

Adams County Legal Journal

Vol. 57


July 2, 2015

No. 8

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CHARLES HATTER, RICHARD MATHEWS, WALTER
BARLOW, AGATHA FOSCATO, AND BRUCE LEFEBER,
DIRECTORS, FAIRFIELD AREA SCHOOL BOARD

This opinion continues to next issue (7/10/2015)



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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

Notice is hereby given that a Certificate of Organization - Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, Harrisburg, Pennsylvania, on June 8, 2015, under the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended. The name of the limited liability company is Havenshire Group, LLC. Havenshire Group, LLC is organized for the purpose of micromanufacturing of artisan soaps and creams, and any lawful activity for which limited liability companies may be formed under the Pennsylvania Limited Liability Company Act, 15 Pa.C.S. §8901 et seq.

PUHL, EASTMAN & THRASHER
Attorneys

7/2

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State, Harrisburg, Pennsylvania, for Bulldog Baseball Club, Inc., a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The purpose of the corporation is to educate the youth of south central Pennsylvania and surrounding areas in the fundamentals of baseball, and the location of the corporation's registered office is 850 Poplar Road, New Oxford, Pennsylvania 17350.

SHULTZ LAW FIRM, LLC
Solicitor

7/2

NOTICE BY THE ADAMS COUNTY
CLERK OF COURTS

Notice is hereby given to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Thursday, July 9, 2015 8:30 am

Orphans' Court Action Number OC 59 2015

The First and Final Account of Connie P Wine, Administratrix dbn of the Last Will and Testament of Dolly Margaret Caroline Funt a/k/a Caroline M. Funt, Deceased, late of Straban Township, Adams County, Pennsylvania

Kelly A. Lawver

6/26 & 7/2

APRYL HUSTER, SARA LAIRD, AND RHONDA MYERS,
CONCERNED RESIDENTS, AND PAMELA MIKESELL,
MARCY VAN METRE, LIONELL WHITCOMB, JR.,
DIRECTORS, FAIRFIELD AREA SCHOOL BOARD VS.
CHARLES HATTER, RICHARD MATHEWS, WALTER
BARLOW, AGATHA FOSCATO, AND BRUCE LEFEBER,
DIRECTORS, FAIRFIELD AREA SCHOOL BOARD

1. The Pennsylvania Supreme Court adopted an analysis for determining whether a party is indispensable to an action. The analysis requires contemplation of at least three considerations:

1. Do absent parties have a right or interest related to the claim?
 2. If so, what is the nature of that right or interest?
 3. Is that right or interest essential to the merits of the issue?
 4. Can justice be afforded without violating the due process rights of absent parties?
2. The considerations analysis provided by the Pennsylvania Supreme Court has been used by the courts of this commonwealth many times subsequent to *Kline* [431 A.2d 953 (Pa. 1981)] in determining whether a party is indispensable to an action, and the *Kline* considerations analysis is still good law.
3. While the Court would accept Mr. Chain's voluntary joinder as a plaintiff in this action, the Court determines that it is improper to require Mr. Chain to become a plaintiff, effectively forcing him to breach the Agreement he signed.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 2015-S-47, APRYL HUSTER, SARA
LAIRD, RHONDA MYERS, CONCERNED RESIDENTS, AND
PAMELA MIKESELL, MARCY VAN METRE, LIONELL
WHITCOMB, JR., DIRECTORS, FAIRFIELD AREA SCHOOL
BOARD VS. CHARLES HATTER, RICHARD MATHEWS,
WALTER BARLOW, AGATHA FOSCATO, AND BRUCE
LEFEBER, DIRECTORS, FAIRFIELD AREA SCHOOL BOARD

John S. Phillips, Esq., Attorney for Plaintiffs

Robert M. Frankhouser, Jr., Esq., Attorney for Defendants

Kevin M. French, Esq., Attorney for Defendants

Kuhn, J., June 5, 2015

OPINION

Before this Court are Preliminary Objections to Plaintiffs' Amended Complaint filed by all Defendants. For the reasons stated herein, Plaintiffs' Amended Complaint is dismissed without prejudice.

On January 16, 2015, Plaintiffs, Apryl D. Huster, Sara M. Laird, Rhonda S. Myers, Pamela P. Mikesell, Marcy A. Van Metre, and Lionel R. Whitcomb, Jr. (hereinafter referred to as "Plaintiffs"), filed a Petition against Defendants Charles P. Hatter, Richard H. Mathews, Walter M. Barlow, Agatha H. Foscatto, and Bruce A. Lefeber (hereinafter referred to as "Defendants"). Plaintiffs Huster, Laird, and Myers are registered voters who live within the Fairfield Area School District and Plaintiffs Mikesell, Van Metre, and Whitcomb, Jr. are members of the Fairfield Area School Board. Defendants are all members of the Fairfield Area School Board. Plaintiffs' Petition contained two counts; the first count alleging that Defendants violated the Pennsylvania Public School Code of 1949, 24 P.S. § 10-1073, in regard to the decision not to retain William Chain as Superintendent of the Fairfield Area School District, and Count II alleging that Defendants violated the Sunshine Act in regards to the same. Plaintiffs, in their petition, requested that the Court order that all actions taken by the Fairfield Area School Board relevant to William Chain's contract be considered null and void and to reinstate Mr. Chain as superintendent per the terms of his unexpired contract. By Order of Court dated January 21, 2015, this Court issued a rule against Defendants to show cause why Plaintiffs are not entitled to the relief requested. On February 19, 2015, Defendants filed a Notice to Plead, Preliminary Objections to Plaintiffs' Petition, and a Brief in Support of Preliminary Objections.

On March 11, 2015, Plaintiffs filed an Amended Complaint and Notice. Plaintiffs' Amended Complaint is essentially identical to Plaintiffs' Petition with the exception of the title of the document. On March 30, 2015, Defendants filed a Notice to Plead, Preliminary Objections to Plaintiffs' Amended Complaint, and a Brief in Support of Preliminary Objections. Therein Defendants set forth several preliminary objections, including objections pursuant to Pa.R.C.P. 1028(a)(1) alleging lack of subject matter jurisdiction, Pa.R.C.P. 1028(a)(2) alleging failure of a pleading to conform to law, Pa.R.C.P.

