
ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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LEGAL NOTICE-ANNUAL MEETING

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the home office located at 101 South Queen Street in the Borough of Littlestown, Pennsylvania, between the hours of 1 and 2 p.m., on January 18, 2014 to elect directors and to transact any other business properly presented.

Attest: Marilyn Q. Butt
President/Treasurer

12/27, 1/3, 10 & 17

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 January 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-924**WELLS FARGO BANK, N.A.**

vs

LILLIANA ALLEWALT

PROPERTY ADDRESS: 23 EAST LOCUST LANE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No. 13-SU-924

WELLS FARGO BANK, N.A.

v.

LILLIANA ALLEWALT A/K/A LILIANA ALLEWALT

owner(s) of property situate in OXFORD TOWNSHIP, ADAMS County, Pennsylvania, being 23 EAST LOCUST LANE, NEW OXFORD, PA 17350-9545 Parcel No. 35009-0016---000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$104,015.32

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 08-SU-1271**NORTHWEST SAVINGS BANK**

vs

JEFFREY ALLEN ANDERS,**CHRISTINA LYNN ANDERS**

PROPERTY ADDRESS: 2520 MOUNT HOPE ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No. 08-SU-1271

NORTHWEST SAVINGS BANK

v.

JEFFREY A. ANDERS

CHRISTINA L. ANDERS

owner(s) of property situate in the HAMILTONBAN TOWNSHIP, ADAMS County, Pennsylvania, being 2520 MOUNT HOPE ROAD, FAIRFIELD, PA 17320

Parcel No. 18AI5-0025A---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$159,981.86

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-762**LEONARD M. SITES**

vs

PATRICK L. ARENTZ, JR., ELAINE M. ARENTZ

PROPERTY ADDRESS: 932 OXFORD ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution

No. 13-SU-762

Leonard M. Sites and Laura B. Sites, Plaintiffs

v.

Patrick L. Arentz, Jr. and Elaine M.

Arentz, husband and wife, Defendants

Property located at: 932 Oxford Road, New Oxford, Mount Pleasant Township, Adams County, PA 17350

Parcel No. 32J10-0036---000

IMPROVEMENTS THEREON: a

residence and outbuildings are constructed on the property

Judgment Amount: \$244,478.14

Attorney for Plaintiff:

Bernard A. Yannetti, Esq.

HARTMAN & YANNETTI

126 Baltimore Street

Gettysburg, PA 17325

No. 13-SU-510**CITIMORTGAGE, INC.**

vs

WARREN CALVIN BALL, ELMER W. BALL

PROPERTY ADDRESS: 512 SOUTH QUEEN STREET, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No.

13-SU-510

CITIMORTGAGE, INC., s/b/m TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.

v.

WARREN C. BALL, ELMER W. BALL

owner(s) of property situate in the BOROUGH OF LITTLESTOWN, ADAMS County, Pennsylvania, being 512

SOUTH QUEEN STREET,

LITTLESTOWN, PA 17340-1706

Parcel No. 27012-0003---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$73,460.71

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-769**JPMORGAN CHASE BANK NATIONAL ASSOCIATION**

vs

RAYMOND D. BROWN

PROPERTY ADDRESS: 995 BINGAMAN ROAD, ORRTANNA, PA 17353

By virtue of a Writ of Execution No.

13-SU-769

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

RAYMOND D. BROWN

owner(s) of property situate in FRANKLIN TOWNSHIP, ADAMS County, Pennsylvania, being 995 BINGAMAN ROAD, ORRTANNA, PA 17353-9791 Parcel No. 12C10-0054A---000 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$99,897.69 Attorneys for Plaintiff Phelan Hallinan, LLP

No. 13-SU-489**OCWEN LOAN SERVICING, LLC**

vs

STEVEN C. CASWELL

PROPERTY ADDRESS: 85 RED HILL RD., NEW OXFORD, PA 17350

By virtue of a Writ of Execution No.

13-SU-489

owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS County, Pennsylvania, being 85 RED HILL ROAD, NEW OXFORD, PA 17350-8475 Parcel No. 35K13-0012---000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$127,447.41

Attorneys for Plaintiff

Phelan Hallinan, LLP

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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 Muller

Sheriff of Adams County

www.adamscounty.us

12/20, 27 & 1/3

SHERIFF SALES

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No. 13-SU-863**WELLS FARGO BANK, N.A.**

vs

JORGE CERVANTES

PROPERTY ADDRESS: 120 QUEEN ST., ARENDSVILLE, PA 17303

By virtue of a Writ of Execution No.

13-SU-863

WELLS FARGO BANK, N.A.

v.

JORGE CERVANTES

owner(s) of property situate in

ARENDSVILLE BOROUGH, ADAMS

County, Pennsylvania, being 120

QUEEN STREET, ARENDSVILLE, PA 17303

Parcel No. 02004-0022B--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$143,936.73

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-899**JPMORGAN CHASE BANK, N.A.**

vs

BILLY A. COLLINS, JR., TRACY M. COLLINS

PROPERTY ADDRESS: 136 E. MYRTLE

ST., LITTLESTOWN, PA 17340

BY VIRTUE OF WRIT OF EXECUTION

NO 2013-SU-899

JPMORGAN CHASE BANK NATIONAL

ASSOCIATION BY MERGER TO CHASE

HOME FINANCE LLC

vs

BILLY A. COLLINS JR & TRACY M. COLLINS

136 EAST MYRTLE STREET,

LITTLESTOWN, PA 17340

PARCEL NO. 27-5-112

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$106,992.21

ATTORNEYS FOR PLAINTIFF

SHAPIRO & DENARDO, LLC

No. 13-SU-883**ONEWEST BANK, FSB**

vs

STEVEN A. CORKUM, SUSAN J. CORKUM

PROPERTY ADDRESS: 34 BASEHOAR SCHOOL RD., LITTLESTOWN, PA 17340

Property in the Township of Union, Adams County, Commonwealth of Pennsylvania.

BEING PREMISES: 34 Basehoar School Road, Littlestown, Pennsylvania, 17340.

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: Steven

A. Corkum and Susan J. Corkum

SHERIFF: James Muller

JUDGMENT AMOUNT: \$279,883.31

TAX I.D. #: J16-45

OneWest Bank, FSB

v.

Steven A. Corkum and Susan J. Corkum

Adams County; Number: 13-S-883

No. 13-SU-338**GREEN TREE SERVICING, LLC**

vs

ZORAIDA COTTO

PROPERTY ADDRESS: 24 AUTUMN

DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

13-SU-338

GREEN TREE SERVICING LLC

vs.

