

Adams County Legal Journal

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IN THIS ISSUE

BANYON INVESTMENT GROUP, INC. V. BONNEAUVILLE BOROUGH ZONING HEARING BOARD



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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, September 8, 2016 at 8:30 a.m.

FAIR — Orphans' Court Action Number OC-86-2016. The First and Final Account of Barry W. Fair and Larry G. Fair, Co-Executors of the Last Will and Testament of Cleason G. Fair, Deceased, late of Straban Township, Adams County, Pennsylvania.

LEESE — Orphans' Court Action Number OC-87-2016. The First and Final Account of ACNB Bank, Administrator d.b.n.c.t.a. of the Estate of H. Robert Leese, a/k/a Holman Robert Leese, a/k/a Holman R. Leese, Deceased, late of Mt. Pleasant Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

8/26 & 9/2

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA CIVIL ACTION—LAW

COURT OF COMMON PLEAS CIVIL DIVISION ADAMS COUNTY NO.: 16-SU-675

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Wells Fargo Bank, National Association, As Trustee For Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WCH1, Plaintiff vs.

KRISTEN D. MCKAIN, in her capacity as Administratrix and Heir of the Estate of GLENN E. WIMSETT, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLENN E. WIMSETT, DECEASED, Defendants

NOTICE

TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLENN E. WIMSETT, DECEASED

You are hereby notified that on June 29, 2016, Plaintiff, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WCH1, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of ADAMS County Pennsylvania, docketed to No. 16-SU-675. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1030 LITTLESTOWN ROAD, LITTLESTOWN, PA 17340-9442 whereupon your property would be sold by the Sheriff of ADAMS County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter

a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Office of the Court Administrator
Adams County Courthouse
Gettysburg, PA 17325
717-337-9846

8/26

BANYON INVESTMENT GROUP, INC. V. BONNEAUVILLE BOROUGH ZONING HEARING BOARD

1. The Sunshine Act mandates that "[o]fficial action and deliberations by a quorum of the members of an agency shall take place at a meeting open to the public unless closed under section 707 (relating to exceptions to open meetings), 708 (relating to executive sessions)...."

2. The Sunshine Act specifically states an executive session can be held for quasi-judicial deliberations. According to the Pennsylvania Supreme Court, zoning hearing boards...are quasi-judicial bodies which perform formal fact-finding and deliberative functions. The Court explained that quasi-judicial deliberations conducted by a zoning hearing board in the matter of a contested application pending before the agency are a proper subject of an executive session from which the public can be lawfully excluded.

3. Plaintiff's counsel did not object to Defendant's deliberation off the record at the time it occurred nor raise any Sunshine Act violation. Based on the nature of the hearing and reason given for the executive session, Plaintiff and Plaintiff's counsel were able to determine that they were properly excluded from the executive session.

4. The Commonwealth Court upheld the use of a straw vote in an executive session by school board members when the official action by school board members occurred at a public meeting.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 2016-S-426, BANYON INVESTMENT
GROUP, INC. V. BONNEAUVILLE BOROUGH ZONING
HEARING BOARD.

Arthur J. Becker, Jr., Esq., Attorney for Plaintiff

Torren C. Ecker, Esq., Attorney for Plaintiff

Matthew E. Teeter, Esq., Attorney for Defendant

Wagner, J., August 11, 2016

OPINION

Before the Court for disposition are Preliminary Objections filed by Bonneauville Borough Zoning Hearing Board (hereinafter referred to as Defendant) to Banyon Investment Group, Inc.'s (hereinafter referred to as Plaintiff) Complaint. For the reasons set forth herein, said Preliminary Objections are granted with prejudice.

BACKGROUND

On May 3, 2016, Plaintiff filed a Civil Complaint alleging Defendant violated the Sunshine Act. Plaintiff avers that on or about February 3, 2016, Plaintiff "filed an application to the Bonneauville Borough Zoning Hearing Board requesting a variance for the Property." Plaintiff's Complaint at 4. The public hearing regarding Plaintiff's variance request was properly advertised and held on April 4, 2016. This hearing was the only matter Defendant considered at the April 4, 2016 public hearing. Plaintiff offered testimony and exhibits at the April 4, 2016 hearing. A concerned neighbor also testified against the variance request. Thereafter, Defendant "promptly took a 32 minute recess for a deliberation off the record." *Id.* at 6. Then, Defendant reopened the record, stated "we have deliberated during executive" and, while still at the public hearing, voted on the variance request. See Notes of Transcript, 4/4/16, at 39. The three Zoning Hearing board members each voted to deny Plaintiff's variance application. *Id.* at 40. Counsel for Defendant explained a written decision on the matter would be sent out within two weeks. *Id.* At no point during the public hearing did Plaintiff's attorney object to the executive session or claim the Defendant violated the Sunshine Act.

