

ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, John W. Phillips, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

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NOTICE

IN THE COURT OF COMMON PLEAS  
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION  
No. 2015-S-181  
ACTION IN QUIET TITLE

MICHAEL S. STRICKLER AND CINDY A.  
STRICKLER, Husband and Wife,  
Plaintiffs

v.

PETER LITTLE, HIS HEIRS AND  
ASSIGNS AND ALL PERSONS  
UNKNOWN CLAIMING ANY RIGHT,  
TITLE OR ESTATE THROUGH HIM,  
Defendants

TO: Peter Little, his heirs and assigns  
and all persons unknown claiming any  
right, title, interest or estate in or to the  
property located at 71 West King Street,  
Littlestown Borough, Adams County,  
Pennsylvania. TAKE NOTICE THAT  
Michael S. Strickler and Cindy A.  
Strickler, Plaintiffs, have filed an Action  
to Quiet Title in the aforesaid court to the  
abovereferenced number, averring that  
Plaintiffs have title to a 9 feet wide strip  
of land fronting on James Avenue by  
adverse possession. Plaintiffs request  
an order declaring Plaintiffs to be the  
sole and exclusive legal and equitable  
owners of the aforesaid property. You  
are hereby notified to file an Answer to  
Plaintiffs' Complaint within twenty (20)  
days following the date of this publica-  
tion. If you fail to do so final judgment  
may be entered against you as prayed  
for in the Complaint.

If you wish to defend, you must enter  
a written appearance personally or by an  
attorney and file your defenses or objec-  
tions in writing with the Court. You are  
warned that if you fail to do so the case  
may proceed without you and a judg-  
ment may be entered against you with-  
out further notice for the relief requested  
by the Plaintiff. You may lose money or  
property or other rights important to you.  
You should take this notice to your law-  
yer at once. If you do not have a lawyer  
or cannot afford one, go to or telephone  
the office set forth below to find out  
where you can get legal help.

Court Administrator  
Adams County Court House  
Gettysburg, PA 17325  
Phone 717-337-9846

McQuaide Law Office  
By: Robert L. McQuaide, Esq.  
Attorney for Plaintiffs  
18 Carlisle Street, Suite 204  
Gettysburg, PA 17325  
717-337-1360  
ID 21606

3/6

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 20<sup>th</sup> day of  
March 2015, at 10 o'clock in the fore-  
noon at the 4<sup>th</sup> 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-753**  
**JPMORGAN CHASE BANK,**  
**NATIONAL ASSOCIATION**  
**vs**  
**MAURICE T. XENOS, JR.**  
PROPERTY ADDRESS: 290  
FRIENDSHIP LANE, GETTYSBURG, PA  
17325  
By virtue of Writ of Execution No.  
14-S-753  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
vs.  
MAURICE T. XENOS JR.  
290 Friendship Lane, Gettysburg, PA  
17325, Cumberland Township  
Parcel No: 09.E13-0230 (Acreage or  
street address)  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$323,137.38  
Attorneys for Plaintiff:  
KML Law Group, P.C.

.....  
**No. 14-SU-799**  
**MIDFIRST BANK**  
**vs**  
**HEATHER M. YOUNG**  
PROPERTY ADDRESS: 328 HIGH  
STREET, CASHTOWN, PA 17310  
BY VIRTUE OF WRIT OF EXECUTION  
NO. 14-S-799  
MIDFIRST BANK  
VS  
HEATHER M. YOUNG  
All that certain Lot No.3, and parcel of

land, situate in the Village of Cashtown,  
Franklin Township, Adams County,  
Pennsylvania, together with the  
dwelling erected thereon known as:  
328 HIGH STREET, CASHTOWN, PA  
17310.  
TAX MAP NO. 12-C-10-0093  
SEIZED IN EXECUTION AS THE  
PROPERTY OF HEATHER M. YOUNG  
JUDGMENT AMOUNT: \$74,729.24  
PURCELL, KRUG & HALLER  
1719 NORTH FRONT STREET  
HARRISBURG, PA 17102  
717-234-4178

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

Purchaser must settle for property on  
or before filing date. ALL claims to prop-  
erty 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 Muller  
Sheriff of Adams County  
www.adamscounty.us  
2/20, 27 & 3/6

## SHERIFF SALES

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**No. 14-SU-1333****MANUFACTURERS AND TRADERS TRUST COMPANY**

vs

**63 WEST HIGH STREET LIMITED PARTNERSHIP**

PROPERTY ADDRESS: 61 AND 63 WEST HIGH STREET, GETTYSBURG, PA 17325

BY VIRTUE OF WRIT OF EXECUTION NO. 2014-S-1333

**MANUFACTURERS AND TRADERS TRUST COMPANY**

vs.