1028(a)(5) alleging failure to join an indispensable and necessary party, and Pa.R.C.P. 1028(a)(4) raising a demurrer to the alleged violations of the Pennsylvania School Code and of the Sunshine Act.

By Order dated March 31, 2015, the Court directed that disposition of Defendants' Preliminary Objections to Plaintiffs' Amended Complaint would proceed in accordance with Pa.R.C.P. 1028 and Adams County Local Civil Rule 1028(c).¹ On April 16, 2015, Plaintiffs filed an Answer to Defendants' Preliminary Objections and a Brief in Opposition to Defendants' Preliminary Objections.

It is well established under Pennsylvania Law that when ruling on preliminary objections, the court must accept as true all well-pleaded allegations of material fact, as well as all inferences reasonably deducible from those facts. *Ballroom, LLC v. Commonwealth*, 984 A.2d 582, 586 n.3 (Pa.Cmwlt. 2009) (Citations omitted). Preliminary objections will be sustained only where the case is clear and free from doubt. *Rambo v. Green*, 906 A.2d 1232, 1235 (Pa.Super. 2006).

For purposes of considering the preliminary objections, which means adopting the factual allegations of Plaintiffs' pleadings, the background is as follows. As noted, Plaintiffs Huster, Laird, and Myers are registered voters who reside within the Fairfield Area School District, whereas Plaintiffs Mikesell, Van Metre, and Whitcomb, Jr., and Defendants Hatter, Mathews, Barlow, Foscatto, and Lefebvre are Fairfield Area School Board Directors. William Chain, the Superintendent for the District, had a contract to serve the district in that role until June 30, 2015. Prior to December 1, 2014 there was no agenda item or action taken at any public meeting of the Fairfield School Board notifying the public and/or Superintendent Chain that the Board intended not to retain him or that the Board would be considering other candidates.

Nevertheless, Defendants, as the majority of the School Board Directors, had decided to not retain Superintendent Chain before that date and had done so without the knowledge of the Plaintiff Board members and outside the public meeting process. Specifically, Defendants had deliberated, discussed, and decided outside of a public meeting to have a Settlement and Release Agreement drafted by the Board Solicitor to force Superintendent Chain to resign without ever announcing at an open public meeting their intent to not renew

¹ The Order included a briefing schedule.

his contract. During the afternoon of December 1 Superintendent Chain executed an Irrevocable Letter of Resignation and the Settlement and Release Agreement. The Agreement was signed by Defendant Hatter on behalf of the School District.

At about 5:00 p.m. that same day, without full knowledge of all eight School Board Directors, two new action items were added to the December 1, 2014 School Board meeting agenda that had been published earlier on the School District website. At about the same time the Plaintiff Board Directors were notified that an executive session of the School Board would be held just prior to the public School Board meeting later that evening. The purpose of the executive session was to inform the Plaintiff Board Directors of the resignation and Settlement and Release Agreement. The amended items appeared under “Section XVI Other Action Items” on the revised agenda, and included:

- A. The Board of School Directors hereby accepts the irrevocable resignation of Mr. Bill Chain, effective June 30, 2015. In addition, as of December 23, 2014, Mr. Chain shall be on paid administrative leave of absence for the remainder of his contract term.
- B. Pursuant to Section 10-1079 of the public school code, the Board of Directors hereby appoints Ms. Karen Kugler as Substitute Superintendent during the time of Mr. Chain’s paid administrative leave of absence.

During the executive session the Plaintiff Board Directors for the first time saw the Irrevocable Letter of Resignation signed by Superintendent Chain. The School Board’s solicitor highlighted the terms of the Settlement and Release Agreement with all board members. Plaintiff Director Whitcomb asked to read the Agreement, and was given only a few minutes to scan and digest its contents. Plaintiffs Mikesell and VanMetre were not given any opportunity to review the Agreement. The Plaintiff Directors were not informed that the basis of the resignation was that Superintendent Chain had been notified that he would not be retained, and the Plaintiff Directors were not given the opportunity to ask questions regarding the Agreement.

At the December 1, 2014 public meeting, the School Board, with no discussion or deliberation in front of the public, voted five to

three² to accept the resignation of Superintendent Chain effective December 23, 2014 and to appoint Ms. Kugler as Substitute Superintendent through June 30, 2015. The meeting minutes do not reflect any action being taken to authorize or ratify the Settlement and Release Agreement. During the public comment portion of the meeting Plaintiff Huster raised an objection under the Sunshine Act.

On December 3, 2014, Plaintiff Laird filed a Right to Know Request for certain information, including a copy of the Irrevocable Letter of Resignation and the Settlement and Release Agreement between the School Board and Superintendent Chain. Plaintiff Laird received a copy of the Agreement on or about December 20, 2014. The Agreement indicated that the “District has notified Chain that it will not retain Chain as Superintendent following June 30, 2015, and will be considering other candidates for the position of Superintendent.” Plaintiff Board Directors claim they did not see or have an opportunity to read the Settlement and Release Agreement until given a copy obtained from Plaintiff Laird’s Right to Know Request.

Defendants’ Preliminary Objection pursuant to Pa.R.C.P. 1028(a)(5)

Failure to Join an Indispensable and Necessary Party

Defendants’ preliminary objection pursuant to Pennsylvania Rule of Civil Procedure 1028(a)(5) is dispositive of the issues currently before the Court and will be addressed first. In Defendants’ preliminary objection, Defendants argue that Plaintiffs failed to join an indispensable party, namely William Chain, the former superintendent of Fairfield Area School District. Defendants argue that Mr. Chain is a necessary party to the action based on the relief requested by Plaintiffs. Defendants argue that the relief Plaintiffs request, that the Court invalidate Mr. Chain’s resignation and require him to return to his prior employment as Superintendent, cannot be entertained by the Court without Mr. Chain being a party to the action. Defendants argue that Plaintiffs’ position is absurd considering the fact that Mr. Chain irrevocably resigned from the position of superintendent and is receiving the benefits of his resignation under the Settlement and Release Agreement he signed. Defendants cite to *Paterra v. Charleroi Area School District*, 349 A.2d 813 (Pa.Cmwlt. 1975) and *Mechanicsburg Area School District v. Kline*, 431 A.2d 953

² Defendants voted in favor and Plaintiffs voted against.