ZORAIDA COTTO

24 Autumn Drive Gettysburg, PA 17325

Parcel No: 06-005-0112 (Acreage or

street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$202,023.58

Attorneys for Plaintiff

KML Law Group, P.C.

No. 13-SU-887**BANK OF AMERICA, N.A.**

vs

MICHELLE COUSINS, ERROL COUSINS

PROPERTY ADDRESS: 127

COMANCHE TRAIL, HANOVER, PA

17331

Property at 127 Comanche Trail

Hanover, PA 17331 in the Conewago

Township of Adams County,

Commonwealth of Pennsylvania.

BEING PREMISES: 127 Comanche

Trail, Hanover, PA 17331.

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: Michelle

Cousins and Errol Cousins

JUDGMENT AMOUNT: \$183,849.44

Attorney: McCabe, Weisberg and

Conway P.C., 123 South Broad Street,

Suite 1400

Philadelphia, PA 19109

215-790-1010

Map and Parcel ID: 08-011-0060

TAX I.D. #: 08-011-0060

Bank of America, N.A.

v.

Errol Cousins and Michelle Cousins

Adams County; Number: 13-SU-887

No. 13-SU-768**WELLS FARGO FINANCIAL**

vs

ANN R CRAIG, JAMES E CRAIG

PROPERTY ADDRESS: 322 RIDGE

AVENUE, MCSHERRYSTOWN, PA

17344

By virtue of a Writ of Execution No.

13-SU-768

WELLS FARGO FINANCIAL

PENNSYLVANIA, INC.

v.

ANN R. CRAIG, JAMES E. CRAIG

owner(s) of property situate in

MCSHERRYSTOWN BOROUGH,

ADAMS COUNTY, Pennsylvania, being

322 RIDGE AVENUE,

MCSHERRYSTOWN, PA 17344-1423

PARCEL NO 28001-0079--000

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$166,153.85

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.

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James Muller

Sheriff of Adams County

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12/20, 27 & 1/3

SHERIFF SALES

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**No. 12-SU-016
MOREQUITY INC**

vs
BRUCE C CROUSE, SYDNEY L CROUSE
PROPERTY ADDRESS: 5061 BALTIMORE PIKE, LITTLESTOWN, PA 17340
By virtue of a Writ of Execution No. 12-SU-016
MOREQUITY, INC.
v.
BRUCE C. CROUSE, SYDNEY L. CROUSE
owner(s) of property situate in the TOWNSHIP OF GERMANY, ADAMS County, Pennsylvania, being 5061 BALTIMORE PIKE, LITTLESTOWN, PA 17340-9712
Parcel No. 15117-0011---000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$296,875.86
Attorneys for Plaintiff
Phelan Hallinan, LLP

**No. 13-SU-714
PENNYMAC LOAN SERVICES LLC**
vs
RICHARD H CUNNINGHAM, DELLA M CUNNINGHAM

PROPERTY ADDRESS: 2825 CHAMBERSBURG ROAD, MCKNIGHTSTOWN, PA 17343
By virtue of a Writ of Execution No. 13-SU-714
PENNYMAC LOAN SERVICES, LLC
v.
RICHARD H. CUNNINGHAM, DELLA M. CUNNINGHAM
owner(s) of property situate in FRANKLIN TOWNSHIP, ADAMS County, Pennsylvania, being 2825 CHAMBERSBURG ROAD, MCKNIGHTSTOWN, PA 17343
Parcel No. 12D11-0004A---000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$200,014.20
Attorneys for Plaintiff
Phelan Hallinan, LLP

**No. 12-SU-1442
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs
GLEN J. DAVIS, DONNA L. DAVIS
PROPERTY ADDRESS: 131 EAST KING STREET, LITTLESTOWN, PA 17340
By virtue of a Writ of Execution No. 2012-SU-1442
JPMORGAN CHASE BANK, N.A. s/b/m CHASE HOME FINANCE, LLC
v.
GLEN J. DAVIS a/k/a GLENN J. DAVIS
DONNA L. DAVIS
owner(s) of property situate in LITTLESTOWN BOROUGH, ADAMS County, Pennsylvania, being 131 EAST KING STREET, LITTLESTOWN, PA 17340-1613
Parcel No. 27008-0281---000
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$100,065.72
Attorneys for Plaintiff
Phelan Hallinan, LLP

**No. 13-SU-723
SUSQUEHANNA BANK**

vs
DAVID L. DILLON, KIMBERLEY K. DILLON
PROPERTY ADDRESS: 2209 STONEY POINT ROAD, EAST BERLIN, PA 17316
BY VIRTUE OF WRIT OF EXECUTION NO. 2013-SU-723
SUSQUEHANNA BANK
vs
DAVID L. DILLON & KIMBERLEY K. DILLON
2209 STONEY POINT ROAD, EAST BERLIN, PA 17316
PARCEL NO. 36-K05-0029
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$149,063.55
ATTORNEYS FOR PLAINTIFF
BARLEY SNYDER

**No. 12-SU-1370
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs
STEPHEN J. DRUMMER, SHOSHANA DRUMMER
PROPERTY ADDRESS: 10 HAMPTON DRIVE, a/k/a 10 HAMPTON DRIVE UNIT NO. 69-1, EAST BERLIN, PA 17316
By virtue of a Writ of Execution No. 12-SU-1370
JP MORGAN CHASE BANK, NATIONAL ASSOCIATION s/b/m CHASE HOME FINANCE, LLC s/b/m TO CHASE MANHATTAN MORTGAGE CORPORATION
v.
STEPHEN J. DRUMMER, SHOSHANA DRUMMER
owner(s) of property situate in the READING TOWNSHIP, ADAMS County,

Pennsylvania, being 10 HAMPTON DRIVE, a/k/a 10 HAMPTON DRIVE UNIT NO. 69-1, EAST BERLIN, PA 17316-9599
Parcel No. 36J08-0120A---000
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$92,974.74
Attorneys for Plaintiff
Phelan Hallinan, LLP

**No. 13-SU-396
CITIMORTGAGE, INC.**

vs
TIMOTHY W. DUMONCHELLE, SAMANTHA L. DUMONCHELLE
PROPERTY ADDRESS: 606 CRICKET LANE, MCSHERRYSTOWN, PA 17344
By virtue of Writ of Execution No. 13-SU-396
CitiMortgage, Inc., Plaintiff
vs.
Timothy W. Dumonchelle, Samantha L. Dumonchelle, Defendants
606 Cricket Lane
McSherrystown, PA 17344
McSherrystown Borough Parcel No.: 12.006-0122
Improvements thereon: Residential Dwelling
Judgment Amount: \$95,577.38
MILSTEAD & ASSOCIATES, LLC
By: Patrick J. Wesner, Esq.
ID NO. 203145
220 Lake Drive East, Suite 301
Cherry Hill, NJ 08002
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 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.

