

ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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

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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 15th day of November 2013, 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.: 2010-SU-0000536

Property Address: 485 Basehoar Road
a/k/a 485 Basehoar School Road,
Littlestown, PA 17340

Parcel No.: 41 003-0003-000

Municipality: Union

Improvements: Residential Dwelling

Defendants: James Wilford

Houseman III

Attorneys for Plaintiff: Joshua I.

Goldman, Esq., 215-627-1322

No.: 2013-SU-0000223

Property Address: 2714 Meadow Drive,
Gettysburg, PA 17325

Parcel No.: 09-F11-0160

Municipality: Cumberland

Improvements: Residential Dwelling

Defendants: Margo J. Forrest

Attorneys for Plaintiff: Leon P. Haller,

Esq., 717-234-4178

No.: 2012-SU-0001202

Property Address: 1299 Harney Road,
Littlestown, PA 17340-9368

Parcel No.: 30H18-0025---000

Municipality: Mount Joy

Improvements: Residential Dwelling

Defendants: Kimberly H. Wojtkowiak

and United States Of America

Attorneys for Plaintiff: Troy Sellers, Esq.,

215-563-7000

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

10/18, 25 & 11/1

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 Friday, November 1, 2013 at 8:30 a.m.

LOTT—Orphans' Court Action Number OC-139-2013. The First and Final Account of Gary E. Hartman, Executor of the Estate of Robert C. Lott Jr., Deceased, late of Menallen Township, Adams County, Pennsylvania.

LEONARD—Orphans' Court Action Number OC-141-2013. The First and Final Account of Robbin A. Leonard, Executrix of the Estate of Christiana A. Leonard, Deceased, late of Conewago Township, Adams County, Pennsylvania.

BAIR—Orphans' Court Action Number OC-142-2013. The First and Final Account of Audrey E. Neiderer a/k/a Audrey E. DeBruyne and Christine J. Mummert, Co-Executrices of the Last Will and Testament of Lois R. Bair, Deceased, late of Cumberland Township, Adams County, Pennsylvania.

Kelly A. Lawver

Clerk of Courts

10/18 & 25

SHERIFF SALES

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No. 10-SU-165
CITIMORTGAGE INC
 VS

JEAN M ARENA

PROPERTY ADDRESS: 35 MOUNTAIN VIEW TRAIL, FAIRFIELD, PA 17320
 By virtue of a Writ of Execution No. 10-S-165

CITIMORTGAGE, INC. s/b/m TO ABN AMRO MORTGAGE GROUP, INC.
 v.

JEAN M. ARENA

owner(s) of property situate in the BOROUGH OF CARROLL VALLEY, ADAMS County, Pennsylvania, being 35 MOUNTAIN VIEW TRAIL, FAIRFIELD, PA 17320-8213

Parcel No. 43-017-0055---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,285.40

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-678
US BANK NATIONAL ASSOCIATION
 VS

JOANN M AUCHEY, JOHN E AUCHEY

PROPERTY ADDRESS: 199 DALE ROAD, BIGLERVILLE, PA 17307

ALL THAT THOSE three contiguous tracts of land situate in Menallen Township, Adams County,

Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at an iron pin or the center line of a 50 feet wide right of way and at the northwestern corner (erroneously stated to be the southwestern corner in the prior deed) of Lot No. 103; thence by Lot No. 103, South 03 degree 09 minutes 15 seconds East 620.86 feet to an Iron pin at land now or formerly of George Cole; thence by said land now or formerly of George Cole, South 38 degrees 27 minutes 55 seconds West 50.00 feet to an iron pin; thence by same, North 49 degrees 54 minutes 50 seconds West 236.54 feet to an iron pin at corner of Lot No.1051 which is Tract No. 3 hereby conveyed; thence by said Lot No. 105, North 08 degrees 54 minutes 05 seconds East 505.35 feet to an iron pin in a 50 feet wide right of way aforesaid; thence in said 50 feet

wide right of way, North 85 degrees 42 minutes 25 seconds East 100 feet to an iron pin, the place of Beginning.
 CONTAINING 2.165 acres.

TRACT NO. 3:

BEGINNING at an iron pin at the northwestern corner of Lot No. 104, and at Lot No. 109; thence by said Lot No. 104, South 08 degrees 54 minutes 05 seconds West 505.35 feet to an iron pin at land now or formerly of George Cole, North 49 degrees 54 minutes 50 seconds West 340.00 feet to an iron pin at Lot No.; thence by said Lot No. 106, North 40 degrees 05 minutes 10 seconds East 413 feet to an iron pin at aforesaid Lot No. 109; thence by said Lot No. 109, South 63 degrees 46 minutes 40 seconds East (erroneously stated to be North 63 degrees 40 minutes 40 seconds West in the prior deed) 80.68 feet to an iron pin, the place of Beginning.
 CONTAINING 2.059 acres.