Plaintiff avers that before Defendant recessed, Defendant failed to provide a reason for the deliberation "off the record" or explain why it was needed. Plaintiff's Complaint at 7. Additionally, Plaintiff argues, Defendant failed to state during the open meeting that they were going to hold an executive session. *Id.* at para. 15. Plaintiff contends the actual decision to deny Plaintiff's application occurred during the "deliberation off the record." *Id.* at para. 18. Thus, Defendant's "deliberation off the record" violated the Sunshine Act.

On June 7, 2016, Defendant filed a Preliminary Objection to Plaintiff's Complaint challenging the legal sufficiency of the pleading (demurrer), in violation of Pa.R.C.P. 1028(a)(4). Defendant avers

“Defendant clearly announced, both before and after the executive session . . . that the executive session was for the purpose of deliberating on Plaintiff’s zoning application, and its announcements met the requirements” set forth in the Sunshine Act. Defendant’s Preliminary Objection at 2. Defendant also requested this Court order Plaintiff to pay attorney fees and litigation costs.

On June 17, 2016, Defendant filed Defendant’s Brief in Support of Preliminary Objection. Thereafter, on July 6, 2016, Plaintiff filed Brief in Opposition to Defendant’s Preliminary Objection.

LEGAL STANDARD

It is well established that in ruling on preliminary objections, this Court must accept as true all well-pleaded allegations of material fact as well as all inferences reasonably deductible from those facts. **Ballroom, LLC v. Commonwealth**, 984 A.2d 582, 586 (Pa. Commw. Ct. 2009). Preliminary Objections will be sustained where the case is clear and free from doubt. **Rambo v. Greene**, 906 A.2d 1232, 1235 (Pa. Super. 2006).

In order to sustain a preliminary objection in the nature of a demurrer, the court must decide whether, on the facts averred, the law states with certainty that no recovery is possible. **Morley v. Gory**, 814 A.2d 762, 764 (Pa. Super. 2002). In that regard, the court must resolve the issues solely on the basis of the pleadings. **Mellon Bank, N.A. v. Fabinyi**, 350 A.2d 895, 899 (Pa. Super. 1994). “Where any doubt exists as to whether a demurrer should be sustained, it must be resolved in favor of overruling the demurrer.” **Mystic, Inc. v. Northwestern Nat. Cas. Co.**, 806 A.2d 39, 42 (Pa. Super. 2002).

DISCUSSION

Plaintiff’s Complaint alleges only one cause of action: a violation of the Sunshine Act. Plaintiff’s Complaint avers Defendant’s “deliberation off the record” violated the Sunshine Act, and that Defendant did not state during the open meeting a reason for holding the executive session or provide a reason for denying the variance request. Defendant’s Preliminary Objection challenges the legal sufficiency of Plaintiff’s Complaint.

An agency, as defined by the Sunshine Act, must comply with certain statutory requirements. The term “agency” is defined as

the body, and all committees thereof authorized by the body to take official action or render advice on matters of agency business [which includes] . . . any board, council, authority or commission of the Commonwealth or of any political subdivision of the Commonwealth or any State, municipal, township . . . which declares . . . the performance of an essential governmental function and through the joint action of its members exercises governmental authority and takes official action.

65 Pa.C.S.A. § 703.

The Sunshine Act mandates that “[o]fficial action and deliberations by a quorum of the members of an agency shall take place at a meeting open to the public unless closed under section 707 (relating to exceptions to open meetings), 708 (relating to executive sessions)” **Id.** at § 704. The Sunshine Act allows an agency to “hold an executive session” if any one of six enumerated reasons applies. **See Id.** at § 708. The reason applicable to the case at bar allows for an executive session “[t]o review and discuss agency business which, if conducted in public, would violate a lawful privilege or lead to the disclosure of information or confidentiality protected by law, *including . . . quasi-judicial deliberations.*” **Id.** at § 708(a)(5) (emphasis added). However, “[t]he reason for holding the executive session must be announced at the open meeting occurring immediately prior or subsequent to the executive session.” **Id.** at § 708(b).

Since a zoning hearing board qualifies as an agency, it must comply with the strictures set forth in the Sunshine Act. Defendant in this case is a zoning hearing board; therefore, the Sunshine Act governs its actions. If the Defendant intended to take any official action,¹ or if a quorum of Defendant’s members were deliberating on an issue, the meeting needed to be open to the public unless the Defendant met one of the six requirements allowing them to hold an executive session. **See Id.** at § 703, 704, and 708.

¹ Official action is defined to include, in relevant part, “[t]he vote taken by any agency on any motion, proposal, resolution, rule, regulation, ordinance, report, or order.” **Id.** at § 703.

The Sunshine Act specifically states an executive session can be held for “quasi-judicial deliberations.” § 708(a)(5). According to the Pennsylvania Supreme Court, “zoning hearing boards . . . are quasi-judicial bodies which perform formal fact-finding and deliberative functions” **Kennedy v. Upper Milford Township Zoning Hearing Board**, 834 A.2d 1104, 1114 (Pa. 2003). The Court explained that “quasi-judicial deliberations conducted by a zoning hearing board in the matter of a contested application pending before the agency are a proper subject of an executive session from which the public can be lawfully excluded.” *Id.* at 1119. **See also Riverwalk Casino, LP v. Pennsylvania Gaming Control Bd.**, 926 A.2d 926, 932-935 (Pa. Super. 2007) (finding the Board conducted quasi-judicial deliberations in a proper executive session). In the case at bar, evidence was presented both for and against granting the variance. See Notes of Transcript 4/4/16, at 4-38. Under **Kennedy**, because the variance application was contested, the Defendant could hold an executive session for the purpose of “quasi-judicial deliberations” on the variance request.

