI, JR., LINDA CZYZEWSKI**

PROPERTY ADDRESS: 14 WHITE  
BIRCH DRIVE, LITTLSTOWN, PA  
17340

By virtue of a Writ of Execution No.  
14-SU-968

Pennymac Loan Services, LLC

VS

Robert Czyzewski, Jr a/k/a Robert J.

Czyzewski, Jr

Linda Czyzewski

owner(s) of property situate in the  
BONNEAUVILLE BOROUGH, ADAMS  
County,

Pennsylvania, being

14 White Birch Drive, Littlestown, PA  
17340-9419

Parcel No. 06.010-0015

(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$271,500.57

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-985****FIDELITY BANK**

vs

**JEFFREY A. ELSBREE, SR., KAREN L. ELSBREE**

PROPERTY ADDRESS: 12 BLUE  
RIDGE TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

15-SU-985

Fidelity Bank

vs.

Jeffrey A. Elsbree, Sr. and Karen L.

Elsbree

Property Address: 12 Blue Ridge Trail,  
Fairfield, Pennsylvania 17320

Carroll Valley Borough

Parcel ID No.: 43005-0069-000

Improvements thereon: Residential  
Dwelling

Judgment Amount: \$248,436.72

Attorney for Plaintiff:

Hladik, Onorato & Federman, LLP

Stephen M. Hladik, Esquire

298 Wissahickon Avenue

North Wales, PA 19454

215-855-9521

**No. 15-SU-948****FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA")**

vs

**FRANKLIN J. EPPERSON, JR.**

PROPERTY ADDRESS: 1244

CHAMBERSBURG ROAD,

GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

15-SU-948

Federal National Mortgage Association  
("FNMA")

v.

Franklin J. Epperson, Jr a/k/a Franklin

B. Epperson, Jr

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

Pennsylvania, being

1244 Chambersburg Road, Gettysburg,  
PA 17325-7394

Parcel No. 09-E12-0086

(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$146,190.45

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

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

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

James W. Muller

Sheriff of Adams County

[www.adamscounty.us](http://www.adamscounty.us)

2/19, 2/26 & 3/04

## 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 18th day of March 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-50****URBAN FINANCIAL OF AMERICA, LLC**

vs

**ESTATE OF CHARLES T. CONNER  
C/O CHERYL L. SAMPEY, PERSONAL  
REPRESENTATIVE, CHERYL L.  
SAMPY, PERSONAL  
REPRESENTATIVE OF THE ESTATE  
OF CHARLES T. C. CHERYL L.  
SAMPY, KNOWN HEIR OF THE  
ESTATE OF CHARLES T.  
CONNER, ROBERTA E. CONNER,  
LAST RECORD OWNER, UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS  
AND ALL  
PERSONS, FIRMS, OR  
ASSOCIATIONS, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS**  
PROPERTY ADDRESS: 3801  
BALTIMORE PIKE, LITTLESTOWN, PA  
17340

BY VIRTUE OF WRIT OF EXECUTION  
NO. 15-S-50

Urban Financial of America, LLC  
VS

ESTATE OF CHARLES T. CONNER  
ROBERTA E. CONNER, LAST RECORD  
OWNER

CHERYL L. SAMPY, KNOWN HEIR,  
AND AS PERSONAL REPRESENTATIVE  
OF THE ESTATE  
OF CHARLES T. CONNER  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM  
OR UNDER ROBERTA E. CONNER,  
LAST RECORD OWNER  
ALL THAT CERTAIN LOT OF LAND  
SITUATE IN TOWNSHIP OF MOUNT  
JOY,  
ADAMS COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 3801 Baltimore  
Pike, Littlestown, PA 17340  
PARCEL NUMBER: 01-30-H16-00-  
7800-00-0

IMPROVEMENTS: Residential Property  
JUDGMENT AMOUNT: 127,881.40  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

**No. 10-SU-2234****BANK OF NEW YORK MELLON  
TRUST COMPANY NA**

vs

**SUSAN A. FLICKINGER, WILLIAM L.  
FLICKINGER**

PROPERTY ADDRESS: 833 HANCOCK  
DRIVE, GETTYSBURG, PA 17325  
BY VIRTUE OF WRIT OF EXECUTION  
NO. 10-S-2234  
THE BANK OF NEW YORK MELLON  
TRUST COMPANY, NATIONAL  
ASSOCIATION  
FKA THE BANK OF NEW YORK TRUST  
COMPANY, N.A. AS SUCCESSOR TO  
JPMORGAN CHASE BANK, N.A. AS  
TRUSTEE

VS

Suzan A. Flickinger and William L.  
Flickinger

ALL that certain lot of ground situate,  
lying and being in Mt. Joy Township,  
Adams County,  
Pennsylvania.