(Pa. 1981) in support of their position that Mr. Chain is a necessary and indispensable party whose rights and interests are so connected with Plaintiffs' claims that, in Defendants' opinion, the Court can take no action on Plaintiffs' claims without affecting and impairing Mr. Chain's rights. Defendants also argue that the Declaratory Judgments Act requires Mr. Chain to be a party to Plaintiffs' action.

In response, Plaintiffs argue that Defendants' preliminary objection is a circular argument carefully crafted by the Defendants. Plaintiffs allege that Defendants first coerced Mr. Chain to sign an irrevocable letter of resignation by telling him that he would not be retained as superintendent, the means by which they did so being the gravamen of Plaintiffs' complaint. Plaintiffs allege that Defendants, in the Settlement and Release Agreement that was signed by Mr. Chain, exacted from him a waiver of any and all claims against the school district, and a covenant not to take any legal action or participate in any proceeding, on penalty of losing the agreed severance. Defendants complain that Plaintiffs have not joined Mr. Chain in the action; however, Plaintiffs counter that Defendants have prohibited Mr. Chain from acting as a plaintiff in the instant action by inserting contractual language that would cause a breach of the Agreement if he did so. Plaintiffs argue that even if Mr. Chain is not a plaintiff in the action, he could be joined as a defendant. However, because Plaintiffs believe Defendants violated the Public School Code and Sunshine Act, not Mr. Chain, they contend that he should not be joined in this action. Plaintiffs also argue that Defendants could move to name Mr. Chain as an additional defendant if they believe Mr. Chain is truly a necessary party. Plaintiffs state, in summary, that Mr. Chain is prohibited from being named a plaintiff because of Defendants' actions, that Mr. Chain is not responsible for the underlying cause of action, and that Defendants have unilaterally chosen not to name Mr. Chain as an additional defendant.

Title 42 section 7540 of the Declaratory Judgments Act, "Parties," states in part:

(a) General rule.--When declaratory relief is sought, all persons shall be made parties who have or claim any interest which would be affected by the declaration, and no declaration shall prejudice the rights of persons not parties to the proceeding. In any proceeding which involves the validity of a municipal ordinance or franchise, such municipality shall

be made a party and shall be entitled to be heard.

42 Pa.C.S. § 7540(a).

The general rule is that ‘a party in an equity action is indispensable when he has such an interest that a final decree cannot be made without affecting it, or leaving the controversy in such a condition that a final determination may be wholly inconsistent with equity and good conscience. That is to say, his presence as a party is indispensable where his rights are so connected with the claims of the litigants that no decree can be made between them without impairing such rights.’

Mechanicsburg Area School District v. Kline, 431 A.2d 953, 956 (Pa. 1981) (internal citations omitted).

In *Pattera v. Charleroi Area School District*, the plaintiffs alleged that the Charleroi school board violated the Sunshine Act. *Pattera*, 349 A.2d at 814. Only the school district was named as a defendant in the lawsuit. *Id.* The plaintiffs requested injunctive relief and declaratory relief. *Id.* The Commonwealth Court, noting that the complaint described actions of the school board and that injunctive relief was requested against the school board, determined that the injunctive relief requested against the named defendant would do nothing to restrain the school board members, who were not parties to the action. *Id.* at 815. The Commonwealth Court stated that “[i]t is fundamental that persons whose interests will necessarily be immediately affected by any decree that can be rendered are so necessary and indispensable as parties that the court will not proceed to a decree without them.” *Id.* The plaintiffs had requested declaratory relief in the form of a judgment that the board’s actions, including the board’s appointment of persons to position of employment, were invalid. *Id.* The Commonwealth Court, after quoting the Declaratory Judgments Act (now 42 Pa.C.S. § 7540, above), determined that “employees which might be affected by the declaratory judgment sought were necessary parties.” *Id.* Because the plaintiffs had not joined necessary parties, namely the school board and affected employees, as defendants, the Commonwealth Court affirmed the trial court’s order refusing relief. *Id.*

In the case of *Mechanicsburg Area School District v. Kline*, 431 A.2d 953 (Pa. 1981), the Pennsylvania Supreme Court adopted an analysis for determining whether a party is indispensable to an

action. The analysis requires contemplation of at least three considerations:

1. Do absent parties have a right or interest related to the claim?
2. If so, what is the nature of that right or interest?
3. Is that right or interest essential to the merits of the issue?
4. Can justice be afforded without violating the due process rights of absent parties?

Kline, 431 A.2d at 956. In the *Kline* case, the issue was whether all school districts in the Commonwealth of Pennsylvania were indispensable parties to an action brought by the Mechanicsburg Area School District against the Secretary of Education and other state officials regarding school subsidies. *Kline*, 431 A.2d at 955. The defendants filed preliminary objections to the complaint, raising the issue of failure to join indispensable parties. *Id.* at 956. The Commonwealth Court sustained the preliminary objections and dismissed the action, finding that it did not have jurisdiction over the case because all other school districts had not been joined in the action. *Id.* On appeal, the Pennsylvania Supreme Court developed the list of considerations for determination of an indispensable party, and in analysis of the considerations, determined that the rights of the other school districts were not essential to the merits of the issue presented. *Id.* at 956 – 58. The Pennsylvania Supreme Court reversed the order of the Commonwealth Court, finding that it would be inequitable and unjust to sustain the preliminary objection of failure to join an indispensable party where the action could be litigated without impairing the lawful rights of other school districts. *Id.* at 959.