Plaintiff argues the Defendant “did not announce that they were holding any type of executive session in the open meeting.” Prior to the executive session, the Chairperson asked for a “deliberation off the record.” The exchange is as follows:

The Chairperson: Again, Attorney Teeter, you’re going to have to help me on this

‘cause I’m not sure it’s right. May we have a - -

Mr. Teeter: Deliberation off the record?

See Notes of Transcript, 4/4/16, at 39.

Immediately after the executive session, the Chairperson announced “we have deliberated during executive and at this point we’re going to do a vote. . . .” *Id.* Therefore, contrary to Plaintiff’s assertion, Defendant did announce on the record it was holding an executive session.

Plaintiff also argues that the Defendant failed to state a reason during the open meeting for holding the executive session. An agency must provide a reason for holding the executive session and it “must be specific, indicating a real, discrete matter that is best addressed in private.” **Reading Eagle Co. v. Council of City of Reading**, 672 A.2d 305, 308 (Pa. Commw. Ct. 1993). In **Reading**

Eagle the executive session addressed possible litigation, not quasi-judicial deliberations like the case at bar. The court explained when there are “identifiable complaints” or possible litigation, “the general nature of the complaint has to be announced when an executive session is called to discuss it.” **Id.** at 308 n.9. The Court further stated

[b]y requiring that the executive session can only be held when reasons are given, the General Assembly intended that the public be able to determine from the reason given whether they are being properly excluded from the session. We agree with the rationale stated in **Hinds County** that in order to effectuate the purpose of requiring that reasons be given, the reasons stated by the public agency must be specific, indicating a real, discrete matter that is best addressed in private.

Id. at 307.

In the case at bar the exchange regarding the deliberation off the record went as follows:

The Chairperson: Again, Attorney Teeter, you’re going to have to help me on this

‘cause I’m not sure it’s right. May we have a - -

Mr. Teeter: Deliberation off the record?

Mr. Becker: Do you want us to step out?

Mr. Teeter: Is there anywhere else to go?

Mr. Pfaff: The next room over. You can go to the front office, sure.

The Chairperson: Thank you, gentleman.

Notes of Transcript, 4/4/16, at 39.

It is clear that the Sunshine Act was not violated. The public hearing was called for the sole purpose of discussing Plaintiff’s variance application. Therefore, one can infer that Plaintiff’s counsel knew the reason for the “deliberation”. Furthermore, Plaintiff’s counsel did not object to Defendant’s “deliberation off the record” at the time it occurred nor raise any Sunshine Act violation. Based on the nature of the hearing and reason given for the executive session, Plaintiff and Plaintiff’s counsel were able to determine that they were properly excluded from the executive session. Clearly Plaintiff’s counsel

was aware the Defendant was deliberating Plaintiff's variance application during the executive session. After Defendant reconvenes, the Chairman states "[w]e're going to reopen the record and we have deliberated during executive and at this point we're going to do a vote so I'm going to start with my left." *Id.* Plaintiff's counsel does not object to this vote nor does he raise any Sunshine Act objection. Defendant's actions do not violate § 708(b) and are proper under § 708(a)(5).

Plaintiff also argues that Defendant decided to deny Plaintiff's variance application during its "deliberation off the record." This argument is without merit. Even if Defendant's members did conduct a straw vote during executive session, the official action (the vote on the variance application) occurred during the open meeting. After deliberation, the Chairperson reopened the record and each board member publicly voted for or against the variance application. This on the record vote during the public meeting constitutes official action.² Moreover, in **Morning Call v. Bd. of School Directors of Southern Lehigh School District**, 642 A.2d 619 (Pa. Commw. Ct. 1994), the Commonwealth Court upheld the use of a "straw vote" in an executive session by school board members when the official action by school board members occurred at a public meeting.³ Therefore, under **Morning Call**, there was no violation of the Sunshine Act, and Plaintiff's argument must fail.

Finally, because Plaintiff had a reasonable, non-frivolous legal basis for bringing the current action, this Court will not award attorney's fees to counsel for the Defendant.

² Official action is defined to include, in relevant part, "the vote taken by any agency on any motion, proposal, resolution, rule, regulation, ordinance, report, or order." *Id.* at § 703

³ School Board members met in an executive session to discuss and vote on candidates for a superintendent position. *Id.* at 621. During one of its executive sessions, the Board narrowed the candidates from five to three. *Id.* It is this vote the Morning Call took issue with. *Id.* at 622-623. The Commonwealth Court found "[w]hen an agency eliminates candidates in an executive session through a 'straw vote', that vote is not official action contemplated by the Sunshine Act that must take place in public, but is part of that discussion and deliberation authorized to be conducted at a private executive session" *Id.* at 623. The Court affirmed the trial court's determination that the school board's decision to actually hire the candidate as the superintendent was the official action which needed to, and did, occur during a public meeting. *Id.* at 621-625.