PROPERTY ADDRESS: 833 Hancock  
Drive, Gettysburg, PA 17325  
PARCEL ID NUMBER: 31-9-71  
JUDGMENT AMOUNT: \$147,361.92  
IMPROVEMENTS CONSIST OF A  
RESIDENTIAL DWELLING  
ATTORNEY FOR PLAINTIFF:  
STERN & EISENBERG, PC  
1581 MAIN STREET, SUITE 200  
WARRINGTON, PA 18976  
215-572-8111

**No. 12-SU-374****WELLS FARGO BANK NA**

vs

**KIMBERLY A. GILBERT, JEREMY  
GILBERT**

PROPERTY ADDRESS: 2496 OLD  
ROUTE 30, ORRTANNA, PA 17353  
By virtue of Writ of Execution No.  
12-SU-374  
WELLS FARGO BANK, N.A.

vs.

Kimberly A. Gilbert; Jeremy Gilbert  
Property Address: 2496 Old Route 30,  
Ortanna, Franklin Township, PA 17353  
Parcel No. 12-B10-0042  
Improvements thereon of Residential  
Building  
Judgment amount \$136,035.96  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OR 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: jfridfinnsdottir@manleydeas.com  
Attorney for Plaintiff

**No. 11-SU-467****WELLS FARGO BANK NA**

vs

**RONALD E. GORTH, DEBBIE M.  
GORTH**

PROPERTY ADDRESS: 21 AUTUMN  
DRIVE, GETTYSBURG, PA 17325  
By Virtue of Writ of Execution No. 2011-  
SU-0000467

**WELLS FARGO BANK NA**

VS

**RONALD E. GORTH AKA RONALD E.  
GORTH, JR****DEBBIE M GORTH**

Property Address: 21 Autumn Drive,  
Gettysburg, PA 17325  
Borough of Bonneauville  
Parcel No. 06-005-0097-0-000  
Improvements consist of a Residential  
Dwelling  
Judgment Amount: \$268,032.75  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**No. 15-SU-159****WELLS FARGO BANK, NA**

vs

**CHASTITY J. GROSS**

PROPERTY ADDRESS: 5 LAKE MEADE  
DRIVE, EAST BERLIN, PA 17316

By virtue of Writ of Execution No. 15-S-  
159

Wells Fargo Bank, NA,

vs.

Chastity J. Gross,  
5 Lake Meade Drive, East Berlin, PA  
17316

Reading Township

Parcel No.: 36-105-0060-000

Improvements thereon: Residential  
Dwelling

Judgment amount: \$166,579.73

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, 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

2/19, 2/26 & 3/04

## 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 18th day of March 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-99****SPECTRUM CREDIT UNION, F/K/A SPECTRUM FEDERAL CREDIT UNION A DIVISION**

vs

**HUGO C. GUCKERT, III, SANDRA S. GUCKERT, UNITED STATES OF AMERICA**

PROPERTY ADDRESS: 38 GARRISON FALLS DRIVE, GETTYSBURG, PA 17325  
BY VIRTUE OF WRIT OF EXECUTION  
NO: 15-SU-99

Spectrum Credit Union, f/k/a Spectrum Federal Credit Union  
a division of Chevron Federal Credit Union

vs

Hugo C. Guckert, III and Sandra S. Guckert  
and The United States of America  
HAVING erected thereon a dwelling known as  
38 Garrison Drive, Unit 49, Gettysburg, PA 17325  
located in Mount Joy Township  
UPI# 30-G18-120  
Judgment Amount: \$54,038.99  
Attorney for Plaintiff: Lois M Vitti, Esq.  
215 Fourth Ave.  
Pittsburgh PA 15222  
412-281-1725

**No. 15-SU-1000****U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO B**

vs

**MICHAEL HARRIS, HOLLY A. HARRIS**

PROPERTY ADDRESS: 603 HARBAUGH VALLEY ROAD, FAIRFIELD, PA 17320  
By virtue of Writ of Execution No.: 15-SU-1000  
U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee  
for First Franklin Mortgage Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2

vs.

Michael Harris

and

Holly A. Harris  
Property Address: 603 Harbaugh Valley Road, Fairfield, PA 17320  
Township or Borough: Liberty Township  
PARCEL NO.: 25A 18-0040--000  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$199,839.00  
ATTORNEYS FOR PLAINTIFF  
SHAPIRO & DENARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
610-278-6800

**No. 12-SU-814****WELLS FARGO BANK NA**

vs

**CLINT F. HEINTZELMAN**

PROPERTY ADDRESS: 116 STANLEY DRIVE, NEW OXFORD, PA 17350  
BY VIRTUE OF WRIT OF EXECUTION  
NO: 2012-SU-0000814  
WELLS FARGO BANK NA  
VS.