63 WEST HIGH STREET LIMITED PARTNERSHIP a/k/a 63 WEST HIGH STREET PARTNERS, L.P.  
ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF GETTYSBURG, COUNTY OF ADAMS AND COMMONWEALTH OF PENNSYLVANIA,  
HAVING ERECTED THEREON BUILDINGS BEING KNOWN AND NUMBERED AS 61 WEST HIGH STREET, GETTYSBURG, PA 17325,  
TAX PARCEL NO. 16010-0179---000  
AND 63 WEST HIGH STREET, GETTYSBURG, PA 17325  
TAX PARCEL NO. 16010-0178---000  
JUDGMENT AMOUNT: \$143,395.81  
REED SMITH LLP, JOSEPH D. FILLOY  
REED SMITH CENTRE  
225 FIFTH AVENUE, SUITE 1200,  
PITTSBURGH, PA 15222  
412-288-3013

**No. 09-SU-1478****US BANK NATIONAL ASSOCIATION**

vs

**DAVID T. BATTS, HEATHER R. BATTS**

PROPERTY ADDRESS: 2503 HEIDELERSBURG ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 09-SU-1478

U.S. Bank National Association as Successor Trustee to Bank of America, N.A. as s/b/m to  
Lasalle Bank, N.A. as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3

v.

David T. Batts, Heather R. Batts

owner(s) of property situate in the TYRONE TOWNSHIP, ADAMS County, Pennsylvania, being  
2503 Heidlersburg Road, Gettysburg, PA 17325-7620

Parcel No. 40H07-0079---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$148,855.20

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 14-SU-840****WELLS FARGO BANK, N.A.**

vs

**RENEE MARGARET BOHN**

PROPERTY ADDRESS: 32 MCGINLEY DRIVE, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

14-S-840

Wells Fargo Bank, N.A.

v.

Renee M. Bohn a/k/a Renee Beaumont

Bohn a/k/a Renee M. Beaumont-Bohn,

in Her Capacity as Executrix and

Devisee of The Estate of Raymond W.

Beaumont, Sr a/k/a Raymond

Beaumont a/k/a Raymond W.

Beaumont a/k/a Raymond W.T.

Beaumont, Sr. owner(s) of property

situate in the FAIRFIELD BOROUGH,

ADAMS County, Pennsylvania, being

32 Mcginley Drive, Fairfield, PA 17320-

9121

Parcel No. 11007-0019---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$157,254.47

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 14-SU-381****WELLS FARGO BANK, N.A.**

vs

**RICHARD S. WONDER, LISA A. WONDER**

PROPERTY ADDRESS: 881

IRISHTOWN ROAD, NEW OXFORD, PA

17350

By virtue of a Writ of Execution No.

14-SU-381

Wells Fargo Bank, N.A.

v.

Richard S. Wonder, Lisa A. Wonder

owner(s) of property situate in OXFORD

TOWNSHIP, ADAMS County,

Pennsylvania, being 881 Irishtown

Road, New Oxford, PA 17350-9301

Parcel No. 35, K13-0008A

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$181,779.99

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 14-SU-908****U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE**

vs

**BRENDA L. BOTTORF**

PROPERTY ADDRESS: 26 YORK SPRING IDAVILLE ROAD, a/k/a 26

IDAVILLE YORK SPRING ROAD, IDAVILLE, PA 17337

By virtue of a Writ of Execution No.

14-S-908

U.S. Bank National Association, as

Trustee for Residential Asset Mortgage Products, Inc.

Mortgage Asset-Backed Pass-Through Certificates, Series 2005-NC1

v.

Brenda L. Bottorf

owner(s) of property situate in the

ADAMS County, Pennsylvania, being

26 York Spring Idaville Road, a/k/a 26

Idaville York Springs Road, Idaville, PA

17337

Parcel No. 22G03-0081---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$101,641.26

Attorneys for Plaintiff:

Phelan Hallinan, 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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) 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 Muller

Sheriff of Adams County

www.adamscounty.us

2/20, 27 & 3/6

## 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 20<sup>th</sup> day of March 2015, at 10 o'clock in the forenoon at the 4<sup>th</sup> 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-1211****CITIFINANCIAL SERVICING LLC**

vs.

**CARL E. BOWER, KRISTINA BOWER**

PROPERTY ADDRESS: 90 SOUR

MASH TRAIL, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

14-S-1211

Citifinancial Servicing LLC

v.

Carl E. Bower a/k/a Carl E. Bower, Jr.,

Kristina Bower

owner(s) of property situate in the

HAMILTONBAN TOWNSHIP, ADAMS

County, Pennsylvania, being

90 Sour Mash Trail, Fairfield, PA 17320-

9710 Parcel No. 18A17-0087---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$579,097.87

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 14-SU-755****GREEN TREE SERVICING, LLC**

vs.

**BOYD W. BREAM, BARBARA A.****BREAM**

PROPERTY ADDRESS: 124 SOUTH

MAIN STREET, BENDERSVILLE, PA

17306

By virtue of Writ of Execution No.

14-SU-755

GREEN TREE SERVICING LLC

vs.

Boyd W. Bream, Barbara A. Bream

124 South Main Street, Bendersville, PA

17306, Borough of Bendersville

PARCEL NO.: 03-004-0057

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$106,481.62

ATTORNEYS FOR PLAINTIFF

THE LAW OFFICE OF GREGORY

JAVARDIAN

**No. 14-SU-979****DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS**

vs.

**STEVEN BURROUGHS, CHASTITY FORNEY**

PROPERTY ADDRESS: 134 APPLE

GROVE LANE, LITTELTOWN, PA

17340

By virtue of Writ of Execution No.

14-S-979

Deutsche Bank National Trust

Company, as Trustee on behalf of the

certificateholders of the HSI Asset

Securitization Corporation Trust 2007-

HE2

vs.