Accordingly, Defendant's preliminary objection is granted with prejudice. Accordingly, the attached Order is entered.

ORDER

AND NOW, this 11th day of August, 2016, upon consideration of Preliminary Objection filed on behalf of Defendant Bonneauville Borough Zoning Hearing Board, it is hereby Ordered that Defendant Bonneauville Borough Zoning Hearing Board's Preliminary Objection for Legal Insufficiency of a Pleading (demurrer) is granted with prejudice.

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 16th day of September 2016, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 16-SU-346**WELLS FARGO BANK, N.A.**

vs.

JOSEPH M. BLANK, MICHELE E.**BLANK, ELIZABETH L. MYERS**

PROPERTY ADDRESS: 418 DELONE AVENUE, MCSHERRYSTOWN, PA 17344

By virtue of a Writ of Execution No. 16-SU-346

Wells Fargo Bank, N.A.

vs.

Joseph M. Blank
Elizabeth L. Myers
Michele E. Blank

owners(s) of property situate in the MCSHERRYSTOWN BOROUGH, ADAMS County, Pennsylvania, being 418 Delone Avenue, McSherrystown, PA 17344-2009

Parcel No. 28006-0076---000

(acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$235,450.51

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, Pa 19103

215-563-7000

No. 16-SU-54**WELLS FARGO BANK, N.A.**

vs.

BRIAN E. BOHN

PROPERTY ADDRESS: 101 HEMLOCK DRIVE, HANOVER, PA 17331

By virtue of Writ of Execution No.

16-SU-54

WELLS FARGO BANK, N.A.

vs.

Brian E. Bohn
101 Hemlock Drive, Hanover, PA 17331
Conewago Township

Parcel number 08021-0070

Improvements thereon of Residential Dwelling

Judgment amount \$145,378.74

MANLEY DEAS KOCHALSKI LLC

P. O. Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 15-SU-958**WELLS FARGO BANK, N.A.**

vs.

RONALD S. BOYD, MELISSA M.**BOYD**

PROPERTY ADDRESS: 61
FRUITWOOD TRAIL, FAIRFIELD, PA
17320

By virtue of a Writ of Execution No.

15-S-958

Wells Fargo Bank, N.A.

vs.

Ronald S. Boyd a/k/a Ronald Boyd
Melissa M. Boyd a/k/a Melissa Michelle
Boyd

owner(s) of property situate in the
CARROLL VALLEY BOROUGH, ADAMS
County, Pennsylvania, being 61
Fruitwood Trail, Fairfield, PA 17320-
8481

Parcel No. 43041-0074---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$282,728.77

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK BOULEVARD, SUITE 1400

ONE PENN CENTER PLAZA

PHILADELPHIA, PA 19103

215-563-7000

No. 10-SU-368**BAYVIEW LOAN SERVICING, LLC**

vs.

GERALD A BREAM, JR, DENISE**ANNE BREAM**

PROPERTY ADDRESS: 9 LAKE MEADE
DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No.

10-S-368

Bayview Loan Servicing, LLC A

Delaware Limited Liability Company

v.

Gerald A. Bream, Jr

Denise A. Bream

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

9 Lake Meade Drive, East Berlin, PA

17316-9313

Parcel No. 36105-0058---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$318,624.25

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, Pa 19103

215-563-7000

No. 16-SU-276**FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")**

vs.

REBECCA A. CARRICK, THOMAS R.**CARRICK**

PROPERTY ADDRESS: 25 MAIN
STREET, MCSHERRYSTOWN, PA
17344

By virtue of Writ of Execution No. :

16-SU-276

Plaintiff: Federal National Mortgage
Association ("Fannie Mae")

vs.

Defendant(s): Rebecca A. Carrick and
Thomas R. Carrick

Defendant's Property Address: 25 Main
Street, McSherrystown PA 17344

Township or Borough: McSherrystown

PARCEL NO.: 28002-0079

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$126,555.69

ATTORNEYS FOR PLAINTIFF: Martha

E. Von Rosenstiel, P.C.

649 South Ave. Suite 7

Secane, Pa 19018

610-328-2887

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

8/19, 8/26 & 9/02

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 16th day of September 2016, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 16-SU-326
TOWER FEDERAL CREDIT UNION
vs.

MARILYN V. CASE
 PROPERTY ADDRESS: 53 BITTERN DRIVE, GETTYSBURG, PA 17325
 By virtue of Writ of Execution No. 16-SU-326
 TOWER FEDERAL CREDIT UNION
 vs.
 MARILYN V. CASE
 53 Bittern Drive, Gettysburg, PA 17325
 Parcel No: 09E13-0398-000
 (Acreage or street address)
 IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$236,828.43
 Attorneys for Plaintiff
 KML Law Group, P.C.
 Suite 500, Mellon Independence Center
 701 Market Street
 Philadelphia, PA 19106
 215-627-1322

No. 16-SU-111
WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST
vs.