CLINT F HEINTZELMAN  
PROPERTY ADDRESS: 116 STANLEY DRIVE, NEW OXFORD, PA 17350-9457  
Township of Berwick  
Parcel No. 04-K11-0048E-000  
IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$191,726.59  
Attorney for Plaintiff: Jana Fridfinnsdottir, Esq.  
MANLEY DEAS KOCHALSKI LLC  
PO Box 165028  
Columbus, OH 43216-5028  
614-222-4921

**No. 15-SU-168****U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO W**

vs

**RAYMOND A. HOFF, KATHRYN R. STAUB**

PROPERTY ADDRESS: 222 NORTH STREET, MCSHERRYSTOWN, PA 17344  
By virtue of a Writ of Execution No. 15-S-168  
U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Gsmgs Mortgage Loan Trust 2004-4 v.

Raymond A. Hoff  
Kathryn R. Staub a/k/a Kathryn R. Hoff owner(s) of property situate in the MCSHERRYSTOWN BOROUGH, ADAMS County, Pennsylvania, being 222 North Street, McSherrystown, PA 17344-1413  
Parcel No. 28,002-00-73 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$60,266.90

Attorneys for Plaintiff

Phelan Hallinan Diamond &amp; Jones, LLP

**No. 14-SU-318****DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LO**

vs

**SHAWN D. HOFF, STEPHANIE L. RUMMEL**

PROPERTY ADDRESS: 1504 CARLISLE PIKE, HANOVER, PA 17331  
By virtue of Writ of Execution No 2014-SU-0000318

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WFI  
Asset-Backed Certificates, Series 2006-WFI

vs.

Shawn D. Hoff and Stephanie L. Rummel AKA Stephanie L. Rummel  
Property Address: 1504 Carlisle Pike, Hanover, Township of Oxford, Pennsylvania 17331  
Parcel No. 35-L13-0014-000  
Improvements thereon of Residential Building  
Judgment Amount: \$123,294.76  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921  
Fax: 614-220-5613  
Email: jfridfinnsdottir@manleydeas.com  
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

2/19, 2/26 &amp; 3/04

## 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 18th day of March 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. 12-SU-1238****BANK OF NEW YORK MELLON**

vs

**JOHN T. HUNT, CATHERINE C. HUNT**

PROPERTY ADDRESS: 140 OLD ROUTE 30, MCKNIGHTSTOWN, PA 17343

By virtue of a Writ of Execution No. 12-SU-1238

The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders of Cwabs, Inc., Asset Backed Certificates, Series 2004-Bc4 v.

John T. Hunt

Catherine C. Hunt

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

140 Old Route 30, Mcknightstown, PA 17343

Parcel No. 12DII-0067---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$135,017.01

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-728****EMBRACE HOME LOANS, INC.**

vs

**MIGUEL S. JIMENEZ, LUISA M.****FLORENCIO**

PROPERTY ADDRESS: 2821 OLD CARLISLE ROAD, GARDNERS, PA 17324

BY VIRTUE OF WRIT OF EXECUTION NO. 2015-SU-0000728

EMBRACE HOME LOANS INC

vs

MIGUEL S. JIMENEZ & LUISA M. FLORENCIO

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

2821 Old Carlisle Road, Gardners, Pennsylvania 17324

TAX MAP AND PARCEL NUMBER: 40-G05-0006A

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$137,172.90

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Miguel S. Jimenez and Luisa M. Florencio McCabe, Weisberg and Conway, P.c. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

**No. 15-SU-1021****WELLS FARGO BANK, NA AS SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL**

vs

**GARY P. KOONTZ**

PROPERTY ADDRESS: 5063 BALTIMORE PIKE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 15-S-1021

Wells Fargo Bank, NA as successor by merger to Wachovia Bank, National Association, vs.

Gary P. Koontz, 5063 Baltimore Pike, Littlestown, PA 17340

Germany Township

Parcel No.: 15-117-0011A-00

Improvements thereon: Residential Dwelling

Judgment amount: \$113,059.30

MILSTEAD & ASSOCIATES, LLC

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

**No. 10-SU-1571****BANK OF NEW YORK MELLON**

vs

**DORIS M. KRICHTEN**

PROPERTY ADDRESS: 50 DANIEL LANE, F/K/A 450 MT. MISERY ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.:

10-S-1571

The Bank of New York Mellon, as Trustee for CIT Home Equity Loan Trust 2002-1

vs.

Doris M. Krichten

Property Address: 50 Daniel Lane f/k/a 450 Mt. Misery Road, New Oxford, PA 17350

Township or Borough: Oxford Township PARCEL NO.: K12-81C

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$118,722.16

ATTORNEYS FOR PLAINTIFF: Leslie J.

Rase, Esq.