Steven Burroughs, Chastity Forney

134 Apple Grove Lane, Littlestown, PA

17340, Littlestown Borough

Parcel No.: 01-27-004-0140

Improvements thereon: Residential

Dwelling

Judgment amount: \$239,859.17

Attorney for Plaintiff:

MILSTEAD &amp; ASSOCIATES, LLC

BY: Robert W. Williams, Esq.,

ID No. 315501

1 E. Stow Road, Marlton, NJ 08053

856-482-1400

**No. 14-SU-1138****GREEN TREE SERVICING, LLC**

vs.

**LUCY D. CALLOWAY**

PROPERTY ADDRESS: 64 JAMES

AVENUE, LITTELTOWN, PA 17340

By virtue of a Writ of Execution No.

14-S-1138

Green Tree Servicing LLC

v.

Lucy D. Calloway

owner(s) of property situate in the

BOROUGH OF LITTELTOWN, ADAMS

County, Pennsylvania, being

64 James Avenue, Littlestown, PA

17340-1136

Parcel No. 27008-0039A-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$122,725.61

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 14-SU-737****LSF9 MASTER PARTICIPATION TRUST**

vs.

**GARLAND W. CHARLES, ROWENA****FERN CHARLES**

PROPERTY ADDRESS: 325 SHEALER

ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-S-737

LSF9 Master Participation Trust

vs.

Garland Willis Charles a/k/a Garland W.

Charles and Rowena Fern Charles

325 Shealer Road, Gettysburg, PA 17325, situate in the Township of Straban, Adams County, Pennsylvania Parcel No. 38-G12-0036

Improvements thereon consist of Residential Real Estate.

Judgment amount: \$209,014.00

Attorneys for Plaintiff:

Stern & Eisenberg, PC, 1581 Main

Street, Suite 200, The Shops at Valley

Square Warrington, PA 18976

**No. 14-SU-1144****WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST**

vs.

**CRYSTAL A. CHERRY, BRYAN M. CHERRY**

PROPERTY ADDRESS: 30 NORTH

FRANKLIN STREET, GETTYSBURG, PA

17325

By virtue of a Writ of Execution No.

14-S-1144

Wells Fargo Bank, N.A. as Trustee for

Option One Mortgage Loan Trust 2007-

Fxd2 Asset-Backed Certificates, Series

2007-Fxd2 v.

Crystal A. Cherry, Bryan M. Cherry

owner(s) of property situate in the

ADAMS County, Pennsylvania, being 30

North Franklin Street, Gettysburg, PA

17325-1125

Parcel No. 16007-0146---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$146,429.88

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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James Muller

Sheriff of Adams County

www.adamscounty.us

2/20, 27 & 3/6

## SHERIFF SALES

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**No. 13-SU-557**  
**NATIONSTAR MORTGAGE LLC**

**vs**  
**CHARLES G. DICKEY, RETA L. DICKEY**  
 PROPERTY ADDRESS: 514 IDAVILLE YORK SPRINGS ROAD, GARDNERS, PA 17324  
 By virtue of a Writ of Execution No. 13-SU-557  
 Nationstar Mortgage, LLC  
 v.  
 Charles G. Dickey, Reta L. Dickey owner(s) of property situate in the TOWNSHIP OF HUNTINGTON, ADAMS County, Pennsylvania, being 514 Idaville York Springs Road, Gardners, PA 17324-9572  
 Parcel No. 22G04-0021A--OOO (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$827,299.48  
 Attorneys for Plaintiff: Phelan Hallinan, LLP

**No. 14-SU-880**  
**M&T BANK**

**vs**  
**EDWARD A. MITCHEM JR., ADMINISTRATOR OF THE ESTATE OF DARLENE R. MITCH**  
 PROPERTY ADDRESS: 200 MOUNT MISERY ROAD, NEW OXFORD, PA 17350  
 By Virtue of Writ of Execution Number 2014-SU-0000880  
 M&T BANK  
 vs.  
 EDWARD A. MITCHEM JR., DARLENE R. MITCHEM EST  
 All that certain piece or parcel or Tract of land situate in the Township of Oxford, Adams County, Pennsylvania, and being known as 200 Mount Misery Road, New Oxford, Pennsylvania 17350.  
 TAX MAP AND PARCEL NUMBER: 35-K13-4  
 THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
 REAL DEBT: \$64,614.44  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Edward A. Mitchem Jr., Administrator of the Estate

of Darlene R. Mitchem, Deceased Mortgage and Real Owner  
 McCabe, Weisberg and Conway, P.C.  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109

**No. 14-SU-742**  
**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

**vs**  
**SHANNON WADE ENSOR, SARA M. SCHOENE**  
 PROPERTY ADDRESS: 6497 CARLISLE PIKE, EAST BERLIN, PA 17316  
 By virtue of Writ of Execution No. 2014-SU-742  
 ACNB BANK, formerly known as Adams County National Bank  
 vs.  
 SHANNON W. ENSOR and SARA M. SCHOENE, 6497 CARLISLE PIKE, EAST BERLIN, PA 17316, READING TOWNSHIP  
 Parcel ID Number: 36-J06-0044A- -000  
 IMPROVEMENTS THEREON: Residential Dwelling  
 JUDGMENT AMOUNT: \$76,802.34  
 Attorneys for Plaintiff: Sharon E. Myers, Esq., CGA Law Firm, 135 North George Street, York, PA 17401, 717-848-4900