BENJAMIN ALAN CROFT
 PROPERTY ADDRESS: 215 NORTH STREET, MCSHERRYSTOWN, PA 17344
 By virtue of Writ of Execution No. 16-S-111
 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST
 vs.
 BENJAMIN A. CROFT aka BENJAMIN CROFT
 215 North Street, McSherrystown, PA 17344
 Borough of McSherrystown
 Parcel No: 28002-0036-000
 (Acreage or street address)
 IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$93,838.68
 Attorneys for Plaintiff
 KML Law Group, P.C.

No. 16-SU-164
DEUTSCHE BANK TRUST COMPANY
AMERICAS, AS TRUSTEE FOR
RESIDENTIAL ACCREDITED LOANS,
INC.
vs.

BELA CSERR, CARRIE CSERR
 PROPERTY ADDRESS: 111 LINCOLNWAY EAST, NEW OXFORD, PA 17350
 By virtue of a Writ of Execution No. 16-S-164
 Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc.
 Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS5
 v.
 Bela Cserr
 Carrie Cserr
 owner(s) of property situate in the NEW OXFORD BOROUGH, ADAMS County, Pennsylvania, being
 111 Lincolnway East, a/k/a 111 East Lincoln Way, New Oxford, PA 17350-1234
 Parcel No. 34005-0089---000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$306,827.90
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP
 1617 JKD Boulevard
 Philadelphia, PA 19103
 215-563-7000

No. 15-SU-311
WILMINGTON SAVINGS FUND
SOCIETY FSB
vs.

DOUGLAS M. DOELP, LAURA N. DOELP
 PROPERTY ADDRESS: 104 ATLANTIC AVENUE, YORK SPRINGS, PA 17372
 By Virtue of Writ of Execution No. 15-SU-311
 WILMINGTON SAVINGS FUND SOCIETY FSB
 d/b/a CHRISTIANA TRUST, not individually but as trustee for PRETIUM MORTGAGE ACQUISITION TRUST
 vs.
 DOUGLAS M DOELP & LAURA N DOELP aka LAURA N FAUX
 All that certain piece or parcel or Tract of land situate Borough of York Springs, Adams County, Pennsylvania, and being known as 104 Atlantic Avenue, York Springs, Pennsylvania 17372.
 TAX MAP AND PARCEL NUMBER: 42-002-0008C
 THE IMPROVEMENTS THEREON ARE:
 Residential Dwelling
 REAL DEBT: \$164,892.64
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Douglas Doelp and Laura Faux McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109

No. 16-SU-110
WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.
vs.

KIMBERLY L. ETZLER, TERESA M. ETZLER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF GARY
 PROPERTY ADDRESS: 80 HUNTER CIRCLE, ABBOTTSTOWN, PA 17301
 By virtue of a Writ of Execution No. 16-SU-110
 Wells Fargo Financial Pennsylvania, Inc.
 v.
 Kimberly L. Etzler
 Teresa M. Etzler, in Her Capacity as Executrix and Devisee of The Estate of Gary S. Etzler
 owner(s) of property situate in the HAMILTON TOWNSHIP, ADAMS County, Pennsylvania, being
 80 Hunter Circle, Abbottstown, PA 17301
 Parcel No. 17L09-0149---000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$185,307.98
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP
 1617 JFK BOULEVARD, SUITE 1400
 ONE PENN CENTER PLAZA
 PHILADELPHIA, PA 19103
 215-563-7000

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

8/19, 8/26 & 9/02

SHERIFF SALES

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No. 16-SU-16**BELCO COMMUNITY CREDIT UNION vs.**

ANDREA S. HARTMAN, FREDERICK GLENN HARTMAN, GAYLE L. HARTMAN

PROPERTY ADDRESS: 104 A MIDDLE STREET, YORK SPRINGS, PA 17372
By virtue of a Writ of Execution No. 16-S-16
Belco Community Credit Union v.

Andrea S. Hartman
Frederick G. Hartman
Gayle L. Hartman
owner(s) of property situate in the YORK SPRINGS BOROUGH, ADAMS County, Pennsylvania, being 104A Middle Street, York Springs, PA 17372-8667
Parcel No. 42005-0050F --000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$157,523.30
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-55**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK vs.**

RICHARD S. INMAN, TAMMY S. INMAN

PROPERTY ADDRESS: 105 RICE LANE, BENDERSVILLE, PA 17306
By virtue of Writ of Execution No. 16-SU-55
PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY :MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA
vs.
RICHARD S. INMAN
105 Rice Lane, Bendersville, PA 17306
BENDERSVILLE BOROUGH
Parcel No: 03001-0001A-000
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGEMENT AMOUNT: \$89,947.75
Attorneys for Plaintiff
KML Law Group, P.C.