Continued to next issue (7/10/2015)

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 17th day of July 2015, 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-48
PNC BANK, NATIONAL ASSOCIATION

vs

PAMELA A. BARTLES
 PROPERTY ADDRESS: 12 CHAMBERSBURG STREET, ARENDTSTVILLE, PA 17303
 BY VIRTUE OF WRIT OF EXECUTION NO. 15-S-48
 PNC Bank, National Association
 VS
 PAMELA A. BARTLES
 ALL THAT CERTAIN LOT OF LAND SITUATE IN ARENDTSTVILLE BOROUGH, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 12 Chambersburg Road, Arendtville, PA 17303
 PARCEL NUMBER: (02)-006-0060C
 IMPROVEMENTS: Residential Property
 JUDGMENT AMOUNT: \$180,613.54
 UDREN LAW OFFICES, P.C.
 WOODCREST CORPORATE CENTER
 111 WOODCREST ROAD, SUITE 200
 CHERRY HILL, NJ 08003-3620
 856-669-5400

No. 15-SU-14
THE BANK OF NEW YORK, MELLON, AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE

vs

MICHAEL BARTON, KAREN M. BARTON
 PROPERTY ADDRESS: 6 SYCAMORE COURT, LITTLESTOWN, PA 17340
 By virtue of Writ of Execution No.: 15-S-14
 The Bank of New York, Mellon, as Trustee for First Horizon Alternative Mortgage Securities Trust 2006-FA5
 vs.
 Michael R. Barton
 and
 Karen M. Barton
 Property Address 6 Sycamore Court, Littlestown, PA 17340
 Township or Borough: Borough of Bonneauville
 PARCEL NO.: 06009-0113A-000
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$189,027.11
 ATTORNEYS FOR PLAINTIFF
 SHAPIRO & DENARDO, LLC

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

No. 15-SU-87
ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK

vs

MARCI J. BIEVENOUR
 PROPERTY ADDRESS: 505 PEEPYTOWN ROAD, EAST BERLIN, PA 17316
 By virtue of Writ of Execution No. 2015-SU-87
 ACNB BANK, formerly known as Adams County National Bank
 vs.
 MARCI J. BIEVENOUR
 505 PEEPYTOWN ROAD
 EAST BERLIN, PA 17316
 READING TOWNSHIP
 Parcel ID Number: 36-K08-0066----000
 IMPROVEMENTS THEREON:
 Residential Dwelling
 JUDGMENT AMOUNT: \$199,290.08
 Attorneys for Plaintiff
 Sharon E. Myers, Esquire
 CGA Law Firm
 135 North George Street
 York, PA 17401
 717-848-4900

No. 15-SU-91
JPMC SPECIALTY MORTGAGE LLC

vs

CLEMENT W. BOSLEY, JR., ALICE F. BOSLEY
 PROPERTY ADDRESS: 6045 BALTIMORE PIKE, LITTLESTOWN, PA 17340
 By virtue of a Writ of Execution No. 15-SU-91
 JPMC Specialty Mortgage LLC
 v.
 Clement W. Bosley, Jr
 Alice F. Bosley
 owner(s) of property situate in GERMANY TOWNSHIP, ADAMS County, Pennsylvania, being 6045 Baltimore Pike, Littlestown, PA 17340-9501
 Parcel No. 15,J17-0108
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$101,912.41
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1496
NATIONSTAR MORTGAGE, LLC

vs

ADRIAN C. BUCCHIONI
 PROPERTY ADDRESS: 20 EWELL DRIVE, EAST BERLIN, PA 17316
 By virtue of Writ of Execution No. 2014-S-1496
 NATIONSTAR MORTGAGE LLC
 vs.

ADRIAN C. BUCCHIONI
 20 Ewell Drive East Berlin, PA 17316
 Reading Township
 Parcel No: 36-102-0048-000/37-002-0048-000
 (Acreage or street address)
 IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$185,538.77
 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
 6/19 & 26 & 7/2

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 17th day of July 2015, 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-1668

BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20

vs

ALLEN S. COMPTON, AMY L. COMPTON

PROPERTY ADDRESS: 385 MONTCLAIR ROAD, GETTYSBURG, PA 17325
By virtue of a Writ of Execution, No. 12-SU-1668

Plaintiff: 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 2006-20 vs.

Defendant 1. Allen S. Compton
Defendant 2. Amy L. Compton
owners of property situate in the TOWNSHIP OF STRABAN, Adams County, Pennsylvania
385 Montclair Road, Gettysburg, PA 17325
Parcel No. 38G13-0080E-000
Improvements thereon: RESIDENTIAL SINGLE FAMILY DWELLING
Judgment Amount: \$308,050.28
Attorneys for Plaintiff:
Parker McCay, PA
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, New Jersey 08054

No. 12-SU-988

BANK OF AMERICA NA

vs

STACY CREGGER, TROY CREGGER
PROPERTY ADDRESS: 40 SPRING TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No. 12-S-988
SELENE FINANCE LP

vs.

STACY CREGGER & TROY CREGGER
40 Spring Trail Fairfield, PA 17320
Carrol Valley Borough
Parcel No: 43-023-0104
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$310,487.30
Attorneys for Plaintiff
KML Law Group, P.C.

No. 15-SU-77

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs

JOYCE D. DEARDORFF, JAMES P. DEARDORFF

PROPERTY ADDRESS: 30 SCARLET WAY, BIGLERVILLE, PA 17307
By virtue of Writ of Execution No. 2015-SU-0000077
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.
JOYCE D. DEARDORFF & JAMES P. DEARDORFF
30 Scarlet Way Biglerville, PA 17307
Menallen Township
Parcel No: 29.C06-009-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$264,509.35
Attorneys for Plaintiff
KML Law Group, P.C.