**No. 14-SU-899**  
**CENTRAL MORTGAGE COMPANY**

**vs**  
**BRUCE R. FURMAN**  
 PROPERTY ADDRESS: 58 WEST WATER STREET, GETTYSBURG, PA 17325  
 By Virtue of Writ of Execution Number 2014-SU-0000899  
 CENTRAL MORTGAGE COMPANY  
 vs.  
 BRUCE R. FURMAN  
 58 West Water Street, Gettysburg, PA 17325, Borough of Gettysburg  
 Parcel No. (16) 007-0085-000  
 Improvements consist of a Residential Dwelling  
 Judgment Amount: \$296,081.58  
 Richard M. Squire & Associates, LLC  
 115 West Avenue, Suite 104  
 Jenkintown, PA 19046  
 215-886-8790

**No. 14-SU-1142**  
**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

**vs**  
**GETPRETZ, LLC**  
 PROPERTY ADDRESS: 1875 YORK ROAD, GETTYSBURG, PA 17325  
 By virtue of Writ of Execution No. 2014-S-1142  
 ACNB Bank, formerly known as ADAMS COUNTY NATIONAL BANK,  
 vs.  
 GetPRETZ, LLC  
 1875 YORK ROAD

GETTYSBURG, PA 17325  
 BOROUGH OR TOWNSHIP: STRABAN TOWNSHIP  
 Parcel No.:38 G12-0090-000  
 IMPROVEMENTS THEREON  
 Commercial Building  
 JUDGMENT AMOUNT: \$427,292.56, plus costs  
 Attorneys for Plaintiff:  
 Robert L. McQuaide

**No. 14-SU-1505**  
**SUSQUEHANNA BANK**

**vs**  
**GETTYSBURG CONNECTION LLP, MILLWEAVE LLC OR TENANT/ OCCUPANT**  
 PROPERTY ADDRESS: 42-46 STEINWEHR AVENUE, GETTYSBURG, PA 17325  
 By Virtue of Writ of Execution No: 14-SU-1505  
 SUSQUEHANNA BANK SUCCESSOR COMMUNITY BANKS  
 vs  
 THE GETTYSBURG CONNECTION LLP  
 Address of Property: 42-46 Steinwehr Avenue, Gettysburg Borough, Adams County Pennsylvania 17325  
 Parcel: 16-013-0038A-000  
 Improvements to Property: Commercial Restaurant Building  
 Judgment \$395,342.08  
 Attorney for Plaintiff: William F. Colby, Jr./Keith Mooney, Barley Snyder, 50 S. 5th Street-2nd Fl; PO Box 942, Reading, PA 19603  
 610-376-6651

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James Muller  
 Sheriff of Adams County  
[www.adamscounty.us](http://www.adamscounty.us)

2/20, 27 & 3/6

## SHERIFF SALES

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**No. 14-SU-974**

**WELLS FARGO BANK, N.A., s/b/m  
WELLS FARGO HOME MORTGAGE,  
INC.**

vs

**WILLIAM M. HARRISON**

PROPERTY ADDRESS: 1019  
MOUNTAIN ROAD, YORK SPRINGS,  
PA 17372

By virtue of Writ of Execution No.  
14-S-974

Wells Fargo Bank, N.A., successor by  
merger to Wells Fargo Home Mortgage,  
Inc.

vs.

William M. Harrison  
1019 Mountain Road, York Springs, PA  
17372, Latimore Township  
Parcel No.: 23,102-0075  
Improvements thereon: Residential  
Dwelling

Judgment amount: \$111,815.85  
Attorney for Plaintiff:

MILSTEAD & ASSOCIATES, LLC  
BY: Robert W. Williams, Esq.,  
ID No. 315501

1 E. Stow Road, Marlton, NJ 08053  
856-482-1400

**No. 13-SU-263**

**VENTURES TRUST 2013-I-NH BY  
MCM CAPITAL PARTNERS, LLC**

vs

**ERIC J HEWITT, CARLA HEWITT**

PROPERTY ADDRESS: 1835  
HIGHLAND AVENUE ROAD,  
GETTYSBURG, PA 17325

By Virtue of Writ of Execution No.:  
13-SU-263

Ventures Trust 2013-I-NH by MCM  
Capital Partners, LLC

vs.

Eric J. Hewitt and Carla S. Hewitt  
All that certain piece or parcel or Tract  
of land situate Mt. Joy Township,  
Adams County, Pennsylvania, and  
being known as 1835 Highland Avenue  
Road, Gettysburg, Pennsylvania 17325.  
TAX MAP AND PARCEL NUMBER:  
30G14-0054

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$157,910.75

SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF: Eric J. Hewitt

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

**No. 13-SU-116**

**ACNB BANK**

vs

**STEVEN L. KING**

PROPERTY ADDRESS: 1343 PINE  
GROVE ROAD, HANOVER, PA 17331

By virtue of Writ of Execution No.:

2013-S-116

ACNB Bank, formerly known as Adams  
County National Bank

vs.