Suite 5000-BNY Independence Center
701 Market Street
Philadelphia, Pa 19106
(215) 627-1322

No. 16-SU-63**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC vs.**

BRYAN A. KEMPER

PROPERTY ADDRESS: 26 JEFFERSON DRIVE, ABBOTTSTOWN, PA 17301
By virtue of Writ of Execution No.: 16-S-63
JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC
Plaintiff

vs.
Bryan A. Kemper
Defendant (s)
Defendant's Property Address: 26 Jefferson Drive, Abbottstown, PA 17301
Township or Borough: Hamilton Township
PARCEL NO.: (17) L09-106
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$223,025.58
ATTORNEYS FOR PLAINTIFF
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King Of Prussia, Pa 19406
610-278-6800

No. 16-SU-260**BAVIEW LOAN SERVICING LLC vs.**

PAULA R. LARA, ALFONSO G. LUIA
PROPERTY ADDRESS: 101-115 ATLANTIC AVENUE, YORK SPRINGS, PA 17372
By virtue of Writ of Execution No. 16-S-260
BAVIEW LOAN SERVICING LLC
vs.
PAULA LARA & ALFONSO G. LUIA
A/K/A ALFONSO LUIA
101-115 Atlantic Avenue York Springs, PA 17372
Parcel No: 42002-0009-000
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$275,559.12
Attorneys for Plaintiff
KML Law Group, P.C.
Suite 5000- BNY Independence Center
701 Market Street
Philadelphia, Pa 19106
215-627-1322

No. 16-SU-60**DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs.**

JENNIFER L. MYERS, KENNETH V. MYERS
PROPERTY ADDRESS: 517 LAKE

MEADE DRIVE, EAST BERLIN, PA 17316

By virtue of Writ of Execution No. 16-SU-60
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
vs.
JENNIFER L. MYERS & KENNETH V. MYERS
517 Lake Meade Drive, East Berlin, PA 17316
Reading Township
Parcel No: 36114-0040-000
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$133,003.66
Attorneys for Plaintiff
KML Law Group, P.C.

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No. 16-SU-20**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs.****SONYA L. NAYLOR**

PROPERTY ADDRESS: 143 NORTH MAIN STREET, BENDERSVILLE, PA 17306

By virtue of Writ of Execution No.: 16-SU-20

JPMorgan Chase Bank, National Association
Plaintiff

vs.

Sonya L. Naylor

Defendant

Defendant's Property Address: 143 North Main Street, Bendersville, PA 17306

Township or Borough: Bendersville Borough

PARCEL NO.: 03001-0041

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$128,124.38

ATTORNEYS FOR PLAINTIFF

Shapiro & DeNardo, LLC

3600 Horizon Drive, Suite 150

King Of Prussia, Pa 19406

610-278-6800

No. 13-SU-930**SUSQUEHANNA BANK**

vs.

RONALD E. PACK, LISA J. PACK

PROPERTY ADDRESS: 34 Locust Ave, Gettysburg, PA 17325

By virtue of Writ of Execution No. 2013-SU-930,

Branch Banking and Trust Company,
Successor in Interest to Susquehanna Bank

vs.

Ronald E. Pack and

Lisa J. Pack

34 Locust Avenue

Gettysburg Borough, Adams Co., Pa.

Parcel 160 I3-0047--00

Residential/Commercial property, with improvements

Amount due \$650,135.50, plus costs

Stephen R. Lazun

Barley Snyder

100 East Market Street

York, PA 17401

(717) 846-8888

Fax (717) 843-8492

slazun@barley.com

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-S-1684

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

David A. Petrosky and Angela K.

Petrosky, Defendants

Defendants' 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: \$98,630.78

Attorneys for Plaintiff: Puhl, Eastman & Thrasher

220 Baltimore Street

Gettysburg, PA 17325

No. 15-SU-328**NATIONSTAR MORTGAGE LLC**

vs.

**KRISTEN PICARELLI, DOMINIC
PICARELLI**

PROPERTY ADDRESS: 106 NORTH HOWARD AVENUE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.:

15-SU-328

Nationstar Mortgage LLC

vs.

Kristen Picarelli and

Dominic Picarelli

Defendant's Property Address: 106

North Howard Avenue, Gettysburg, PA

17325

Township or Borough: Gettysburg

Borough

PARCEL NO.: 16-006-0047-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$170,827.94

ATTORNEYS FOR PLAINTIFF:

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

(610) 278-6800

No. 16-SU-410**WELLS FARGO BANK, NA**

vs.

WALTER S. RICHIE, TRACY L. RICHIE

PROPERTY ADDRESS: 1840

WENKSVILLE ROAD, BIGLERVILLE, PA

17307

By virtue of a Writ of Execution No.

16-SU-410

Wells Fargo Bank, NA

vs.