No. 14-SU-1434

ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK

vs

PAUL D. DOEHRING, TAMARA L. DOEHRING

PROPERTY ADDRESS: 1559 HERRS RIDGE ROAD, GETTYSBURG, PA 17325
By virtue of Writ of Execution No. 2014-SU-1434
ACNB BANK, formerly known as Adams County National Bank
vs.
PAUL D. DOEHRING and TAMARA L. DOEHRING
1559 HERRS RIDGE ROAD
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP
Parcel ID Number: 09-E13-0009---000
IMPROVEMENTS THEREON:
Residential Dwellings
JUDGMENT AMOUNT: \$749,288.84
Attorneys for Plaintiff
Sharon E. Myers, Esquire
CGA Law Firm
135 North George Street
York, PA 17401
717-848-4900

No. 15-SU-110

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

vs

HEATHER DORI, JOHN D. DORI
PROPERTY ADDRESS: 26 GALAXY DRIVE, HANOVER, PA 17331
BY VIRTUE OF WRIT OF EXECUTION NO. 2015-SU-0000110
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING

FINANCE AGENCY,
VS
HEATHER DORI AND
JOHN D. DORI,
HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS:
26 GALAXY DRIVE
HANOVER, PA 17331
Conewago Township
TAX MAP NO. 08023-0055-000
JUDGMENT AMOUNT: \$155,131.22
PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
717-234-4178

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/2

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 17th day of July 2015, 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-831
US BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR PROF 2013-M4
REMIC TRUST V

vs

SAMUEL A. DOWNS, MARY JILLIAN DOWNS

PROPERTY ADDRESS: 1 WHITE OAK TRAIL, GETTYSBURG, PA 17325
 By virtue of a Writ of Execution No. 14-SU-831
 U.S Bank National Association, as Trustee for Prof-2013-M4 Remic Trust V v.

Samuel A. Downs a/k/a Samuel A. Feldman

Mary Jillian Downs

owner(s) of property situate in CUMBERLAND TOWNSHIP, ADAMS County, Pennsylvania, being:

1 White Oak Trail, Gettysburg, PA 17325-8039

Parcel No. 09F10-0087B--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$1,091,748.94

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 12-SU-291
PHH MORTGAGE CORPORATION
F/K/A PHH MORTGAGE SERVICES CORPORATION

vs

CHARLES M. FLICKINGER, SUSAN D. BRADY

PROPERTY ADDRESS: 490 SOUTH COLUMBUS AVENUE, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No. 12-S-291

PHH Mortgage Corporation f/k/a PHH Mortgage Services Corporation v.

Charles M. Flickinger

Susan D. Brady

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

490 South Columbus Avenue,

Littlestown, PA 17340-1516

Parcel No. 27011-0136---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$79,492.16

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1520
CITIMORTGAGE, INC.

vs

RANDY P. FORSYTHE

PROPERTY ADDRESS: 1816 CENTER MILLS ROAD, ASPERS, PA 17304

By virtue of a Writ of Execution No.

14-S-1520

CitiMortgage, Inc.

v.

Randy P. Forsythe

owner(s) of property situate in

MENALLEN TOWNSHIP, ADAMS

County, Pennsylvania,

being

1816 Center Mills Road, Aspers, PA

17304-9469

Parcel No. 29F05-0054

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$72,173.74

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1521
U.S. BANK NATIONAL ASSOCIATION
AS SUCCESSOR BY MERGER OF
U.S. BANK NATIONAL ASSOCIATION ND

vs

ROBERT A. HARTLAUB, III, LISA

MARIE HARTLAUB

PROPERTY ADDRESS: 130 BRICKYARD

ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.

14-SU-1521

U.S BANK NATIONAL ASSOCIATION

AS SUCCESSOR BY MERGER OF U.S.

BANK

NATIONAL ASSOCIATION ND

vs.

ROBERT A. HARTLAUB III

LISA M. HARTLAUB

130 BRICKYARD RD

NEW OXFORD, PA 17350

TOWNSHIP OF NEW OXFORD

PARCEL NO.: 35-K-12-4

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$151,979.36

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

No. 14-SU-1006
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

vs

JOSHUA M. HARTLAUB, RENEE M. HARTLAUB

PROPERTY ADDRESS: 306 DILLER

ROAD, HANOVER, PA 17331

By virtue of Writ of Execution No.:

14-S-1006

JPMorgan Chase Bank, National

Association

vs.

Joshua M. Hartlaub
 and

Renee M. Hartlaub

Property Address 306 Diller Road,
 Hanover, PA 17331

Township or Borough: Conewago
 Township

PARCEL NO.: 08-09-106

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$195,868.30

ATTORNEY FOR PLAINTIFF

SHAPIRO & DENARDO LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/2

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 17th day of July 2015, 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-97
LSF9 MASTER PARTICIPATION TRUST

vs
LESLEY R. HESS
 PROPERTY ADDRESS: 985 RIDGE ROAD, YORK SPRINGS, PA 17372
 By virtue of Writ of Execution No. 15-SU-97
 LSF9 Master Participation Trust
 vs.
 Lesley R. Hess
 985 Ridge Road, York Springs, PA 17372
 situate in the Township of Latimore, Adams County, Pennsylvania
 Parcel No. 23-J04-0014A
 Improvements thereon consist of Residential Real Estate.
 Judgment amount: \$123,787.61
 Stern & Eisenberg, PC
 Attorneys for Plaintiff
 1581 Main Street, Suite 200
 The Shops at Valley Square
 Warrington, PA 18976

No. 09-SU-1278
BANK OF NEW YORK MELLON AS INDENTURE TRUSTEE FOR GMACM MORTGAGE LOAN TRUST 2010-1

vs
CLAIR R. HIKES (DECEASED)
 PROPERTY ADDRESS: 455 GARDNERS STATION ROAD, GARDNERS, PA 17324
 By virtue of a Writ of Execution No. 09-SU-1278
 THE BANK OF NEW YORK MELLON AS INDENTURE TRUSTEE FOR GMACM
 MORTGAGE LOAN TRUST 2010-1
 v.
 Clair R. Hikes, Deceased
 owner(s) of property situate in the TOWNSHIP OF TYRONE TOWNSHIP, ADAMS County, Pennsylvania, being 455 Gardners Station Road, Gardners, PA 17324-9781
 Parcel No. 40G04-0070---000
 (Acreage or street address)
 improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$105,173.86
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1464
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MLN1

vs
EMILY HULL, SHANE MICHAEL HULL
 PROPERTY ADDRESS: 40 SOWERS ROAD, EAST BERLIN, PA 17316
 By virtue of Writ of Execution No. 14-SU-1464
 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF MERRILL LYNCH MORTGAGE INVESTORS TRUST,
 MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MLN1
 vs.
 EMILY HULL & SHANE M. HULL
 40 Sowers Road East Berlin, PA 17316
 Reading Township
 Parcel No: 36K05-0033-000
 (Acreage or street address)
 IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$325,095.96
 Attorneys for Plaintiff
 KML Law Group, P.C.