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James Muller
Sheriff of Adams County
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12/20, 27 & 1/3

SHERIFF SALES

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No. 13-SU-771**JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs

SHANNON O'SHEA DUNCAN

PROPERTY ADDRESS: 20 STEVENS STREET, HANOVER, PA 17331

By virtue of a Writ of Execution No.

13-SU-771

JPMORGAN CHASE BANK, N.A.

v.

SHANNON O'SHEA DUNCAN owner(s) of property situate in CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 20 STEVENS STREET, HANOVER, PA 17331-9072

Parcel No. 08012-0109---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$177,016.18

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-758**WELLS FARGO BANK NA**

vs

JEFFREY S. FORD, KRISTIN L. FORD

PROPERTY ADDRESS: 534

LEXINGTON WAY, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No.

13-SU-758

WELLS FARGO BANK, N.A.

v.

JEFFREY S. FORD, KRISTIN L. FORD owner(s) of property situate in the LITTLESTOWN BOROUGH, ADAMS County, Pennsylvania, being 534 LEXINGTON WAY, LITTLESTOWN, PA 17340-1566

Parcel No. 27013-0032---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$278,029.39

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-783**BANK OF AMERICA NA**

vs

RONALD L. FOUNTAIN JR., JANEAN L. FOUNTAIN

PROPERTY ADDRESS: 250

GETTYSBURG ROAD, LITTLESTOWN, PA 17340

Property in the Germany Township, Adams County, State of Pennsylvania. BEING PREMISES: 250 Gettysburg Road, Littlestown, PA 17340, Adams County.

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: Ronald

L. Fountain Jr. and Janean L. Fountain

Judgment Amount: \$493,883.70

Map and Parcel ID: 15117-0246

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

LP f/k/a Countrywide Home Loans

Servicing, LP

v.

Ronald L. Fountain and Janean L.

Fountain

Adams County; Number: 13-SU-783

No. 13-SU-987**PNC BANK, NATIONAL
ASSOCIATION**

vs

LUCINDA A. GARNER

PROPERTY ADDRESS: 60 DIANE

TRAIL, FAIRFIELD, PA 17320

WRIT NO.: 13-SU-987

PNC BANK NATIONAL ASSOCIATION

VS

LUCINDA A. GARNER

60 DIANE TRAIL, FAIRFIELD, PA 17320

CARROLL VALLEY BOROUGH

RESIDENTIAL DWELLING

PARCEL #43027-0115

DEBT: \$109,869.48

NAME OF ATTY(S):

BRETT A. SOLOMON, ESQ. and

MICHAEL C. MAZACK, ESQ.

No. 12-SU-1329**CITIMORTGAGE INC.**

vs

VALERIE J. GOSNELL

PROPERTY ADDRESS: 710

CASHTOWN ROAD, BIGLERVILLE, PA 17307

By virtue of a Writ of Execution No.

12-SU-1329

CITIMORTGAGE, INC.

v.

VALERIE J. GOSNELL

owner(s) of property situate in

FRANKLIN TOWNSHIP, ADAMS

County, Pennsylvania, being

710 CASHTOWN ROAD, BIGLERVILLE,

PA 17307-9239

Parcel No. 12D09-0011B--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$207,867.10

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 12-SU-1511**WELLS FARGO BANK NA**

vs

KIRK D. GRAU, JENNIFER R. GRAU

PROPERTY ADDRESS: 1756 BON OX

ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.

12-SU-1511

Wells Fargo Bank, N.A., as certificate trustee (not in its individual capacity but solely as certificate trustee), in trust for registered Holders of VNT Trust Series 2010-2

v.

Jennifer R. Grau and Kirk D. Grau

1756 Bon Ox Road, New Oxford, PA

17350, Mt. Pleasant Township

Parcel No. (32)112-29

Improvements thereon are Residential

Dwelling

REAL DEBT: \$279,417.49

Federman & Associates, LLC

Thomas M. Federman, Esq.

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12/20, 27 & 1/3

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No. 12-SU-760**JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs.

**MARGARET L. HADLEY, DAVID D.
HADLEY**

PROPERTY ADDRESS: 5045 OLD HARRISBURG ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 2012-SU-760

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

**MARGARET L. HADLEY, DAVID D.
HADLEY**

owner(s) of property situate in the TOWNSHIP OF TYRONE, ADAMS County, Pennsylvania, being 5045 OLD HARRISBURG ROAD, GETTYSBURG, PA 17325-7616 Parcel No. 40002-0054---000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$202,357.34

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-871**MEMBERS 1ST FEDERAL CREDIT
UNION**

vs.

**JEROME NATHAN HENIGMAN,
JENNIFER S. HENIGMAN**

PROPERTY ADDRESS: 110 OLD U.S. ROUTE 15, YORK SPRINGS, PA 17372

By virtue of Writ of Execution No.

2013-SU-871

Members 1st Federal Credit Union

vs.

Jerome Nathan Henigman a/k/a

J. Nathan Henigman and Jennifer S. Henigman, 110 Old U.S. Route 15, York Springs, PA 17372

Latimore Township, Adams County, Pennsylvania

Parcel No. 01-23-IO4-0040

Improvements thereon of the residential dwelling or lot

Judgment amount of \$118,050.28 plus

interest, costs and attorney fees

Martson Law Offices, 10 East High Street, Carlisle, PA 17013

No. 12-SU-968**M & T BANK**

vs.

ROBERT DALE HICKS

PROPERTY ADDRESS: 36 EAST HANOVER STREET, GETTYSBURG, PA 17325

Property in the Borough of Bonneauville, Adams County, Pennsylvania.

BEING KNOWN AS: 36 East Hanover Street, Gettysburg, Pennsylvania 17325. IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS PROPERTY TO: Robert Dale Hicks

Map and Parcel 10: 06005-0088

Title to said premises is vested in Robert Dale Hicks by deed from Tammy J. Chrismer, now Tammy J. Harner and Bradley J. Harner, her husband dated May 17, 2007 and recorded May 21, 2007 in Deed Book 4844, Page 129.