Walter S. Richie

Tracy L. Richie

Owner(s) of property situate in the MENALLEN TOWNSHIP, ADAMS County Pennsylvania, being 1840 Wenksville Road, Biglerville, PA 17307-9720

Parcel NO. 29D05-0013B---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$172,220.49

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-378**OCWEN LOAN SERVICING, LLC
vs.****JAIME KATHRYN RICKELL**

PROPERTY ADDRESS: 18 CENTENNIAL STREET, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

15-SU-378

OCWEN Loan Servicing, LLC

vs.

Jaime Kathryn Rickell

owner(s) of property situate in the Fairfield Borough, ADAMS County, Pennsylvania, being

18 Centennial Street, a/k/a 20

Centennial Street, Fairfield, PA 17320-9533

Parcel No. 11006-0064

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$132,184.18

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1716 JFK BOULEVARD, SUITE 1400

ONE PENN CENTER PLAZA

PHILADELPHIA, PA 19103

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Sheriff of Adams County

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No. 15-SU-952

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

vs.

FREEMAN L. ROBINSON, JR., MARVIS R. PAYTON ROBINSON
PROPERTY ADDRESS: 8 PENN CT., GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 15-S-952

Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America

v.

Freeman L. Robinson, Jr
Mavis R. Payton Robinson
owner(s) of property situate in the MT JOY TOWNSHIP, ADAMS County, Pennsylvania, being
8 Penn Court, Gettysburg, PA 17325-6629

Parcel No. 30F18-0099---000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$418,242.74

Attorneys for
PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK BOULEVARD SUITE 1400
ONE PENN CENTER PLAZA
PHILADELPHIA, PA 19103
215-563-7000

No. 16-SU-106

DITECH FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY

vs.

ALAN DREXEL TAYLOR, ALICE C. TAYLOR

PROPERTY ADDRESS: 30 FLATBUSH ROAD, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.

16-SU-106

DITECH FINANCIAL LLC V.

ALAN DREXEL TAYLOR & ALICE CHARLOTTE TAYLOR

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

30 Flatbush Road, Littlestown, Pennsylvania 17340.

TAX MAP AND PARCEL NUMBER: 32115-0039-000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$135,049.04

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 16-SU-109

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

vs.

MICHAEL ELWOOD TOPPER, DEANNA M TOPPER

PROPERTY ADDRESS: 331 THIRD STREET, HANOVER, PA 17331

By virtue of Writ of Execution No.

16-SU-109

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

vs.

Michael E. Topper

Deanna M. Topper

331 3rd Street

Hanover, PA 17331

Conewago Township

PARCEL NO.: 08,008,0209

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$78,235.52

ATTORNEYS FOR PLAINTIFF

THE LAW OFFICE OF GREGORY

JAVARDIAN

No. 15-SU-49

PNC BANK, NATIONAL ASSOCIATION

vs.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATE, JAMIE L.

KINT, KNOWN HEIR OF

ROXANNE D. KINT AND JAMES R.

KINT, JOSHUA L. KINT, KNOWN HEIR

OF ROXANNE D. KINT AND JAMES

R. KINT, TODD M. KINT, AS

PERSONAL REPRESENTATIVE OF

THE ESTATE OF ROXANNE D. KI,

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS,

FIRMS, OR ASSOCIATE

PROPERTY ADDRESS: 10 SHRIVERS

CORNER ROAD, GETTYSBURG, PA

17325

BY VIRTUE OF WRIT OF EXECUTION

15-SU-49

PNC Bank, National Association

v.

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS, FIRMS,

OR ASSOCIATIONS CLAIMING RIGHT,

TITLE OR INTEREST FROM OR UNDER

ROXANNE D. KINT, LAST RECORD

OWNER BEAU J. KINT, KNOWN HEIR

OF ROXANNE D. KINT AND JAMES R.

KINT

JAMIE L. KINT, KNOWN HEIR OF

ROXANNE D. KINT AND JAMES R.

KINT

JOSHUA L. KINT, KNOWN HEIR OF

ROXANNE D. KINT AND

JAMES R. KINT TODD M. KINT, AS

PERSONAL REPRESENTATIVE OF THE

ESTATE OF ROXANNE D. KINT, AND

AS KNOWN HEIR OF ROXANNE D.

KINT AND JAMES R. KINT

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS, FIRMS,

OR ASSOCIATIONS CLAIMING RIGHT,

TITLE OR INTEREST FROM OR UNDER

JAMES R. KINT, LAST RECORD

OWNER

ALL THAT CERTAIN LOT OF LAND

SITUATE IN BUTLER TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 10 Shrivvers Corner

Road, Gettysburg, PA 17325

PARCEL NUMBER: (07)-F09-0029

IMPROVEMENTS: Residential Property

JUDGEMENT AMOUNT: \$48,469.66

UDREN LAW OFFICES, PC.