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

**No. 15-SU-1129****PNC BANK, NATIONAL ASSOCIATION**

vs

**PAUL E. MAINS, JESSE MAINS**

PROPERTY ADDRESS: 3 BLOSSOM LANE, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No.

15-SU-1129

PNC BANK, NATIONAL ASSOCIATION vs.

PAUL E. MAINS & JESSE MAINS a/k/a JESSE HUBBARD

Property Address: 3 Blossom Lane Biglerville, PA 17307

Menallen Township

Parcel No: 29E07-0080-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$303,957.06

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](http://www.adamscounty.us)

2/19, 2/26 & 3/04



## 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 18th day of March 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-648**  
**CITIMORTGAGE, INC.**

**vs**  
**BETTY MANNO, LORA A. WRIGHT, IN**  
**HER CAPACITY AS ADMINISTRATRIX**  
**OF THE ESTATE OF TIMOTHY R.,**  
**UNKNOWN HEIRS, SUCCESSORS,**  
**ASSIGNS, AND ALL PERSONS,**  
**FIRMS, OR ASSOCIATIONS**

PROPERTY ADDRESS: 305 MUD  
 COLLEGE ROAD, LITTLESTOWN, PA  
 17340

By virtue of a Writ of Execution No.  
 2015-SU-648  
 CitiMortgage, Inc.

**v.**  
 Betty G. Manno, individually and in her  
 capacity as Custodian for Wyatt J.  
 Martin and  
 Timothy R. Martin, Jr.  
 Lora A. Wright, in Her Capacity as  
 Administratrix of The Estate of Timothy  
 R. Martin, Sr

Unknown Heirs, Successors, Assigns,  
 and All Persons, Firms, or Associations  
 Claiming

Right, Title or Interest From or Under  
 Timothy R. Martin, Sr., Deceased  
 owner(s) of property situate in MT JOY  
 TOWNSHIP, ADAMS County,  
 Pennsylvania,  
 being  
 305 Mud College Road, Littlestown, PA  
 17340-9218

Parcel No. 30H17-0008A--000  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL  
 DWELLING  
 Judgment Amount: \$206,141.57  
 Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-1251**  
**MID ATLANTIC FARM CREDIT ACA**

**vs**  
**MARSH CREEK PROPERTIES LLC**  
 PROPERTY ADDRESS: 3 PARCELS OF  
 VACANT LAND, CHAMBERSBURG  
 ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.  
 15-SU-1251  
 MidAtlantic Farm Credit, ACA  
**vs.**

Marsh Creek Properties, LLC  
 Address: 3 Parcels of Vacant Land,  
 Chambersburg Road, Gettysburg, PA

17325  
 Township of Franklin  
 Parcel No. 12D11-0005D-000  
 Improvements Thereon: Vacant Land  
 Judgment Amount: \$542,805.41, plus  
 interest and costs  
 Attorneys for Plaintiff  
 Stevens & Lee  
 111 N. Sixth Street  
 Reading, PA 19603-0679

**No. 15-SU-124**  
**WELLS FARGO BANK, N.A.**

**vs**  
**JOSEPH A. MAUST**  
 PROPERTY ADDRESS: 1550  
 GOLDENVILLE ROAD, GETTYSBURG,  
 PA 17325  
 By virtue of Writ of Execution No 2015-  
 SU-124  
 Wells Fargo Bank, N.A.

**vs.**  
 Joseph A. Maust  
 Property Address: 1550 Goldenville  
 Road, Gettysburg, Butler Township,  
 Pennsylvania 17325  
 Parcel No. 07-E10-0015-000  
 Improvements thereon of Residential  
 Building  
 Judgment Amount: \$106,839.68  
 Manley Deas Kochalski LLC  
 P. O. Box 165028  
 Columbus, OH 43216-5028  
 Telephone: 614-222-4921  
 Fax: 614-220-5613  
 Email: jfridfinnsdottir@manleydeas.com  
 Attorney for Plaintiff

**No. 15-SU-929**  
**HSBC BANK USA, N.A.**

**vs**  
**BRIAN D. MCGEE, KYLE P. MCGEE**  
 PROPERTY ADDRESS: 41 LOTTIE  
 LANE, NEW OXFORD, PA 17350  
 By Virtue of Writ of Execution No.  
 15-SU-929  
 HSBC Bank USA NA  
**VS**  
 Brian McGee a/k/a Brian D. McGee and  
 Kyle McGee a/k/a Kyle P. McGee  
 All that certain piece or parcel or Tract  
 of land situate Oxford Township, Adams  
 County, Pennsylvania, and being known  
 as:

41 Lottie Lane, New Oxford,  
 Pennsylvania 17350  
 TAX MAP AND PARCEL NUMBER:  
 35J12-0300-000  
 THE IMPROVEMENTS THEREON ARE:  
 Residential Dwelling  
 REAL DEBT: \$281,235.73  
 SEIZED AND TAKEN IN EXECUTION  
 AS THE PROPERTY OF: Brian McGee  
 a/k/a Brian D. McGee and Kyle McGee  
 a/k/a Kyle P.  
 McGee  
 McCabe, Weisberg and Conway, P.C.  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109

**No. 14-SU-470**

**CITIMORTGAGE INC., S/B/M TO**  
**CITIFINANCIAL MORTGAGE**  
**COMPANY, INC.**

**vs**  
**MARY M. MILLER**  
 PROPERTY ADDRESS: 649 CURTIS  
 DRIVE, GETTYSBURG, PA 17325  
 By virtue of a Writ of Execution No.  
 14-SU-470  
 CitiMortgage Inc., s/b/m to Citifinancial  
 Mortgage Company, Inc.

**v.**  
 Mary Miller a/k/a Mary M. Miller  
 owner(s) of property situate in MT  
 PLEASANT TOWNSHIP, ADAMS  
 County,  
 Pennsylvania, being  
 649 Curtis Drive, Gettysburg, PA  
 17325-8949  
 Parcel No. 32105-0119---000  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL  
 DWELLING  
 Judgment Amount: \$138,079.06  
 Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

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

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

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

James W. Muller  
 Sheriff of Adams County  
 www.adamscounty.us  
 2/19, 2/26 & 3/04



## 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 18th day of March 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-1170  
CARRINGTON MORTGAGE  
SERVICES, LLC**

**vs  
LISA A. MILLER-STOVER, ROBERT A  
STOVER**

PROPERTY ADDRESS: 4010 CARLISLE PIKE, NEW OXFORD, PA 17350  
BY VIRTUE OF WRIT OF EXECUTION  
NO. 2014-SU-0001170  
CARRINGTON MORTGAGE SERVICES  
LLC  
VS  
LISA A MILLER-STOVER  
ROBERT A STOVER  
PROPERTY ADDRESS: 4010 CARLISLE PIKE, NEW OXFORD, PA 17350  
Hamilton Township  
Parcel No. 17K10-0004---000  
IMPROVEMENTS CONSIST OF A  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$130,040.91  
RICHARD M. SQUIRE & ASSOCIATES,  
LLC  
115 West Avenue, Suite 104  
Jenkintown, PA 19046  
215-886-8790

**No. 13-SU-637  
WELLS FARGO BANK NA**

**vs  
BRENDA L. MOHNEY**  
PROPERTY ADDRESS: 6167 OLD  
HARRISBURG ROAD, YORK SPRINGS,  
PA 17372

By virtue of a Writ of Execution No.  
13-S-637  
Wells Fargo Bank, N.A.

v.  
Brenda L. Mohney a/k/a Brenda  
Mohney  
owner(s) of property situate in the  
HUNTINGTON TOWNSHIP, ADAMS  
County,  
Pennsylvania, being  
6167 Old Harrisburg Road, York  
Springs, PA 17372-9550  
Parcel No. 22105-0071---000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$188,693.06  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

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

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

PROPERTY ADDRESS: 2942  
HANOVER PIKE, HANOVER, PA 17331  
By virtue of Writ of Execution No. 2015-  
SU-0000092  
THE BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A. F/K/A THE  
BANK OF  
NEW YORK TRUST COMPANY, N.A.  
AS SUCCESSOR-IN-INTEREST TO JP  
MORGAN  
CHASE, NA, AS TRUSTEE FOR  
NOMURA ASSET ACCEPTANCE  
CORPORATION  
REPERFORMING LOAN REMIC TRUST  
SERIES 2004-R3

vs.  
Sterling J. Myers, Original Mortgagor  
and  
Jean L. Myers, Original Mortgagor and  
Real Owner  
Property Address: 2942 Hanover Pike,  
Hanover, PA 17331  
Conewago Township  
Parcel No.: 08-L-15-0015-000  
Improvements thereon: Residential  
Dwelling  
Judgment amount: \$57,101.64  
MILSTEAD & ASSOCIATES, LLC  
BY: Robert W. Williams, Esquire  
ID No.315501  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff

**No. 13-SU-872  
WELLS FARGO BANK, N.A.**

**vs  
TRAVIS JON OVERHOLTZER, ERICA  
LYNN OVERHOLTZER**

PROPERTY ADDRESS: 532 PRINCE  
ST., LITTLTOWN, PA 17340  
By virtue of Writ of Execution No. 13-S-  
872  
WELLS FARGO BANK, NA  
VS.  
Travis J. Overholtzer; Erica L.  
Overholtzer  
532 Prince Street, Littlestown, PA  
17340  
Borough of Littlestown  
Parcel No. 2L47-004-0006-000  
Improvements thereon of Residential  
Building  
Judgment amount \$191,369.23  
MANLEY DEAS KOCHALSKI LLC  
P. O. Box 165028  
Columbus, OH 43216-5028  
Telephone: 614-222-4921

**No. 15-SU-280  
WELLS FARGO BANK, N.A., S/B/M  
TO WELLS FARGO HOME  
MORTGAGE, INC.**

**vs  
JO ANN OYLER, GROVER C.  
BEASLEY, JR.**  
PROPERTY ADDRESS: 3405  
CHAMBERSBURG ROAD,  
BIGLERVILLE, PA 17307  
By virtue of a Writ of Execution No.  
15-SU-280  
Wells Fargo Bank, N.A., s/b/m to Wells  
Fargo Home Mortgage, Inc.  
v.