No. 09-SU-565**BANK OF AMERICA NA**

vs.

**DEBRA A. HIPPENSTEEL, TONY J.
HIPPENSTEEL**

PROPERTY ADDRESS: 5 ROLLING LANE, ABBOTTSTOWN, PA 17301

By virtue of a Writ of Execution No. 09-SU-565

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP

v.

**DEBRA A. HIPPENSTEEL, TONY J.
HIPPENSTEEL**

owner(s) of property situate in the TOWNSHIP OF HAMILTON, ADAMS County, Pennsylvania, being 5 ROLLING LANE, ABBOTTSTOWN, PA 17301-9749

Parcel No. 17L10-0006D--000.

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$300,727.25

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 12-SU-1189**GMAC MORTGAGE, LLC**

vs.

**DOUGLAS M. HOFFFNER,
ELIZABETH C. HOFFFNER**

PROPERTY ADDRESS: 3710 TANEYTOWN ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

12-SU-1189

GMAC MORTGAGE, LLC

v.

**DOUGLAS M. HOFFFNER, ELIZABETH
C. HOFFFNER**

owner(s) of property situate in MT. JOY TOWNSHIP, ADAMS County,

Pennsylvania, being 3710 TANEYTOWN ROAD, GETTYSBURG, PA 17325-8637 Parcel No. 30G18-0040---000 Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$178,166.87

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 12-SU-1424**ACNB BANK**

vs.

JOHN A. HOLT JR

PROPERTY ADDRESS: 1028 BARLOW GREENMOUNT ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.:

2012-SU-1424

ACNB Bank, formerly known as Adams County National Bank, Plaintiff vs.

John A. Holt Jr., also known as John A. Holt, Defendant

Defendant's Property Address: 1028

Barlow Greenmount Road, Gettysburg, PA 17325

Township or Borough: Cumberland Township

Parcel No.: 09-E16-0033

Improvements Thereon: Residential Dwelling

Judgment Amount: \$101,693.08

Attorneys for Plaintiff:

Puhl, Eastman & Thrasher

220 Baltimore Street

Gettysburg, PA 17325

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than 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

12/20, 27 & 1/3

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 January 2014, at 10 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-1623**NORTHWEST SAVINGS BANK**

vs

FRED D. HULL, MICHELLE L. HULL
PROPERTY ADDRESS: 105 OLD LOG HOUSE ROAD, EAST BERLIN, PA 17316

By virtue of Writ of Execution No.

12-SU-1623

NORTHWEST SAVINGS BANK,
PLAINTIFF

vs.

FRED D. HULL, MICHELLE L. HULL
AND THE UNITED STATES OF AMERICA
DEFENDANTS

105 OLD LOG HOUSE ROAD
READING TOWNSHIP

The improvements thereon begin known as 105 Old Log House Road, East Berlin, PA 17316

Parcel No. 36-K06-43

Judgment Amount: \$251,338.34*

*Together with interest at the per diem rate noted above due and owing after October 1, 2012, and other charges and costs to date of Sheriff's sale.

Attorney for Plaintiff:

PATRICK M. REB, ESQ., 547 South Tenth Street, Lebanon, PA 17042

No. 13-SU-207**SUNTRUST MORTGAGE, INC.**

vs

HOWARD D. ISENNOCK JR., LURLIE L. ISENNOCK

PROPERTY ADDRESS: 298 AMANDA DRIVE, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No.

13-SU-207

SUNTRUST MORTGAGE, INC.

v.

HOWARD D. ISENNOCK JR., LURLIE L. ISENNOCK

owner(s) of property situate in the GERMANY TOWNSHIP, ADAMS County, Pennsylvania, being 298 AMANDA DRIVE, LITTLESTOWN, PA 17340-9224

Parcel No. 15H18-0125---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$340,643.85

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-932**THE BANK OF NEW YORK MELLON**

vs

KIMBERLY A. MILLER, EXECUTRIX OF THE ESTATE OF GEORGE A. FLENNER, DECEASED

PROPERTY ADDRESS: 4308

FAIRFIELD ROAD, FAIRFIELD, PA 17320

Property in the Fairfield Borough, County of Adams County, and State of Pennsylvania.

BEING KNOWN AS PARCEL NUMBER: 18C15-48

BEING PREMISES: 4308 Fairfield Road, Fairfield, PA 17320.

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: George A. Flenner

JUDGMENT AMOUNT: \$104,153.94

The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities Trust 2006-SD1, Asset-Backed Certificates, Series 2006-SDI

v.

Kimberly A. Miller, Executrix of the Estate of George Flenner, Deceased Mortgagor and Real Owner and George Flenner, Deceased Mortgagor and Real Owner

Adams County; Number: 13-SU-932

No. 13-SU-868**BELCO COMMUNITY CREDIT UNION**

vs

ROSS H. KIRCHER, KATHLEEN P. KIRCHER

PROPERTY ADDRESS: 105 E. MIDDLE ST., GETTYSBURG, PA 17325

By virtue of writ of execution case number 13-SU-868

Plaintiff: BELCO Community Credit Union

Defendants: Ross H. Kircher and

Kathleen P. Kircher

Owner(s) of the property situate in the Borough of Gettysburg, Adams County, Pennsylvania

Being plate number and pin number:

16.010-0135

Property being known as: 105 E. Middle Street, Gettysburg Borough, Adams County, Pennsylvania

Improvements thereon: Residential Dwelling

Plaintiff Attorney: Eugene E. Pepinsky Jr.

Attorney I.D. #23702

210 Walnut Street

P.O. Box 11963

Harrisburg, PA 17108-1963

717-255-8051

No. 12-SU-1868**WELLS FARGO BANK NA**

vs

LISA JO LAFFERTY, TIMOTHY W. LAFFERTY

PROPERTY ADDRESS: 999

BEECHERSTOWN ROAD,

BIGLERVILLE, PA 17307

By virtue of a Writ of Execution No.

12-SU-1868

WELLS FARGO BANK, N.A.

v.

LISA LAFFERTY a/k/a LISA JO LAFFERTY, TIMOTHY W. LAFFERTY owner(s) of property situate in BUTLER TOWNSHIP, ADAMS County, Pennsylvania, being 999 BEECHERSTOWN ROAD, BIGLERVILLE, PA 17307

Parcel No. 07E09-0008B---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$176,277.08

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

12/20, 27 & 1/3

SHERIFF SALES

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No. 13-SU-512**NATIONSTAR MORTGAGE LLC**

vs

DAVID E. LIGHT, SHARON L. LIGHT

PROPERTY ADDRESS: 6 WEST LOCUST LANE, NEW OXFORD, PA 17350

Property in the Oxford Township, Adams County, Pennsylvania.