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NEW JERSEY 08003

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No. 16-SU-296
WELLS FARGO BANK, N.A.
vs.
CHAD R. WAGAMAN, MELISSA L. WAGAMAN
PROPERTY ADDRESS: 516 SOUTH STREET, MCSHERRYSTOWN, PA 17344
By virtue of a Writ of Execution No. 16-SU-296
Wells Fargo Bank, N.A.
v.
Chad R. Wagaman
Melissa L. Wagaman
owner(s) of property situate in the MCSHERRYSTOWN BOROUGH, ADAMS County, Pennsylvania, being 516 South Street, McSherrystown, PA 17344-1815
Parcel No. 28005-0323-000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$124,995.75
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-322
PINGORA LOAN SERVICING LLC
vs.
MONIQUE S. WASHIRAPUNYA, RYAN E. NUSBAUM
PROPERTY ADDRESS: 253 KINDIG ROAD, LITTLESTOWN, PA 17340
By virtue of a Writ of Execution No. 16-S-322
Pingora Loan Servicing LLC
vs.
MONIQUE S. WASHIRAPUNYA
RYAN E. NUSBAUM
owner(s) of property situate in the GERMANY TOWNSHIP, ADAMS County, Pennsylvania, being 253 Kindig Road, Littlestown, PA 17340
Parcel No. 15J17-0159---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$208,614.09
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-758
WELLS FARGO BANK, NA
vs.
ANDREW D. WEIGLE, STEPHANIE S. WEIGLE
PROPERTY ADDRESS: 4 WADSWORTH DRIVE, EAST BERLIN, PA 17316
By virtue of a Writ of Execution No. 15-SU-758
Wells Fargo Bank, NA
vs.
Andrew D. Weigle
Stephanie S. Weigle
owner(s) of property situate in the READING TOWNSHIP, ADAMS County, Pennsylvania, being 4 Wadsworth Drive, East Berlin, PA 17316-9328
Parcel No. 36108-0059
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$134,598.86
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
1617 JFK BOULEVARD, SUITE 1400
ONE PENN CENTER PLAZA
PHILADELPHIA, PA 19103
215-563-3826

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James W. Muller
Sheriff of Adams County
www.adamscounty.us
8/19, 8/26 & 9/02

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 DORIS J. CHAPMAN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Regina M. Connelly, 1133 Good Intent Road, Gettysburg, PA 17325

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

ESTATE OF GERARDO CALDERON CORTES, DEC'D

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Administratrix: Melissa R. Calderon, 27 Glenwood Drive, Arendtsville, PA 17303

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

ESTATE OF HELEN N. HELDIBRIDGE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Darlene Krepps, 34 Peace Circle, New Oxford, PA 17350

ESTATE OF WENDELL L. LEHMAN, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Sheldon C. Lehman, 304 Elmwood Blvd., York, PA 17403

ESTATE OF LOUISE M. ORNDORFF, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Benita M. Lehto, 21 East Hanover Street, Gettysburg, PA 17325; Christine F. Gallagher, 303 North Stratton Street, Gettysburg, PA 17325

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

SECOND PUBLICATION

ESTATE OF MARIE T. BUSBEY, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: Laverne J. Busbey, Jr., 780 Lagoon Dr., North Palm Beach, FL 33408; Deborah M. Mummert, 303 Linden Ave., Hanover, PA 17331

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

ESTATE OF ANDREW J. CASHELL, DEC'D

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

Bonnie P. Cashell, 25 Warren Trail, Fairfield, PA 17320

Attorney: Deborah K. Hoff, Esq., 154 South Potomac Street, Waynesboro, PA 17268

ESTATE OF DONALD S. HIGHLANDS, DEC'D

Late of the Borough of York Springs, Adams County, Pennsylvania

Administratrix: Kimberly A. Gilreath, 142 Fieldstone Drive, Carlisle, PA 17015

Attorney: John C. Zepp, III, Esq., P.O. BOX 204, 8438 Carlisle Pike, York Springs, PA 17372

ESTATE OF NORMA J. JOSEPH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Cecilia M. Billingsley, 42 North Schoolhouse Rd., Thomasville, PA 17364

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

ESTATE OF MARVIN L. SWISHER, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Administratrix: Nancy L. Harbaugh, 100 Steelman Marker Road, Fairfield, PA 17320

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

THIRD PUBLICATION

ESTATE OF LLOYD S. HAWBAKER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Carol Ann Kelley, 80 Blacksmith Shop Road, Gettysburg, PA 17325; Dennis Thomas Hawbaker, 140 Hospital Road, Gettysburg, PA 17325

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

ESTATE OF MURIEL A. MONN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Rodney E. Monn, c/o Jerry A. Weigle, Esq., Weigle & Associates, P.C., Shippensburg, PA 17257

Attorney: Jerry A. Weigle, Esq., Weigle & Associates, P.C., Shippensburg, PA 17257

ESTATE OF CHESTER J. PENTLICKI, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Stephen J. Pentlicki, c/o William R. Church, Esq., Keefer Wood Allen & Rahal, LLP, P.O. Box 11963, Harrisburg, PA 17108

ESTATE OF RUTH C. SHABERLY, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Co-Administrators: Melinda Weiss and Floetta Stein, c/o P.O. Box 606, East Berlin, PA 17316

Attorney: Sharon E. Myers Esq., CGA Law Firm P.C., P.O. Box 606, East Berlin, PA 17316