Jo Ann Oyler a/k/a Jo Ann Briggeman  
Grover C. Beasley, Jr.  
owner(s) of property situate in the  
FRANKLIN TOWNSHIP, ADAMS  
County, Pennsylvania,  
being:  
3405 Chambersburg Road, Biglerville,  
PA 17307-9598  
Parcel No. 12,010-0088  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$120,105.62  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

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

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

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

James W. Muller  
Sheriff of Adams County

[www.adamscounty.us](http://www.adamscounty.us)

2/19, 2/26 & 3/04

## 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 18th day of March 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-879****WELLS FARGO BANK, N.A.**

vs

**PAUL MICHAEL PHILLIPS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF PAUL E. PHILLIPS**

PROPERTY ADDRESS: 19 GLENWOOD DRIVE, BIGLERVILLE, PA 17307

By virtue of a Writ of Execution No.

15-SU-879

Wells Fargo Bank, N.A.

v.

Paul Michael Phillips, in His Capacity as Executor and Devisee of The Estate of Paul

Elwood Phillips a/k/a Paul E. Phillips owner(s) of property situate in the ARENDTSTVILLE BOROUGH, ADAMS County,

Pennsylvania, being

19 Glenwood Drive, Biglerville, PA 17307-9650

Parcel No: 02006-0157-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$112,408.70

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-796****WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2**

vs

**DEBORA K. POLAND, STEVEN W. POLAND**

PROPERTY ADDRESS: 114 RAMPIKE HILL ROAD, BENDERSVILLE, PA 17306

By Virtue of Writ of Execution No. 2015-SU-0000796

Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-A, Asset-Backed

Certificates, Series 2001- A

VS

DEBORA K POLAND and STEVEN W. POLAND

Property Address: 114 Rampike Hill,

Bendersville, PA, 17306

Borough of Bendersville

PARCEL ID: 03004-0002-000

Improvements consist of a Residential Dwelling

Judgment Amount: \$117,434.10

Stern & Eisenberg, P.C.

M. Troy Freedman, Esq.

1581 Main Street, Suite 200

Warrington PA 18976

215-572-8111

**No. 15-SU-1056****BRANCH BANKING AND TRUST COMPANY**

vs

**DAVID E. POWERS**

PROPERTY ADDRESS: 726 FISH AND GAME ROAD, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No

15-SU-1056

Branch Banking and Trust Company

vs.

David E. Powers

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

being:

726 Fish and Game Road, East Berlin, PA 17316-9549

Parcel No. 36L06-0013---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$127,293.83

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-939****NATIONSTAR MORTGAGE LLC**

vs

**THELMA REIFSNIDER, MARY FRANCES REIFSNIDER**

PROPERTY ADDRESS: 30 COLORADO AVE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 2015-S-939

Nationstar Mortgage LLC

vs.

Thelma Reifsnider

Mary F. Reifsnider aka Mary Reifsnider

Property Address: 30 Colorado Avenue, Littlestown, PA 17340

Littlestown Borough

Parcel No.: 27-1-1016

Improvements thereon: Residential

Dwelling

Judgment amount: \$146,539.50

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. 12-SU-952****JAMES B. NUTTER & COMPANY**

vs

**GENEVIEVE M. SCHOFIELD, JAMES GLOTFELTY, HEIR TO ESTATE OF GENEVIEVE SCHOFIELD, CATHLEEN T.****GLOTFELTY, HEIR TO ESTATE OF GENEVIEVE SCHOFIELD, CATHLEEN T. LEAP F/K/A CATHLEEN T. GLOTFELTY, IN HER****CAPACITY AS HEIR, THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS**

PROPERTY ADDRESS: 518 GRANT DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

12-SU-952

JAMES B. NUTTER & COMPANY

vs.