BEING PREMISES: 6 West Locust Lane, New Oxford, Pennsylvania, 17350.

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: David E.

Light and Sharon L. Light

JUDGMENT AMOUNT: \$165,626.10

Map and Parcel ID: 35010-0009

Nationstar Mortgage LLC

v.

David E. Light and Sharon L. Light

Adams County; Number: 13-SU-512

No. 13-SU-408**JPMORGAN CHASE BANK, N.A.**

vs

BRIAN L. MARSH, TREVOR S. SHRINER

PROPERTY ADDRESS: 17 RED BRIDGE ROAD, GETTYSBURG, PA 17325

Property in the Township of Straban Township, County of Adams and Commonwealth of Pennsylvania.

BEING PREMISES: 17 Red Bridge Road, Gettysburg, Pennsylvania

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: Brian L.

Marsh

TAX I.D. #: 38-021-0040

JPMorgan Chase Bank, National

Association s/b/m/t Chase Home

Finance LLC s/b/m/t Chase Manhattan

Mortgage Corporation

v.

Brian L. Marsh, United States of

America and Trevor S. Shriner

Adams County; Number: 13-SU-408

No. 13-SU-145**WELLS FARGO BANK NA**

vs

KENNETH W MAWYER

PROPERTY ADDRESS: 75 COVE

HOLLOW ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

13-SU-145

WELLS FARGO BANK, N.A. s/b/m

WELLS FARGO HOME MORTGAGE, INC.

v.

KENNETH W. MAWYER

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

Pennsylvania, being 75 COVE HOLLOW ROAD, FAIRFIELD, PA 17320-9796

Parcel No. 25B18-0001---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$24,596.52

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-767**JPMORGAN CHASE BANK****NATIONAL ASSOCIATION**

vs

BARRY S. MCDERMITT JR., AMY J. MCDERMITT

PROPERTY ADDRESS: 78 SCHOFIELD

DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No.

13-SU-767

JPMORGAN CHASE BANK, N.A., s/b/m

CHASE HOME FINANCE, LLC

v.

BARRY S. MCDERMITT JR., AMY J.

MCDERMITT

owner(s) of property situate in

READING TOWNSHIP, ADAMS County,

Pennsylvania, being 78 SCHOFIELD

DRIVE, EAST BERLIN, PA 17316-9337

Parcel No. 36111-0119---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$178,817.02

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 12-SU-632**SUSQUEHANNA BANK**

vs

WADE R. MCLANE, PAMELA J.**MCLANE, MICHELLE L. MCLANE**

PROPERTY ADDRESS: 315 M

MENGES (a/k/a MENGUS) MILL ROAD

PREVIOUSLY REFERRED TO AS 315H

AND/OR 315 ME

By virtue of Writ of Execution No.

2012-SU-632

Susquehanna Bank successor in

interest to Susquehanna Bank PA

successor in interest to Community Banks

vs.

Wade R. McLane, Pamela J. McLane

and Michelle L. McLane

315M Menges (a/k/a Mengus) Mill Road previously referred to as 315H Menges (a/k/a Mengus) Mill Road and 315 Menges (a/k/a Mengus) Mill Road Littlestown, located in Germany Township, Adams County, Pennsylvania Parcel No. 15-118-0007G Improvements thereon of the Residential Dwelling Judgment amount \$167,760.84 Kornfield and Benchoff, LLP

No. 13-SU-677**NATIONSTAR MORTGAGE, LLC**

vs

SHANNON L. MECKLEY

PROPERTY ADDRESS: 25

HUNTERSTOWN HAMPTON ROAD,

GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

13-SU-677

NATIONSTAR MORTGAGE, LLC

v.

SHANNON MECKLEY

owner(s) of property situate in

STRABAN TOWNSHIP, ADAMS County,

Pennsylvania, being 25

HUNTERSTOWN HAMPTON ROAD,

GETTYSBURG, PA 17325-8237

Parcel No. 38021-0072---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$124,733.74

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.

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James Muller

Sheriff of Adams County

www.adamscounty.us

12/20, 27 & 1/3

SHERIFF SALES

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No. 13-SU-561**JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs

DENNIS KEITH MILLER

PROPERTY ADDRESS: 71 HEMLOCK DRIVE, HANOVER, PA 17331

By virtue of a Writ of Execution No.

13-SU-561

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

DENNIS KEITH MILLER

owner(s) of property situate in the TOWNSHIP OF CONEWAGO, ADAMS County, Pennsylvania, being 71 HEMLOCK DRIVE, HANOVER, PA 17331-7540

Parcel No. 08-021-0060-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$177,077.13

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-870**JPMORGAN CHASE BANK, N.A.**

vs

KIMBERLY A. MILLER

PROPERTY ADDRESS: 15 HOUNDS RUN, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

13-SU-870

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

KIMBERLY A. MILLER

owner(s) of property situate in STRABAN TOWNSHIP, ADAMS County, Pennsylvania, being 15 HOUNDS RUN, GETTYSBURG, PA 17325-7890

Parcel No. 38001-0120---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$371,119.47

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-324**SUSQUEHANNA BANK, SUCCESSOR
TO COMMUNITY BANKS**

vs

GERARDO MOLINA

PROPERTY ADDRESS: 540 SELLS STATION ROAD, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.

2013-SU-324

Susquehanna Bank successor in interest to Susquehanna Bank PA successor in interest to Community Banks

vs.

Gerardo Molina

540 Sells Station Road, Littlestown, PA 17340, Union Township, Adams County, Pennsylvania

Parcel No. 41-J15-0088

Improvements thereon of the

Residential Dwelling

Judgment Amount: \$174,956.57

Kornfield and Benchoff, LLP

No. 13-SU-905**PNC BANK, N.A.**

vs

**KENNETH E. MYERS JR., DENISE R.
MYERS**

PROPERTY ADDRESS: 4536 YORK RD., NEW OXFORD, PA 17350

By virtue of Writ of Execution No.

13-SU-905

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO

NATIONAL CITY REAL ESTATE

SERVICES, LLC, SUCCESSOR BY

MERGER TO NATIONAL CITY

MORTGAGE, INC., FORMERLY

KNOWN AS NATIONAL CITY

MORTGAGE CO.

vs.