Steven L. King  
Defendant's Property Address: 1343  
Pine Grove Road, Hanover, PA 17331  
Township or Borough: Union Township

Parcel No.: 41-K18-0042

Improvements Thereon: Residential

Dwelling

Judgment Amount: \$140,748.12

Attorneys for Plaintiff: Puhl, Eastman &  
Thrasher, 220 Baltimore Street,  
Gettysburg, PA 17325

**No. 13-SU-115**

**ACNB BANK**

vs

**STEVEN L. KING, DAVID A. POIST**

PROPERTY ADDRESS: 328

HOLLYWOOD AVENUE, NEW OXFORD,  
PA 17350

By virtue of Writ of Execution No.:

2013-S-115

ACNB Bank, formerly known as Adams  
County National Bank

vs.

Steven L. King and David A. Poist  
Defendant's Property Address: 328  
Hollywood Avenue, New Oxford, PA  
17350

Township or Borough: New Oxford

Borough

Parcel No.: 34-007-0034A

Improvements Thereon: Vacant Lots

Judgment Amount: \$140,748.12

Attorneys for Plaintiff: Puhl, Eastman &  
Thrasher 220 Baltimore Street,  
Gettysburg, PA 17325

**No. 14-SU-883**

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs

**BRYAN B. LADY**

PROPERTY ADDRESS: 29 ASPERS  
NORTH ROAD, ASPERS, PA 17304

By virtue of Writ of Execution No.

14-SU-883

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

vs.

**BRYAN B. LADY**

29 Aspers North Road, Aspers, PA  
17304

Parcel No: 29.001-0031

(Acreage or street address)  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$94,410.60  
Attorneys for Plaintiff:  
KML Law Group, P.C.

**No. 09-SU-197**

**JPMORGAN CHASE BANK  
NATIONAL ASSOCIATION**

vs

**PAULA R. LARA, ALFONSO G. LUIA**

PROPERTY ADDRESS: 74  
SPRINGFIELD DRIVE, NEW OXFORD,  
PA 17350

By virtue of a Writ of Execution No.  
09-S-197

JPMorgan Chase Bank, National  
Association, s/b/m Chase Home  
Finance, LLC

v.

Paula Lara Alfonso Lua  
owner(s) of property situate in the  
HAMILTON TOWNSHIP, ADAMS  
County, Pennsylvania, being  
74 Springfield Drive, New Oxford, PA  
17350-8579

Parcel No. 17K09-0066---000

(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$445,025.20

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

Purchaser must settle for property on  
or before filing date. ALL claims to prop-  
erty 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 Muller  
Sheriff of Adams County

www.adamscounty.us

2/20, 27 & 3/6

## 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 20<sup>th</sup> day of March 2015, at 10 o'clock in the forenoon at the 4<sup>th</sup> 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-1135****SUSQUEHANNA BANK**

vs

**DONALD E. LEAS, BONNIE LEAS**

PROPERTY ADDRESS: 209

ABBOTTSTOWN STREET, EAST

BERLIN, PA 17316

By virtue of Writ of Execution Number

2014-SU-0001135

SUSQUEHANNA BANK

COMMUNITY BANKS

VS.

DONALD LEAS, BONNIE LEAS

Property Address: 209 Abbottstown

Street, East Berlin, PA 17316 East

Berlin Borough

Parcel No. 10-006-0017

Judgment Amount: \$76,216.73

Improvements consist of a Residential

Dwelling

JSDC LAW OFFICES

P.O. BOX 650 HERSHEY, PA 17033

717-533-3280

**No. 14-SU-500****PNC BANK, NATIONAL****ASSOCIATION**

vs

**SUSAN M. MALLOY**

PROPERTY ADDRESS: 15 THRUSH

TRAIL, FAIRFIELD, PA 17320

BY VIRTUE OF WRIT OF EXECUTION

NO.: 14-SU-500

PNC BANK NATIONAL ASSOCIATION

s/b/m to FARMERS &amp; MECHANICS

BANK

VS.

SUSAN M. MALLOY

15 THRUSH TRAIL, FAIRFIELD, PA

17320, BOROUGH OF CARROLL

VALLEY

PARCEL #(43) 29-139

DEBT: \$136,816.33

IMPROVEMENTS CONSIST OF

RESIDENTIAL DWELLING

Michael C. Mazack, Esq., 1500 One

PPG Place, Pittsburgh, PA 15222

412-566-1212

**No. 14-SU-1219****LSF8 MASTER PARTICIPATION TRUST**

vs

**LINDA L. MELLOTT, IRENE E.****MELLOTT**

PROPERTY ADDRESS: 1708 OLD

CARLISLE ROAD, ASPERS, PA 17304

By virtue of a Writ of Execution No.

14-S-1219

LSF8 Master Participation Trust

v.

Linda L. Mellott, Irene E. Mellott

owner(s) of property situate in BUTLER

TOWNSHIP, ADAMS County,

Pennsylvania, being 1708 Old Carlisle

Road, Aspers, PA 17304-9448

Parcel No. 07G06-0031K--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$223,259.38

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 14-SU-1155****LSF8 MASTER PARTICIPATION TRUST**

vs

**KRISTINA A. NIEMI BLAIN, LON****BLAIN**

PROPERTY ADDRESS: 18 BURNSIDE

DRIVE, EAST BERLIN, PA 17316

By Virtue of Writ of Exection Number

2014-SU-0001155

LSF8 MASTER PARTICIPATION TRUST

VS

KRISTINA A. NIEMI BLAIN, LON A.