No. 15-SU-73
NAVY FEDERAL CREDIT UNION

vs
JASON H. JONES, SHANNON R. JONES
 PROPERTY ADDRESS: 5260 FAIRFIELD ROAD, FAIRFIELD, PA 17320
 By Virtue of Writ of Execution No.: 15-SU-73
 Navy Federal Credit Union
 vs
 Jason H. Jones a/k/a Jason Jones and Shannon R. Jones a/k/a Shannon Jones
 All that certain piece or parcel or Tract of land situate Carroll Valley Borough, Adams County, Pennsylvania, and being known as 5260 Fairfield Road, Fairfield, Pennsylvania 17320.
 TAX MAP AND PARCEL NUMBER:(43) 6-4
 THE IMPROVEMENTS THEREON ARE: Residential Dwelling
 REAL DEBT: \$208,528.40
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jason H. Jones a/k/a Jason Jones and Shannon R. Jones a/k/a Shannon Jones
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109

No. 14-SU-1470
PENNYMAC LOAN SERVICES, LLC

vs
TIMOTHY P. MCMORROW, SHELLY A. MCMORROW
 PROPERTY ADDRESS: 25 EVERGREEN DRIVE, HANOVER, PA 17331
 By virtue of a Writ of Execution No. 14-SU-1470
 Pennymac Loan Services, LLC
 v.
 Timothy P. Mcmorrow
 Shelly A. Mcmorrow
 owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 25 Evergreen Drive, Hanover, PA 17331-8936
 Parcel No. 08, 021-0037-000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$174,713.31
 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.

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James W. Muller
 Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/2

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 17th day of July 2015, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 11-SU-710

**WELLS FARGO BANK, N.A., S/B/M
WELLS FARGO HOME MORTGAGE,
INC.**

vs

LISA E. MOCK, DONALD L. MOCK
PROPERTY ADDRESS: 195 NORTH
ALLWOOD DRIVE, HANOVER, PA
17331

By virtue of Writ of Execution No. 2011-S-710

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

vs.

DONALD L. MOCK; LISA E. MOCK
195 North Allwood Drive, Hanover, PA,
17331 (Conewago Township)
Parcel No. 08-031-0060
Improvements thereon of Residential
Dwelling
Judgment amount \$168,786.05
ZUCKER, GOLDBERG & ACKERMAN,
LLC
200 Sheffield Street, Suite 101
Mountainside, NJ 07092
(908) 233-8500

No. 15-SU-202

NATIONSTAR MORTGAGE, LLC

vs

EDWARD DWAIN MONN

PROPERTY ADDRESS: 340 OAK HILL
ROAD, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No. 2015-SU-0000202

NATIONSTAR MORTGAGE LLC

vs.

EDWARD D. MONN
340 Oak Hill Road Biglerville, PA 17307
Butler Township
Parcel No: 07-608-0045A-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$209,546.00
Attorneys for Plaintiff
KML Law Group, P.C.

No. 14-SU-682

**FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")**

vs

STEVEN M. MULLER

PROPERTY ADDRESS: 9 SWALLOW
TRAIL, FAIRFIELD, PA 17320

By Virtue of Writ of Execution No.:

14-SU-682

Federal National Mortgage Association
VS

Steven M. Muller

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

9 Swallow Trail, Fairfield, Pennsylvania
17320.

TAX MAP AND PARCEL NUMBER:
43-30-46

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$160,136.62

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Steven M.

Muller

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 12-SU-1301

**JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs

**KENNETH L. NICHOLLS, GAYE D.
NICHOLLS**

PROPERTY ADDRESS: 28 NORTH
MILLER STREET, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

12-SU-1301

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

Chase Home Finance, LLC, s/b/m to

Chase Manhattan Mortgage Corporation

v.

Kenneth L. Nicholls

Gaye D. Nicholls

owner(s) of property situate in the

FAIRFIELD BOROUGH, ADAMS

County, Pennsylvania,

being

28 North Miller Street, Fairfield, PA

17320-9702

Parcel No. 11005-0002---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$256,658.18

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1336

**BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP**

vs

BELINDA M. ORNDORFF, ALBERT

CARBAUGH (DECEASED), JR.

PROPERTY ADDRESS: 12 CIRCLE

DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-SU-1336

Bank of America, N.A., Successor by

Merger to BAC Home Loans Servicing,

LP

vs.

Belinda M. Orndorff

12 Circle Drive, Gettysburg, PA 17325

Bonneauville Borough

Parcel No.: (06)-006-0034

Improvements thereon: Residential
Dwelling

Judgment amount: \$202,655.42

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.

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/2

SHERIFF SALES

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No. 14-SU-107
US BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR CSAB
MORTGAGE-BACKED PASS
THROUGH CERTIFICATES

vs.

KENNETH HARRISON PLEDGER,
VICTORIA B. PLEDGER
 PROPERTY ADDRESS: 275 PINE VALLEY ROAD, MCKNIGHTSTOWN, PA 17343
 BY VIRTUE OF WRIT OF EXECUTION NO.: 2014-SU-0000107
 US BANK NATIONAL ASSOCIATION As Trustee for CSAB MORTGAGE BACKED PASS THROUGH CERTIFICATES

vs.