KENNETH E. MYERS JR. & DENISE R. MYERS

4536 York Road, New Oxford, PA 17350

Parcel No: 01-32-J11-0061

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$110,665.77

Attorneys for Plaintiff

KML Law Group, P.C.

No. 12-SU-1684**ACNB BANK, FORMERLY KNOWN AS
ADAMS COUNTY NATIONAL BANK**

vs

**DAVID A. PETROSKY, ANGELA K.
PETROSKY**

PROPERTY ADDRESS: 18 PENN STREET, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No.:

2012-SU-1684

ACNB Bank, formerly known as Adams County National Bank, Plaintiff

vs.

David A. Petrosky and Angela K. Petrosky, Defendants

Defendant's Property Address: 18 Penn

Street, Biglerville, PA 17307

Township or Borough: Borough of Biglerville

Parcel No.: 05-003-0097

Improvements Thereon: Residential Dwelling

Judgment Amount: \$91,534.44

Attorneys for Plaintiff:

Puhl, Eastman & Thrasher

220 Baltimore Street

Gettysburg, PA 17325

No. 13-SU-166**JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs

MARY JEANETTE POOLE

PROPERTY ADDRESS: 142 SEMINARY AVENUE, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

2013-SU-166

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION s/b/m CHASE HOME

FINANCE, LLC s/b/m TO CHASE

MANHATTAN MORTGAGE

CORPORATION

v.

MARY JEANETTE POOLE

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

County, Pennsylvania, being 142

SEMINARY AVENUE, GETTYSBURG,

PA 17325-1721

Parcel No. 16006-0058---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$232,910.36

Attorneys for Plaintiff

Phelan Hallinan, LLP

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James Muller

Sheriff of Adams County

www.adamscounty.us

12/20, 27 & 1/3

SHERIFF SALES

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No. 13-SU-295**BANK OF AMERICA NA**

vs

LUTHER T. RIDGE JR., STACEY L. RIDGE

PROPERTY ADDRESS: 3 HIDEAWAY TRAIL, FAIRFIELD, PA 17320
By virtue of a Writ of Execution No. 2013-SU-295
BANK OF AMERICA, N.A.,
SUCCESSOR BY MERGER TO
COUNTRYWIDE BANK,
N.A. f/k/a COUNTRYWIDE BANK, FSB,
f/k/a COUNTRYWIDE DOCUMENT
CUSTODY SERVICES, A DIVISION OF
TREASURY BANK, N.A.

v.

LUTHER T. RIDGE JR., STACEY L. RIDGE

owner(s) of property situate in the
ADAMS County, Pennsylvania, being 3
HIDEAWAY TRAIL, FAIRFIELD, PA
17320-9386

Parcel No. 43044-0001---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$100,693.35

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 11-SU-1920**BANK OF NEW YORK MELLON**

vs

TIMOTHY RILL, THERESA RILL

PROPERTY ADDRESS: 306-306 1/2
SOUTH STREET, HANOVER, PA 17331
By virtue of a Writ of Execution No.
11-SU-1920

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
TRUSTEE FOR THE CERTIFICATE
HOLDERS COWAL, INC. ALTERNATIVE
LOAN TRUST 2006-0A21 MORTGAGE
PASS-THROUGH CERTIFICATES
SERIES 2006-0A21

v.

TIMOTHY RILL, THERESA RILL
owner(s) of property situate in the
TOWNSHIP OF CONEWAGO, ADAMS
County, Pennsylvania, being
306-306 1/2 SOUTH STREET,
HANOVER, PA 17331

Parcel No. 08009-0010---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$105,061.33

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-355**WELLS FARGO BANK NA**

vs

SHIRLEY L. ROHRBAUGH

PROPERTY ADDRESS: 450 RED ROCK
ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

13-SU-355

WELLS FARGO BANK, N.A.

v.

SHIRLEY L. ROHRBAUGH

owner(s) of property situate in
CUMBERLAND TOWNSHIP, ADAMS
County, Pennsylvania, being 450 RED
ROCK ROAD, GETTYSBURG, PA
17325-7162

Parcel No. 09E15-0006---000

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$79,297.14

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-792**NATIONSTAR MORTGAGE, LLC**

vs

NEIL L. SARSFIELD

PROPERTY ADDRESS: 3125
EMMITSBURG ROAD, GETTYSBURG,
PA 17325

Property in the Township of Freedom
Township, County of Adams, and State
of Pennsylvania.

BEING PREMISES: 3125 Emmitsburg
Road, Gettysburg, Pennsylvania 17325.

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: Neil L.
Sarsfield

Title to said premises is vested in Neil
Sarsfield by deed from Robert Benjamin
Ogle and Teresa A. Ogle, Husband and
Wife dated November 2, 2007 and
recorded November 5, 2007 in Deed
Book 5027, Page 225.

TAX I.D. #: 13E17-0014

JUDGMENT AMOUNT: \$427,061.54

No. 12-SU-952**JAMES B. NUTTER & COMPANY**

vs

GENEVIEVE M. SCHOFIELD

PROPERTY ADDRESS: 518 GRANT
DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

12-SU-952

JAMES B. NUTTER & COMPANY

vs.

GENEVIEVE M. SCHOFIELD

518 GRANT DRIVE, GETTYSBURG, PA
17325, MT. PLEASANT TOWNSHIP
PARCEL NO.: (32)-102-0067

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$136,342.80

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & JAVARDIAN, LLC

No. 11-SU-1976**US BANK NATIONAL ASSOCIATION
vs****BARRY SEIVER, MARY SEIVER**

PROPERTY ADDRESS: 3 CONNIE
TRAIL, FAIRFIELD, PA 17320

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE UNDER POOLING AND
SERVICING AGREEMENT DATED AS
OF DECEMBER 1, 2006 MASTR
ASSET-BACKED SECURITIES TRUST
2006-NC3 MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2006-NC3, BY ITS ATTORNEY IN FACT,
OCWEN LOAN SERVICING, LLC

v.

BARRY SEIVER AND MARY SEIVER
C.C.P. ADAMS COUNTY NO.

2011-SU-1976

JUDGMENT AMOUNT: \$261,830.06

PROPERTY ADDRESS: 3 Connie Trail,
Fairfield, PA 17320

PARCEL ID NUMBER: 43-23-3

ALL that tract of land lying and situate
in Carroll Valley Borough, Adams

County, Pennsylvania, with

improvements thereon consisting of
Residential Real Estate

BEING the same premises which
Michael Carty and Mary Jane Carty, by
Deed dated August 22, 2006, and
recorded September 8, 2006 in the
Office of the Recorder of Deeds in and
for Adams County in Deed Book 4561,
Page 234, granted and conveyed unto
Barry Seiver and Mary Seiver, as
tenants by the entirety.