BLAIN

PROPERTY ADDRESS: 18 Burnside

Drive, East Berlin, PA 17316

TOWNSHIP: Latimore Township

Parcel No. 3-37

IMPROVEMENTS CONSIST OF A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$252,921.56

RICHARD M. SQUIRE &amp; ASSOCIATES,

LLC ONE JENKINTOWN STATION,

SUITE 104, 115 WEST AVENUE

JENKINTOWN, PA 19046

215-886-8790

**No. 14-SU-1100****JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHANG**

vs

**WILLIAM WILSON PERKINS, JR.**

PROPERTY ADDRESS: 85 WENDY

DRIVE, YORK SPRINGS, PA 17372

By virtue of Writ of Execution No.:

14-SU-1100

JPMorgan Chase Bank, National

Association successor by merger to

Chase Home Finance LLC successor

by merger to Chase Manhattan

Mortgage Corporation

Vs.

William Wilson Perkins, Jr.

Property Address 85 Wendy Drive, York

Springs, PA 17372

Township or Borough: Huntington

Township

PARCEL NO.: 22104-0159-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$157,169.53

ATTORNEYS FOR PLAINTIFF:

SHAPIRO &amp; DENARDO, LLC 3600

HORIZON DRIVE, STE 150 KING OF

PRUSSIA, PA 19406, 610-278-6800

**No. 11-SU-1673****NATIONSTAR MORTGAGE LLC**

vs

**JOHN H. PRICE, KATHLEEN L. PRICE**

PROPERTY ADDRESS: 56 SCHOFIELD

DRIVE, EAST BERLIN, PA 17316

By virtue of Writ of Execution No.

11-S-1673

NATIONSTAR MORTGAGE LLC

vs.

JOHN H. PRICE &amp; KATHLEEN L. PRICE

56 Schofield Drive, East Berlin, PA

17316, Reading Township

Parcel No: (36)-111-0108A

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$157,708.98

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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) 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 Muller

Sheriff of Adams County

www.adamscounty.us

2/20, 27 &amp; 3/6



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 20<sup>th</sup> day of March 2015, at 10 o'clock in the forenoon at the 4<sup>th</sup> 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-1537**  
**BANK OF NEW YORK MELLON**  
**vs**

**JEFFREY WADE RHOTEN**  
PROPERTY ADDRESS: 105 HILL ROAD, HANOVER, PA 17331  
By virtue of a Writ of Execution, No. 2012-SU-1537  
The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13  
vs.  
Jeffrey W. Rhoten  
owners of property situate in the TOWNSHIP OF MT. PLEASANT, Adams County, Pennsylvania  
105 Hill Road, Hanover, PA 17331  
Parcel No. 32J13-0057J-000  
Improvements thereon: RESIDENTIAL SINGLE FAMILY DWELLING  
Judgment Amount: \$101,928.12  
Attorneys for Plaintiff:  
Parker McCay, PA, 9000 Midlantic Drive, Suite 300, P.O. Box 5054 Mount Laurel, New Jersey 08054

**No. 14-SU-1212**  
**PENNYMAC LOAN SERVICES, LLC**  
**vs**

**SHERRY L. RIDGELY**  
PROPERTY ADDRESS: 6 CHERRY COURT, NEW OXFORD, PA 17350  
By virtue of a Writ of Execution No. 14-SU-1212  
Pennymac Loan Services, LLC  
vs.  
Sherry L. Ridgely a/k/a Sherry L. Watkins  
owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS County, Pennsylvania, being  
6 Cherry Court, New Oxford, PA 17350-9563  
Parcel No. 35009-0054-000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$135,692.69  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

**No. 14-SU-1177**  
**FEDERAL NATIONAL MORTGAGE**  
**ASSOCIATION ("FANNIE MAE")**  
**vs**

**JOHN L. WILSON, SR.**  
PROPERTY ADDRESS: 6505 BALTIMORE PIKE, LITTLESTOWN, PA 17340  
By virtue of Writ of Execution No.: 14-SU-1177  
Plaintiff: Federal National Mortgage Association ("Fannie Mae")  
vs.  
Defendant(s): John L. Wilson, Sr.  
Defendant's Property Address: 6505 Baltimore Pike, Littlestown, PA 17340  
Township or Borough: Germany  
PARCEL NO.: 15J18-0058B--000  
IMPROVEMENTS THEREON:  
Residential Dwelling  
JUDGMENT AMOUNT: \$179,718.98  
ATTORNEYS FOR PLAINTIFF:  
Martha E. Von Rosenstiel, P.C.