DAVID GLOTFELTY, IN HIS CAPACITY OF HEIR TO THE ESTATE OF GENEVIEVE SCHOFIELD

CATHLEEN T. GLOTFELTY, IN HER CAPACITY OF HEIR TO THE ESTATE OF GENEVIEVE SCHOFIELD

JAMES GLOTFELTY, IN HIS CAPACITY OF HEIR TO THE ESTATE OF GENEVIEVE SCHOFIELD

THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GENEVIEVE

SCHOFIELD, DECEASED PROPERTY ADDRESS: 518 GRANT DRIVE, GETTYSBURG, PA 17325

MT PLEASANT TOWNSHIP

PARCEL NO.: (32)-102-0067

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$141,534.32

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

2/19, 2/26 & 3/04

## 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 18th day of March 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-883****VALLEY NATIONAL BANK**

vs

**DOUGLAS M. SHUFFLER, LINDA J. SHUFFLER**

PROPERTY ADDRESS: LOT 19 PHEASANT MEADOWS, ABBOTTSTOWN, PA 17301  
By virtue of Writ of Execution No. 15-SU-883

**VALLEY NATIONAL BANK**

vs.

**DOUGLAS M. SHUFFLER LINDA J. SHUFFLER**

PROPERTY ADDRESS: LOT 19 PHEASANT MEADOWS, ABBOTTSTOWN, PA 17301  
HAMILTON TOWNSHIP  
PARCEL NO.: 1-42  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$66,747.35  
ATTORNEYS FOR PLAINTIFF  
POWERS, KIRN & ASSOCIATES, LLC

**No. 15-SU-1124****PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY**

vs

**MICHAEL A. STEVENS, KATHRYN L. STEVENS**

PROPERTY ADDRESS: 36 BRIARWOOD BOULEVARD, HANOVER, PA 17331

By virtue of Writ of Execution No. 15-S-1124

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO.

vs.

**MICHAEL A. STEVENS & KATHRYN L. STEVENS**

Parcel No: 41-K18-0030R-000  
Property Address: 36 Briarwood Boulevard Hanover, PA 17331  
Union Township  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$22,643.48

Attorneys for Plaintiff  
KML Law Group, P.C.

**No. 10-SU-56****VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNER, LLC, ITS TRUSTEE**

vs

**STEPHANIE TALPAS, STEVE TALPAS**  
PROPERTY ADDRESS: 1226 PINE RUN ROAD, ABBOTTSTOWN, PA 17301  
By virtue of Writ of Execution No. 10-S-56

VENTURES TRUST 2013-I-H-R, BY MCM CAPITAL PARTNERS, LLC, its trustee

STEVE M. TALPAS and STEPHANIE A. TALPAS

PROPERTY ADDRESS: 1226 PINE RUN ROAD, ABBOTTSTOWN, PA 17301  
Parcel No.: 17-K09-0018E-000

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$205,991.64  
Hill Wallack LLP  
Attorneys for Plaintiff

**No. 15-SU-74****CITIMORTGAGE, INC.**

vs

**RUSSELL L. WALKER, JR., GLENDA T. WALKER**

PROPERTY ADDRESS: 39 SPRUCE LANE, NEW OXFORD, PA 17350  
By virtue of Writ of Execution No. 15-SU-74  
CITIMORTGAGE, INC.

vs.

RUSSELL L. WALKER, JR  
GLENDA T. WALKER  
PROPERTY ADDRESS: 39 SPRUCE LANE, NEW OXFORD, PA 17350  
OXFORD TOWNSHIP  
PARCEL NO.: 35-010-0040-000  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$109,501.64  
ATTORNEYS FOR PLAINTIFF  
POWERS, KIRN & ASSOCIATES, LLC

**No. 15-SU-714****WELLS FARGO BANK, N.A.**

vs

**NATHAN J. WALTON**

PROPERTY ADDRESS: 415 THIRD STREET, HANOVER, PA 17331  
By virtue of a Writ of Execution No. 15-S-714

Wells Fargo Bank, N.A.

v.

Nathan J. Walton  
owners of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 415 Third Street, Hanover, PA 17331-4913  
Parcel No. 08,008-0192  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL

**DWELLING**

Judgment Amount: \$97,517.59

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-1015****WELLS FARGO BANK, N.A.**

vs

**SONJA L. WILLIAMS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARTHA I. PETERS**

PROPERTY ADDRESS: 346 LINCOLN WAY WEST, NEW OXFORD, PA 17350  
By virtue of a Writ of Execution No. 2015-SU-1015  
Wells Fargo Bank, N.A.

v.

Sonja L. Williams, in Her Capacity as Executrix and Devisee of The Estate of Martha I. Peters a/k/a Martha Irene Peters a/k/a Martha Peters owner(s) of property situate in the Borough of New Oxford, ADAMS County, Pennsylvania, being 346 Lincoln Way West, New Oxford, PA 17350-1009

Parcel No. 34004-0024---000

(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$93,183.82

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

2/19, 2/26 & 3/04

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 18th day of March 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-676

**PNC BANK, NATIONAL ASSOCIATION**

vs

**KATHY PETITE WOLF**

PROPERTY ADDRESS: 1036 700 ROAD, NEW OXFORD, PA 17350  
By virtue of Writ of Execution No. 15-S-676

PNC BANK, NATIONAL ASSOCIATION vs.