KENNETH HARRISON PLEDGER
VICTORIA B PLEDGER
 275 PINE VALLEY ROAD,
 MCKNIGHTSTOWN, PA 17343
 FRANKLIN TOWNSHIP
 PARCEL NO. 12-D10-0025A-000
 JUDGMENT AMOUNT: \$312,130.87
 IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING
 ZUCKER, GOLDBERG & ACKERMAN, LLC
 200 SHEFFIELD ST., STE 301
 MOUNTAINSIDE, NJ 07092
 908-233-8500

No. 14-SU-980
CITIMORTGAGE, INC.

vs.

TRAVIS R. REED, KANDACE J. KREIGLINE
 PROPERTY ADDRESS: 3246 OLD HWY 30 HWY, ORRTANNA, PA 17353
 By virtue of Writ of Execution No. 14-S-980
 CitiMortgage, Inc.
 vs.
 Travis R. Reed
 Kandace J. Kreigline a/k/a Kandace J. Reed
 3246 Old Hwy 30 Hwy
 Orrtanna, PA 17353
 Franklin Township
 Parcel No.: 12-B09-0135
 Improvements thereon: Residential Dwelling
 Judgment amount: \$246,221.99
 MILSTEAD & ASSOCIATES, LLC
 BY: Robert W. Williams, Esquire

ID No. 315501
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400
 Attorney for Plaintiff

No. 14-SU-814
WELLS FARGO BANK, N.A.

vs.

VICTOR ROSENTHAL, LAURA LEE CROSTON, TIMOTHY C. RABENSTINE, UNKNOWN HEIRS
 PROPERTY ADDRESS: 96 BILLERBECK STREET, NEW OXFORD, PA 17350
 By virtue of a Writ of Execution No. 14-S-814
 Wells Fargo Bank, N.A.

vs.

Timothy C. Rabenstine, in His Capacity as Heir of Mari L. Rabenstine, Deceased
 Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mari L. Rabenstine, Deceased owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS County, Pennsylvania, being
 96 Billerbeck Street, New Oxford, PA 17350-9387
 Parcel No. 35002-0048---000 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$119,009.63
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 13-SU-712
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION

vs.

JORDAN TYLER SEITLER
 PROPERTY ADDRESS: 253 CHARLES STREET, LITTLESTOWN, PA 17340
 By virtue of Writ of Execution No. 13-S-712
 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SBM CHASE HOME FINANCE LLC SMB TO CHASE MANHATTAN MORTGAGE CORP.
 vs.
 JORDAN TYLER SEITLER
 253 Charles Street Littlestown, PA 17340
 Littlestown Borough
 Parcel No: 27,011-0001A
 (Acreage or street address)
 IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$105,073.80
 Attorneys for Plaintiff
 KML Law Group, P.C.

No. 14-SU-1384
JPMORGAN CHASE BANK,

NATIONAL ASSOCIATION

vs.

STACEY L. SMITH, CAIN A. ROSENBERRY
 PROPERTY ADDRESS: 530 SOUTH AVENUE, EAST BERLIN, PA 17316
 BY VIRTUE OF WRIT OF EXECUTION NO.: 2014-SU-0001384
 JPMORGAN CHASE BANK NATIONAL ASSOCIATION

vs.

STACEY L SMITH
 CAIN A ROSENBERRY
 530 South Avenue, East Berlin, PA 17316
 East Berlin Borough
 Improvements consist of a Residential Dwelling
 Judgment Amount: \$136,113.08
 Shapiro & DeNardo, LLC
 3600 Horizon Drive, Suite 150
 King of Prussia PA 19406
 610-278-6800

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James W. Muller
 Sheriff of Adams County

www.adamscounty.us
 6/19 & 26 & 7/2

SHERIFF SALES

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No. 14-SU-1539

**BANK OF AMERICA, NA
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP**

vs.

BARBARA A. STOLL

By virtue of Writ of Execution No.

14-SU-1539

BANK OF AMERICA, NA SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP

F/K/A COUNTRYWIDE HOME LOANS
SERVICING, LP

vs.

BARBARA A. STOLL

10 Colleen Trail Fairfield, PA 17320

Borough of Carroll Valley

Parcel No: 43.032-0019

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$318,636.61

Attorneys for Plaintiff

KML Law Group, P.C.

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,
McSherrystown, PA 17344

PARCEL NUMBER: (08)-001-0150

IMPROVEMENTS: Residential Property
UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620

856-669-5400

No. 14-SU-1449

**THE BANK OF NEW YORK MELLON
AS TRUSTEE FOR NATIONSTAR
HOME EQUITY LOAN TRUST 2007-C**

vs.

JAMES F. WHELAN

PROPERTY ADDRESS: 660 IRON
SPRINGS ROAD, FAIRFIELD, PA 17320
By virtue of Writ of Execution No. 14-S-
1449

The Bank of New York Mellon as
trustee for Nationstar Home Equity
Loan Trust 2007-C

vs.

James F. Whelan

660 Iron Springs Road

Fairfield, PA 17320

Hamilton Township

Parcel No.: B16-50

Improvements thereon: Residential

Dwelling

Judgment amount: \$157,409.72

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. 14-SU-1379

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

MICHAEL WHITE

PROPERTY ADDRESS: 214 NORTH
3RD STREET, MCSHERRYSTOWN, PA
17344

By virtue of a Writ of Execution No.

14-S-1379

JPMorgan Chase Bank, National

Association

vs.

Michael White

owner(s) of property situate in

MCSHERRYSTOWN BOROUGH,

ADAMS County, Pennsylvania, being

214 North 3rd Street, McSherrystown,

PA 17344-1407

Parcel No. 28001-0037---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$147,542.39

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1413

**THE BANK OF NEW YORK MELLON
CORPORATION AS TRUSTEE FOR
SPECIALTY UNDERWRITING AND
RESIDENTIAL FINANCE TRUST,
SERIES 2005-BC4**

vs.