**No. 14-NO-915**  
**HAMILTON TOWNSHIP**  
**vs**

**WILLIAM C. SALISBURY, RANDY L. SALISBURY, CERENNA K. MARTIN**  
PROPERTY ADDRESS: 3661 CARLISLE PIKE, NEW OXFORD, PA 17350  
By Virtue of Writ of Execution No.: 2014-NO-0000915  
HAMILTON TOWNSHIP  
VS.  
WILLIAM C. SALISBURY, CERENNA K. MARTIN and RANDY L. SALISBURY, GLORIA SALISBURY EST  
3661 CARLISLE PIKE, NEW OXFORD, PA 17350, Hamilton Township  
PARCEL NO.: 17K10-0019F---000  
IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$5,210.16  
JSDC LAW OFFICES  
P.O. BOX 650, HERSHEY, PA 17033

**No. 14-SU-450**  
**WELLS FARGO BANK, N.A.**  
**vs**

**DONALD R. SCHULER, GERALDINE R. SCHULER**  
PROPERTY ADDRESS: 1680 HANOVER STREET, HANOVER, PA 17331  
By Virtue of Writ of Execution No. 14-SU-450  
Wells Fargo Bank NA  
vs.  
Donald R. Schuler and Geraldine R. Schuler  
All that certain piece or parcel or Tract of land situate Oxford Township, Adams County, Pennsylvania, and being known as 1680 Hanover Street, Hanover, Pennsylvania 17331.  
TAX MAP AND PARCEL NUMBER: 35-K12-0119-000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling  
REAL DEBT: \$83,429.13  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Donald R. Schuler and Geraldine R. Schuler McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400 Philadelphia, PA 19109

**No. 14-SU-1081**  
**LSF8 MASTER PARTICIPATION TRUST**  
**vs**

**HEATHER SEBASTIAN, JAMES E. SEBASTIAN**  
PROPERTY ADDRESS: 3488 CARLISLE ROAD, BOX 46, IDAVILLE, PA 17337  
By Virtue of Writ of Execution Number 2014-SU-0001081  
LSF8 MASTER PARTICIPATION TRUST  
VS.  
HEATHER M. SEBASTIAN and JAMES E. SEBASTIAN  
3488 CARLISLE ROAD, BOX 46, IDAVILLE, PA 17337, Township of Huntingdon  
Parcel # (22)-G04-0004  
IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$181,746.30  
Attorney for Plaintiff: Scott Morris, Esq., 115 West Avenue, Suite 104, Jenkintown, PA 19046, 215-886-8790

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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) 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 Muller  
Sheriff of Adams County  
www.adamscounty.us

2/20, 27 & 3/6

**ESTATE NOTICES**

**NOTICE IS HEREBY GIVEN** that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary or of 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 GEORGE B. GROFT, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Robert G. Groft, 159 Irishtown Road, Hanover, PA 17331

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

**ESTATE OF CLAIR FRANCIS HEMLER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Erin E. Naugle, 349 Blacksmith Shop Road, Gettysburg, PA 17325

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

**ESTATE OF MADELINE D. KUHN a/k/a MADELINE R. KUHN, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Co-Executors: David Kuhn, Thomas Kuhn and Donald Kuhn, c/o MacGregor J. Brillhart, Esq., Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994

Attorney: MacGregor J. Brillhart, Esq., Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994

**TRUST ESTATE NOTICE**

Mary E. Bringman died on February 7, 2015, a resident of Straban Township, Adams County, Pennsylvania. During her lifetime she created a revocable trust for her benefit. All persons indebted to her or the trust are requested to make payment, and those having claims against her or The Bringman Family Exemption Trust are requested to present the same, without delay, to: Daniel M. Bringman, Trustee, 115 Longview Boulevard, Gettysburg, PA 17325, or to: Robert L. McQuaide, Esq., Suite 204, 18 Carlisle Street, Gettysburg, PA 17325

**SECOND PUBLICATION****ESTATE OF JUAN DIAZ a/k/a JUAN R. DIAZ, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executor: Farmers and Merchants Trust Company, of Chambersburg, Attn: Carole Crist, Vice President, P.O. Box 6010, Chambersburg, PA 17201

Attorney: Timothy W. Misner, Esq., 39 South Broad Street, Waynesboro, PA 17268-1610

**ESTATE OF LAURA L. HERSHEY a/k/a LAURA LEONE HERSHEY, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Executors: Q. Baird Hershey, Jr., Clara L. Schweiger, and Bonnie Jane Search, c/o Robert C. Saidis, Esq., Saidis, Sullivan & Rogers, 26 West High Street, Carlisle, PA 17013

Attorney: Robert C. Saidis, Esq., Saidis, Sullivan & Rogers, 26 West High Street, Carlisle, PA 17013

**ESTATE OF STEVEN LOY KING, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executrix: Sharon R. Sharp, c/o Craig S. Sharnetzka, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Craig S. Sharnetzka, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

**ESTATE OF GERALD LEE MULLINIX, SR., DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executor: Gerald Lee Mullinix, Jr., c/o Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

Attorney: Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

**ESTATE OF FRANCES ELLEN SLUTTER, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Personal Representative: Scott H. Geisbert, 149 West Patrick Street, Frederick, MD 21701

**ESTATE OF GENEVIEVE P. WASUTA, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Personal Representative: Laura Cicchetti, 2 Rezza Road, Beverly, MA 01915

Attorney: Clayton R. Wilcox, Esq., P.O. Box 176, Littlestown, PA 17340

**ESTATE OF FRANCES E. WISSNER a/k/a FRANCES ELDA WISSNER, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Executor: Sandra Wychryst, c/o Donald W. Dorr, Esq., 846 Broadway, Hanover, PA 17331