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

12/20, 27 & 1/3

SHERIFF SALES

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No. 10-SU-2456**M & T BANK**

vs

DANIEL C. SENSENEY, ELIZABETH A. SENSENEY

PROPERTY ADDRESS: 246 TOPPER ROAD, FAIRFIELD, PA 17320
Property in the Township of Liberty, County of Adams, Commonwealth of Pennsylvania.

BEING PREMISES: 246 Topper Road, Fairfield, PA 17320.

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: Daniel C. Senseney and Elizabeth A. Senseney
TAX I.D. #: 25
M&T Bank

v.

Daniel C. Senseney, Elizabeth A. Senseney and United States of America c/o United States Attorney for the Middle District of Pennsylvania
Adams County; Number: 2010-SU-2456

No. 11-SU-2025**CITIMORTGAGE, INC.**

vs

GIOVANNI O. SILIEZAR, CAROL S. SILIEZAR

PROPERTY ADDRESS: 180 MUNICIPAL ROAD, HANOVER, PA 17331

By virtue of a Writ of Execution No. 11-SU-2025

CITIMORTGAGE, INC.

v.

GIOVANNI O. SILIEZAR, CAROL S. SILIEZAR

owner(s) of property situate in the TOWNSHIP OF BERWICK, ADAMS County, Pennsylvania, being 180 MUNICIPAL ROAD, HANOVER, PA 17331-8980

Parcel No. 04K12-0093---000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$82,014.67

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-372**WELLS FARGO BANK NA**

vs

SCOTT B. SIPLING, TAMMY SIPLING

PROPERTY ADDRESS: 21 MAPLE DRIVE, HANOVER, PA 17331
By virtue of a Writ of Execution No. 13-SU-372

WELLS FARGO BANK, N.A.

v.

SCOTT B. SIPLING TAMMY SIPLING owner(s) of property situate in CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 21 MAPLE DRIVE, HANOVER, PA 17331-9439
Parcel No. 08022-0008---000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,269.54

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-722**BANK OF AMERICA NA**

vs

SCOTT E. SIPLING, KELLY A. SIPLING

PROPERTY ADDRESS: 25 WEST LOCUST LANE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No. 13-SU-722

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP

v.

SCOTT E. SIPLING, KELLY A. SIPLING owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS County, Pennsylvania, being 25 WEST LOCUST LANE, NEW OXFORD, PA 17350-9354
Parcel No. 35010-0088---000
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$147,285.73

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 12-SU-1166**JPMORGAN CHASE BANK NATIONAL ASSOCIATION**

vs

ALLEN F. SMITH, TIMOTHY L. PATTERSON, TRUDY A. PATTERSON

PROPERTY ADDRESS: 10470 GOLF COURSE ROAD, FAYETTEVILLE, PA 17222

By virtue of a Writ of Execution No. 2012-SU-1166

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

ALLEN F. SMITH, TIMOTHY L. PATTERSON, TRUDY A. PATTERSON owner(s) of property situate in the FRANKLIN TOWNSHIP, ADAMS

County, Pennsylvania, being 10470 GOLF COURSE ROAD, FAYETTEVILLE, PA 17222-8308

Parcel No. 12A09-0042---000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$180,340.89

Attorneys for

Plaintiff Phelan Hallinan, LLP

No. 13-SU-959**BRANCH BANKING & TRUST CO vs****OLGA SMITH**

PROPERTY ADDRESS: 506 GRANT DR., GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 13-SU-959

BRANCH BANKING AND TRUST COMPANY

v.

OLGA SMITH

owner(s) of property situate in MT. PLEASANT TOWNSHIP, ADAMS

County, Pennsylvania, being 506 GRANT DRIVE, GETTYSBURG, PA 17325-6712

Parcel No. 32102-0058---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$210,585.27

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

12/20, 27 & 1/3

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 January 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-968**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

BENJAMIN L. SNELBECKER

PROPERTY ADDRESS: 1763 RIDGE RD., YORK SPRINGS, PA 17372

By virtue of a Writ of Execution No.

13-SU-968

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

BENJAMIN L. SNELBECKER

owner(s) of property situate in the LATIMORE TOWNSHIP, ADAMS County, Pennsylvania, being 1763 RIDGE ROAD, YORK SPRINGS, PA 17372-9729

Parcel No. 23J03-0021D--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$148,330.74

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-824**DEUTSCHE BANK NATIONAL TRUST
COMPANY**

vs.

**JAMES O. STAUB JR., KARA L.
STAUB**

PROPERTY ADDRESS: 5 DIANE TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

13-SU-824

Plaintiff: Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2006-NC5, Mortgage Pass-Through Certificates, Series 2006 NC5

vs.

Defendant(s): James O. Staub, Jr. and Kara L. Staub

Defendant's Property Address: 5 Diane Trail, Fairfield, PA 17320

Township or Borough: Carroll Valley

PARCEL NO.: 43,021-0028

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$255,337.79

ATTORNEYS FOR PLAINTIFF:

Martha E. Von Rosenstiel, P.C.

No. 12-SU-1658**RANDOLPH BRILHART ARBAUGH
vs****WILLIAM E. STEVENS, GERALDINE
M. STEVENS, WILLIAM JOSEPH
STEVENS**

PROPERTY ADDRESS: 110 LION ARCHER DRIVE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.:

12-SU-1658

Randolph Brilhart Arbaugh and Janet M. Arbaugh, husband and wife

vs.

William E. Stevens and Geraldine M. Stevens, husband and wife, and William Joseph Stevens

Defendant's Property Address: 110 Lion Archer Drive, Littlestown, PA 17340

Township or Borough: Germany

Township

Parcel No.: 15-H18-0036E

Improvements Thereon: Vacant Lot

Judgment Amount: \$91,604.41

Attorney for Plaintiff:

Richard E. Thrasher, Esq.

Puhl, Eastman & Thrasher

220 Baltimore Street

Gettysburg, PA 17325

No. 13-SU-1012**OCWEN LOAN SERVICING, LLC**

vs.

**CHARLES R. STILLIONS, SHARON A.
STILLIONS**

PROPERTY ADDRESS: 55 MILE TRAIL, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

13-SU-1012

OCWEN LOAN SERVICING, LLC

v.