JERRY WILLIAMS

PROPERTY ADDRESS: 1532 SELLS
STATION ROAD, LITTLSTOWN, PA
17340

By virtue of Writ of Execution No.

14-SU-1413

The Bank of New York Mellon

Corporation as Trustee for Specialty
Underwriting and Residential Finance
Trust, Series 2005-BC4

vs.

Jerry Williams

1532 Sells Station Road

Littlestown, PA 17340

Union Township

Parcel No.: 41-K16-17

Improvements thereon: Residential

Dwelling

Judgment amount: \$190,000.29

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/2

SHERIFF SALES

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No. 14-SU-932

**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 2006-18**

vs

JACK G. WOODS

PROPERTY ADDRESS: 1050 TWO
TAVERNS ROAD, GETTYSBURG, PA
17325

By virtue of a Writ of Execution, No.
14-SU-932

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 2006-18

vs.

Jack G. Woods a/k/a Jack Woods
owners of property situate in the
TOWNSHIP OF Mt. Pleasant, Adams
County, Pennsylvania
1050 Two Taverns Road, Gettysburg,
PA 17325

Parcel No. 32H14-0014---000
Improvements thereon: RESIDENTIAL
SINGLE FAMILY DWELLING
Judgment Amount: \$262,727.45
Attorneys for Plaintiff:

Parker McCay, PA
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, New Jersey 08054

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/2

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 JOAN A. GOLASZEWSKI, DEC'D**

Late of Littlestown Borough, Adams County, PA

Executor: Mikealenna M. Orr, 26 Pennsylvania Avenue, Littlestown, PA 17340

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

ESTATE OF EUGENE C. PITZER, DEC'D

Late of Fayetteville, Franklin Township, Adams County, Pennsylvania

Executor: Gerald E. Pitzer, 106 West Yellow Hill Road, Biglerville, PA 17307

Attorney: John A. Wolfe, WOLFE, RICE & QUINN, LLC, 47 West High Street, Gettysburg, PA 17325

ESTATE OF ELIZABETH A. SANDERS, ALSO KNOWN AS BETTY A. SANDERS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Dawn M. Tauscher, 320 Boundary Avenue, Hanover, Pennsylvania 17331

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

ESTATE OF GEORGE EDWARD WINNES, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executor: William E. O'Toole, III, P.O. Box 368, 312 West Main Street, Emmitsburg, MD 21727

Attorney: Christina M. Simpson, 28 East High Street, Gettysburg, PA 17325

ESTATE OF CRONGIE CLAYTON WYNE, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Executrix: Michele Compher, 790 Yellow Hill Road, Biglerville, PA 17307

Attorney: Gary E. Hartman, Esq., HARTMAN & YANNETTI, Attorneys at Law, 126 Baltimore Street, Gettysburg, PA 17325

SECOND PUBLICATION**ESTATE OF JACK DAVIS, DEC'D**

Late of Cumberland Township, Adams County, PA

Co-Executors: Bertha J. Davis, 480 Pumping Station Road, Gettysburg, PA 17325; Lewis A. Davis, 644 Preakness Drive, Walnut Creek, CA 94596; Ronald P. Milberg, 20663 Golden Ridge Drive, Ashburn, VA 20147

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

ESTATE OF NAOMI E. HIPPENSTEEL, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Ronald L. Hippensteel, 805 Green Springs Road, Hanover, Pennsylvania 17331

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

ESTATE OF CHARLOTTE RUTKOWSKI A/K/A CHARLOTTE M. RUTKOWSKI A/K/A CHARLOTTE MAY RUTKOWSKI A/K/A CHARLOTTE M. GRIFFIN, DEC'D

Late of Timonium, Baltimore County, Maryland

Executrix: Charlene H. Naff-Johnson

Attorney: Amy S. Eyster, 11 Carlisle Street, Suite 301, Hanover, PA 17331

ESTATE OF KATHLEEN B. SMITH, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Co-Executrices: Kimberly A. Evans, 300 Mumper Lane, Dillsburg, PA 17019; Patricia Ann Smith, 102 State Street, York Springs, PA 17372

Attorney: John A. Wolfe, Esq., WOLFE, RICE & QUINN, LLC, 47 West High Street, Gettysburg, PA 17325

THIRD PUBLICATION**ESTATE OF CAROLE A. BRASEE, DEC'D**

Late of Franklinton Township, Adams County, Pennsylvania

Executors: William Lee Kidwell, 200 Slate Rock Road, Biglerville, PA 17307; Jeffrey D. Brasee, 4700 West Canal Road, Dover, PA 17315

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

ESTATE OF GEORGE A. ESCHBACH, JR., DEC'D

Late of Oxford Township, Adams County
Executor: Scott Eschbach, CGA Law Firm, PC

Attorney: Sharon E. Myers, CGA Law Firm, PO BOX 606, 106 Harrisburg Street, East Berlin PA 17316

ESTATE OF ETHEL R. GOULDEN, AKA ETHEL LOUISE GOULDEN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executors: Melissa K. Hess, 485 Railroad Lane, Ormanna, PA 17353; Michael R. Hess, 40 Mount Joy Road, Gettysburg, PA 17325

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

ESTATE OF MARION THOMAS HARBAUGH, DEC'D

Late of Biglerville Borough, Adams County, Pennsylvania

Executors: Spencer Starny, 20 Starny Road, Newville, PA 17241; William T. Bucher, 2482 Chambersburg Road, Biglerville, PA 17307; Freda Smallwood, 2704 St. Joseph Lane, Chambersburg, PA 17202

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

ESTATE OF GLENN WILBUR MILLAR, SR., ALSO KNOWN AS GLEN W. MILLAR, SR., DEC'D

Late of Straban Township, Adams County, Pennsylvania

Administrators c.t.a.: G. Wilbur Millar, 2389 Oxford Road, New Oxford, PA 17350; Lester E. Millar, 140 Millar Road, Gettysburg, PA 17325

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

ESTATE OF GEORGIA L. PURKEY, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Tammy L. Small, 105 Drummer Dr., New Oxford, PA 17350

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