Attorney: Donald W. Dorr, Esq., 846 Broadway, Hanover, PA 17331

**THIRD PUBLICATION****ESTATE OF SUSAN ELIZABETH DALTON a/k/a SUSAN E. DALTON, DEC'D**

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

Executor: Paul C. Spehr, 17 Valley View Trail, Fairfield, PA 17320

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

**ESTATE OF ANNA C. GOODMAN, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Beverly A. Parsons, 320 Boyd's Schoolhouse Road, Biglerville, PA 17307

Attorney: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF JANET C. HOLLINGER, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Robin Robertson, 5030 Chelsea Drive, Mohnton, PA 19540

**ESTATE OF BRENDA K. KIME, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Executor: William Shultz, 85 Northcrest Drive, York Haven, PA 17370

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

**ESTATE OF WELDON V. LANE, JR., a/k/a WELDON V. LANE, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Executors: Kevin W. Lane and Gary W. Lane, c/o Barbara Jo Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

Attorney: Barbara Jo Entwistle, Esq., Entwistle & Roberts, 37 West Middle 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 20<sup>th</sup> day of March 2015, at 10 o'clock in the forenoon at the 4<sup>th</sup> 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-1067****JONESTOWN BANK AND TRUST COMPANY**

vs

**MARLIN B. SNYDER**

PROPERTY ADDRESS: 770  
BERMUDIAN CREEK ROAD, EAST  
BERLIN, PA 17316  
By Virtue of Writ of Execution Number  
2014-SU-0001067  
JONESTOWN BANK AND TRUST CO.  
VS.

MARLIN B SNYDER  
770 BERMUDIAN CREEK ROAD, EAST  
BERLIN, PA 17316, Latimore Township  
Parcel Number: 23K03-0011A--000  
IMPROVEMENTS CONSIST OF A  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$85,788.77  
Attorney for Plaintiff:  
Paul C. Bametzsreider, Esq.  
1601 Cornwall Road, Lebanon, PA  
17042, 717-273-3733

**No. 14-SU-1034****PENNYMAC LOAN SERVICES, LLC**

vs

**CAROL J. STEGER**

PROPERTY ADDRESS: 14 SEDGWICK  
DRIVE, EAST BERLIN, PA 17316  
By virtue of a Writ of Execution No.  
14-S-1034  
Pennymac Loan Services, LLC  
v.  
Carol Steger a/k/a Carol J. Steger  
owner(s) of property situate in  
READING TOWNSHIP, ADAMS County,  
Pennsylvania, being 14 Sedgwick Drive,  
East Berlin, PA 17316-9348  
Parcel No. 36113-0034---000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$107,679.45  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

**No. 14-SU-1145****LSF8 MASTER PARTICIPATION TRUST**

vs

**MICHAEL A. SUNDGREN**

PROPERTY ADDRESS: 18 DEEP  
HOLLOW TRAIL, FAIRFIELD, PA 17320  
By Virtue of Writ of Execution Number  
2014-SU-0001145  
LSF8 MASTER PARTICIPATION TRUST

c/o Caliber Home Loans Inc  
VS.

**MICHAEL A. SUNDGREN**

All that certain piece or parcel or Tract  
of land situate Borough of Carroll Valley,  
Adams County, Pennsylvania, and  
being known as 18 Deep Hollow Trail,  
Fairfield, Pennsylvania 17320.  
TAX MAP AND PARCEL NUMBER:  
43-12-33  
THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling  
REAL DEBT: \$175,957.14  
SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF: Michael A.  
Sundgren  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400,  
Philadelphia, PA 19109

**No. 14-SU-1101****PNC BANK, NATIONAL ASSOCIATION**

vs

**BRANDON WESLEY TAYLOR, CARA CONROY TAYLOR**

PROPERTY ADDRESS: 427 NORTH  
THIRD STREET, McSHERRYSTOWN,  
PA 17344  
BY VIRTUE OF WRIT OF EXECUTION  
NO. 14-S-1101  
PNC Bank, National Association  
VS.  
BRANDON TAYLOR a/k/a BRANDON  
W. TAYLOR, CARA C. TAYLOR  
ALL THAT CERTAIN LOT OF LAND  
SITUATE IN CONEWAGO TOWNSHIP,  
ADAMS COUNTY, PENNSYLVANIA  
BEING KNOWN AS 427 North 3rd  
Street a/k/a 427 North Third Street,  
Conewago Township, McSherrystown,  
PA 17344  
PARCEL NUMBER: (08)-001-0150  
IMPROVEMENTS: Residential Property  
JUDGMENT AMOUNT: \$189,722.62  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

**No. 14-SU-1176****WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN**

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. 11-SU-317****21ST MORTGAGE CORPORATION**

vs

**TIMOTHY L. WILKINSON, CHRISTINE M. WILKINSON**

PROPERTY ADDRESS: 757 GABLERS  
ROAD, GARDNERS, PA 17324  
By virtue of Writ of Execution No.  
2011-S-317  
21ST MORTGAGE CORPORATION  
vs.  
TIMOTHY L. WILKINSON & CHRISTINE  
M. WILKINSON  
757 Gablers Road Gardners, PA 17324  
Menallen Township  
Parcel No: 29-F404-0047A-000  
(Acreage or street address)  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$266,208.90  
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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) 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 Muller  
Sheriff of Adams County

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

2/20, 27 & 3/6