**KATHY P. WOLF**

PROPERTY ADDRESS: 1036 700 Road New Oxford, PA 17350

Hamilton Township

Parcel No: 17K09-0042G-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$126,468.83

Attorneys for Plaintiff

KML Law Group, P.C.

No. 12-SU-461

**GMAC MORTGAGE, LLC**

vs

**BRYAN YOUNG, WENDY YOUNG**

PROPERTY ADDRESS: 65 FILBERT STREET, HANOVER, PA 17331

By virtue of Writ of Execution No.

12-SU-461

GMAC Mortgage, LLC

vs.

Bryan Young and Wendy Young

Property Address: 65 Filbert Street, Hanover, PA 17331

Conewago Township

Parcel No.: 01-08-010-0029-00-000

Improvements thereon: Residential Dwelling

Judgment amount: \$230,240.10

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, 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](http://www.adamscounty.us)

2/19, 2/26 & 3/04

## 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 CHARLOTTE V. HAGERMAN, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Patrick F. Bowman, 317 N. Third St., McSherrystown, PA 17344

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

## ESTATE OF DOUGLAS RAE LAWVER, SR., DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Angela Lawver Miller, 1890 Carrolls Tract Rd., Oртanna, PA 17353

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

## ESTATE OF BONNIE MAE MECHLSKE, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Marjorie Anne Covington, c/o James P. Sheppard, Esq., 22 East Middle Street, Gettysburg, PA 17325

Attorney: James P. Sheppard, Esq., 22 East Middle Street, Gettysburg, PA 17325

## SECOND PUBLICATION

## ESTATE OF RICHARD E. HELLER, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Martha Reiker, 11 Carly Drive, New Oxford, PA 17350

Attorney: David K. James, III, Esq., 234 Baltimore St., Gettysburg, PA 17325

## ESTATE OF BETTY D. KLINE, a/k/a BETTY JANE KLINE, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executors: Victoria E. Wojtkowiak, 1889 Arthurs Court, York, PA 17408; Jeffrey S. Kline, 386 Green Ridge Road, New Oxford, PA 17350

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

## ESTATE OF MARY ELLEN MAUST, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Daniel P. Krueger, 4820 Glenville Road, Glen Rock, Pennsylvania 17327

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

## ESTATE OF AUDRIA MARDELL MCQUAIN, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Mickey Del McQuain, 25 Brae Drive, Lillington, NC 27546

## ESTATE OF LEGER OLIVIER, DEC'D

Late of Union Township, Adams County, Pennsylvania

Eric Olivier, 18901 Alpenglou Lane, Brookeville, MD 20833

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

## ESTATE OF ELIZABETH ROOD, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Linda S. Miller, c/o Douglas G. Miller, Esq., Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013

Douglas G. Miller, Esq., Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013

## THIRD PUBLICATION

## ESTATE OF WAYNE FREDERICK BURT SR., DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executors: Wayne F. Burt Jr., 14209 Remington Court, Fontana, CA 92336; John M. Burt, 20 Longview Blvd., Gettysburg, PA 17325

## ESTATE OF SHIRLEY E. DAVIS, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executors: Paul Vincent Davis, III, 847 Long Lane, Gettysburg, PA 17325; Pamela Marie Davis, 847 Long Lane, Gettysburg, PA 17325

Attorney: Robert E. Campbell, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325

## ESTATE OF GLADYS M. KRUG, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Scott A. Krug, 454 Moulstown Road, Abbottstown, PA 17301; Jack L. R. Krug, 147 Adam Drive, New Oxford, PA 17350; Cindy M. Smith, 40 Edgegrove Road, Hanover, PA 17331; Kenny L. Krug, 836 Iron Ridge Road, Spring Grove, PA 17362

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

## ESTATE OF DONALD B. LARSON, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executrix: Betty R. Giannotto, 3306 Carlisle Pike, New Oxford, Pennsylvania 17350

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

## ESTATE OF E. JANE OHLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Douglas R. Appler, 25 Pine Court Drive, Abbottstown, PA 17301

Attorney: Robert E. Campbell, Esq., Campbell & White, P.C., 112 Baltimore Street, Suite 1, Gettysburg, PA 17325

## ESTATE OF JANE I. SMITH, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Executrix: Renea E. Fiorella, c/o Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

## ESTATE OF ANN L. YANNETTI, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executors: Bernard A. Yannetti, Jr., 994 Knoxlyn Road, Gettysburg, PA 17325; Susan E. Yannetti, 119 Barlow Street, Gettysburg, PA 17325

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