**CHARLES R. STILLIONS, SHARON A.
STILLIONS**

owner(s) of property situate in CARROLL VALLEY BOROUGH, ADAMS County, Pennsylvania, being 55 MILE TRAIL, FAIRFIELD, PA 17320-8463

Parcel No. 43041-0138--000

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$203,376.66

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 11-SU-791**GREEN TREE SERVICING, LLC**

vs.

RICK A. WAITE, ANN M. WAITE

PROPERTY ADDRESS: 144 DERBY ROAD, HANOVER, PA 17331

Property in the Township of Conewago, County of Adams and Commonwealth of Pennsylvania.

BEING PREMISES: 144 Derby Place,

Hanover, PA 17331, Adams County

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: Rick A. Waite and Anne M. Waite

Judgment Amount: \$358,702.87

TAX LD. #: 08036-0024

Green Tree Servicing LLC

v.

Anne M. Waite and Rick A. Waite
Adams County; Number: 11-SU-791
Title to said premises is vested in Anne M. Waite and Rick A. Waite by deed from Joseph A. Myers dated April 6, 2011 and recorded April 10, 2011 in Deed Book 2253, Page 0280.

No. 13-SU-701**DEUTSCHE BANK NATIONAL TRUST
COMPANY**

vs.

DOROTHY E WALLS

PROPERTY ADDRESS: 58-60

BRECKENRIDGE STREET,

GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

13-SU-701

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI

ASSET SECURITIZATION

CORPORATION TRUST 2007-NC1,

MORTGAGE PASS-THROUGH

CERTIFICATES SERIES 2007-NC1

v.

DOROTHY E. WALLS

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

58-60 BRECKENRIDGE STREET,

GETTYSBURG, PA 17325-2501

Parcel No. 16010-0334--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$215,264.22

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.

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James Muller
Sheriff of Adams County

www.adamscounty.us

12/20, 27 & 1/3

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 January 2014, at 10 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-454

BANK OF AMERICA NA

vs

AUTUMN T. WALSH, JOHN A. WALSH III

PROPERTY ADDRESS: 535 LATIMORE ROAD, YORK SPRINGS, PA 17372
By virtue of a Writ of Execution No. 12-SU-454

BANK OF AMERICA, N.A.

SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP

v.

AUTUMN T. WALSH a/k/a AUTUMN WALSH, JOHN A. WALSH III a/k/a JOHN WALSH a/k/a JOHN A. WALSH owner(s) of property situate in the TOWNSHIP OF LATIMORE, ADAMS County, Pennsylvania, being 535 LATIMORE ROAD, YORK SPRINGS, PA 17372-9771

Parcel No. 23-102-0016A-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$130,264.22

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-159

WELLS FARGO BANK NA

vs

THOMAS I. WILSON, MARY L. WILSON

PROPERTY ADDRESS: 273 LONGSTREET DRIVE, GETTYSBURG, PA 17325

All that certain lot of land situated in Straban Township, Adams County, Pennsylvania, being more particularly described as Lot No. 273 on a plan of lots of Lake Heritage Subdivision, duly entered and appearing of record in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Miscellaneous Book 4 at Page 427, and subject to all legal highways, easements, rights-of-way and restrictions of record.

Title to said Premises vested in Thomas I. Wilson and Mary L. Wilson, husband and wife, as tenants of an estate by the entirety by Deed from Donald R. Maul, II, single and Renny J. Maul, single

dated 07/22/1995 and recorded 07/28/1995 in the Adams County Recorder of Deeds in Book 1060, Page 40.
Being known as 273 Longstreet Drive, Gettysburg, PA 17325
BRT #38-104-0042

By virtue of Writ of Execution

No. 2010-SU-0000536

GMAC MORTGAGE, LLC

vs.

JAMES W. HOUSEMAN III

485 Basehoar Road, Littlestown, PA 17340 a/k/a 485 Basehoar School Road, Littlestown, PA 17340
Parcel No: 41003-0003-000
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$198,775.64
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.

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James Muller

Sheriff of Adams County

www.adamscounty.us

12/20, 27 & 1/3

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 MILDRED MAE LANDIS, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Administrator: Linwood G. Landis, c/o Andrew H. Shaw, Esq., 200 South Spring Garden Street, Suite 11, Carlisle, PA 17013

Attorney: Andrew H. Shaw, Esq., 200 South Spring Garden Street, Suite 11, Carlisle, PA 17013

ESTATE OF PAULINE E. LUCKENBAUGH, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

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

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

SECOND PUBLICATION**ESTATE OF JUDITH K. ROLD, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Administrator: Michael Ray Simpson, 1518 Brown Road, Westminster, MD 21158

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

ESTATE OF PATRICIA A. SMITH, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executors: Dwain M. Smith and Allen J. Smith, c/o Donald W. Dorr, Esq., 846 Broadway, Hanover, PA 17331

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

ESTATE OF MICHAEL S. THORN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Catherine A. Saylor, 442 Mathias Road, Littlestown, PA 17340

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

THIRD PUBLICATION**ESTATE OF MAURICE E. BREAM, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executor: Wayne N. Bream, 302 North Market Street, Elizabethtown, PA 17022

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

ESTATE OF RUTH A. FREY, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executor: Bart J. Frey, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

ESTATE OF CHARLES W. HABERSTROH JR., DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Administratrix: Jacqueline L. Haberstroh, 55 Cumberland Drive, Gettysburg, PA 17325

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

ESTATE OF WALTER J. JOHNSON JR., DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Christine A. Heller, 2111 Wensville Road, Biglerville, PA 17307

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

ESTATE OF KATHLEEN L. MAUS a/k/a KATHLEEN LUCY MAUS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Jeffrey W. Maus and Michael P. Maus, c/o Donald W. Dorr, Esq., 846 Broadway, Hanover, PA 17331

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

ESTATE OF KENNETH P. McDERMOTT, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executor: Bruce K. McDermott, 177 Potomac Drive, Basking Ridge, NJ 07920

Attorney: David C. Smith, Esq., 754 Edgegrove Road, Hanover, PA 17331

ESTATE OF CHARLES R. MOSER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Gary E. Hartman, 126 Baltimore Street, Gettysburg, PA 17325

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

ESTATE OF ROBERT L. OWENS, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Executrix: Donna M. Smith, c/o Genevieve E. Barr, Esq., 11 Carlisle Street, Suite 301, Hanover, PA 17331

Attorney: Genevieve E. Barr, Esq., 11 Carlisle Street, Suite 301, Hanover, PA 17331