BEING THE SAME PREMISES which John E. Auchey and Joann M. Crawford, n/k/a Joann M. Auchey, by Deed dated April 24, 2003 and recorded May 7, 2003 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Record Book 3093, Page 217, granted and conveyed unto John E. Auchey and Joann M. Auchey; husband and wife. Map and Parcel ID: 29C07-0048
 BEING KNOWN AS: 199 Dale Road, Biglerville, Pennsylvania 17307.

No. 13-SU-547
HSBC BANK USA NA
 VS

DIANNE L BARRY

PROPERTY ADDRESS: 332 FIVE FORKS LANE, FAIRFIELD, PA 17320
 ALL that tract of land lying and situate in Hamiltonban Township, Fairfield, Adams County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an existing pin at the corner of land now or formerly of D. Paolini and at corner of land now or formerly of R. Fissel, thence by land of Fissel, South 11 degrees 53 minutes 07 seconds East 532.03 feet to a steel pin at corner of land now or formerly of Gladhill; thence by same, South 89 degrees 54 minutes 38 seconds West, 279.76 feet to a steel pin on line of other land now of formerly of L. Warren, thence by same, South 13 degrees 16 minutes 40 seconds East, 325.00 feet to an existing pin on line of land now or formerly of O.K. Schmidt; thence by same North 86 degrees 33 minutes 15 seconds West, 672.00 feet to a point on line of land now or formerly of D. Paolini; thence by same, North 28 degrees 58 minutes 26 seconds East, 771.47 feet to an existing pin; thence by same, North 76 degrees 55 minutes

02 seconds East, 124.85 feet to an existing pin; thence by same, North 71 degrees 09 minutes 32 seconds East, 286.63 feet to an existing pin at the corner of land now or formerly of D. Paolini and at corner of land now or formerly of R. Fissel, the place of BEGINNING.

Tax ID # (18) B17-1

BEING the same premises which Leroy Warren, by his attorney-in-fact Rickey L. Warren authorized by Power of Attorney and his Wife, Mary Ann Warren, her attorney-in-fact Deborah L. Gladhill authorized by Power of Attorney by Deed dated May 1, 2002 and recorded May 2, 2002 in the Office of the Recorder of Deeds in and for Adams County in book 2646, page 0086, granted and conveyed unto Michael E. Barry and Dianne L. Barry, husband and wife, as tenants of an estate by the entireties. Michael E. Barry departed this life on November 23, 2011

PROPERTY ADDRESS: 332 Five Forks Lane, Fairfield, PA 17320

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

10/18, 25 & 11/1

SHERIFF SALES

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No. 12-SU-1270
CITIMORTGAGE INC

vs

MICHAEL N BARTON, CRYSTLE D BARTON

PROPERTY ADDRESS: 179 HARRISBURG STREET, YORK SPRINGS, PA 17372

By virtue of Writ of Execution No. 12-SU-1270

CitiMortgage, Inc.
 vs.

Michael N. Barton
 Crystle D. Barton
 179 Harrisburg Street
 York Springs, PA 17372
 Latimore Township

PARCEL NO.: 23I04-0031A--000

IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$159,109.04
 ATTORNEYS FOR PLAINTIFF
 POWERS, KIRN & JAVARDIAN, LLC

No. 13-SU-549

M & T BANK

vs

JOHN A BRADY, WENDY M BRADY

PROPERTY ADDRESS: 30 NORTH STREET, MCSHERRYSTOWN, PA 17344

By virtue of Writ of Execution No. 13-SU-549

M&T BANK
 vs.

JOHN A. BRADY & WENDY M. BRADY
 30 North Street
 McSherrystown, PA 17344
 Parcel No: 28-002-0041

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$98,950.96

Attorneys for Plaintiff
 KML Law Group, P.C.

No. 13-SU-539

M & T BANK

vs

BRENDA H BRODBECK, CHAD M BRODBECK

PROPERTY ADDRESS: 2970 OXFORD ROAD, NEW OXFORD, PA 17350
 ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE TOWNSHIP OF TYRONE, COUNTY OF ADAMS, AND COMMONWEALTH OF

PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE CENTERLINE OF LEGISLATIVE ROUTE NO. 01004, AT A CORNER OF LOT NO.1, SAID BEGINNING POINT BEING MEASURED ALONG THE SAID CENTERLINE SOUTH TEN (10) DEGREES THIRTY (30) MINUTES NO (00) SECONDS EAST, THE DISTANCE OF ONE HUNDRED EIGHTY-FOUR AND FIFTY-SIX HUNDREDTHS (184.56) FEET FROM ITS POINT OF INTERSECTION WITH THE CENTERLINE OF TOWNSHIP ROAD T 561; THENCE EXTENDING FROM SAID BEGINNING POINT AND ALONG THE SAID CENTERLINE OF LEGISLATIVE ROUTE NO. 01004, SOUTH TEN (10) DEGREES THIRTY (30) MINUTES NO (00) SECONDS EAST, ONE HUNDRED EIGHTY (180) FEET TO A POINT AT A CORNER OF LANDS NOW OR FORMERLY OF AMOS WINGERT; THENCE EXTENDING ALONG THE LAST MENTIONED LANDS SOUTH SIXTY (60) DEGREES FORTY (40) MINUTES FIFTY-THREE (53) SECONDS WEST, THE DISTANCE OF TWO HUNDRED (200) FEET TO A POINT AT A CORNER OF LOT NO. 3; THENCE EXTENDING PARTLY ALONG LOT NO. 3 NORTH TEN (10) DEGREES FORTY-NINE (49) MINUTES THIRTY-SEVEN (37) SECONDS WEST, THE DISTANCE OF ONE HUNDRED EIGHTY (180) FEET TO A POINT AT A CORNER OF LOT NO. 1; THENCE EXTENDING ALONG LOT NO.1 NORTH SIXTY (60) DEGREES FORTY-SIX (46) MINUTES THIRTY-TWO (32) SECONDS EAST, THE DISTANCE OF TWO HUNDRED AND NINETY-SEVEN HUNDREDTHS (200.97) FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

Being known as: 2970 OXFORD ROAD, NEW OXFORD, PENNSYLVANIA 17350. Title to said premises is vested in Chad M. Brodbeck and Brenda H. Brodbeck by deed from Sharon A. Hartlaub, Widow dated September 30, 2008 and recorded October 8, 2008 in Deed Book 5295, Page 163.
 TAX J.D. #: 40108-0027

No. 13-SU-524

BANK OF NEW YORK MELLON

vs

WILLIAM COMER, KIMBERLY COMER

PROPERTY ADDRESS: 276 DRUMMER DRIVE, NEW OXFORD, PA 17350
 BEING the same premises which Mary Ann Horn, Married by Deed dated June 25, 2004 and recorded July 15, 2004 in the Office of the Recorder of Deeds in and for Adams County in book 3640, page 320, granted and conveyed unto William C. Comer and Kimberly A. Comer, as tenants by the entirety

PROPERTY ADDRESS: 276 Drummer Drive, New Oxford, PA 17350
 PARCEL NO.: 35-001-030
 ALL that certain piece, parcel or tract of land situate, lying and being in Oxford Township, Adams County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:
 BEGINNING for a point on the northern edge of Drummer Drive at Lot No. 25 of the hereinafter referenced subdivision plan; thence along said northern edge of Drummer Drive North 87 degrees 33 minutes 07 seconds, 82.64 feet to a point at Lot No. 23 of said plan; thence along same North 02 degrees 26 minutes 53 seconds East, 149.33 feet to a point at lands now or formerly of Dwayne S. Piper; thence along same South 87 degrees 05 minutes 06 seconds East, 82.64 feet to a point at Lot No. 25 of said plan; thence along same South 02 degrees 26 minutes 53 seconds West, 148.65 feet to a point on the northern edge of Drummer Drive, the point and place of BEGINNING. Containing 12,313 square feet. The above described lot being designated as Lot N0. 24 on the subdivision plan of "South Branch Estates", dated February 3, 1993, and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania, in Plat Book 63, Page 93.

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

10/18, 25 & 11/1

SHERIFF SALES

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No. 12-SU-1864**JPMC SPECIALTY MORTGAGE LLC**

vs

BRENDA CUNNINGHAM

PROPERTY ADDRESS: 1208 ARENDTSTVILLE ROAD, BIGLERVILLE, PA 17307

ALL those two certain tracts of land situated, lying, and being in Butler Township, Adams County,

Pennsylvania, more particularly bounded and described as follows:

TRACT # 1

BEGINNING at a point in the center of a public road; thence by land now or formerly of W.A. Raffensperger, South 86 1/2 degrees West 175 feet to an iron pin; thence by Tract No.2, North 9 1/4 degrees West 186.4 feet to an iron pin; thence by the same North 1 1/4 degrees West 100 feet to an iron pin on the South side of State Highway Route 234; thence North 32 1/2 degrees East 22 feet to a point in the center of said State Highway; thence in the center of said State Highway, South 87 degrees East 170 feet to a point in the center of said State Highway; thence in a public road referred West 35 feet to a point; thence continuing in said public road and by land now or formerly of Emma Harper, South 7 degrees East 250 feet to a point, the place of BEGINNING. CONTAINING 1 ACRE, 2 PERCHES AND 217 SQUARE FEET.

LESS HOWEVER, the following portion of said tract now or formerly reserved by Thomas R. Gormley and Madeline V. Gormley, husband and wife.

BEGINNING at a railroad spike in the intersection of Route 234 leading to Arendtsville and Township Route T-340 (not traveled) at lands now or formerly of Lei a V. Harper; thence in said Township Route T-340 (not traveled) and by said lands, South 7 degrees East, 285 feet to an iron pin at lands now or formerly of W.A. Raffensperger; thence by said lands, South 86 degrees 30 minutes West 118.05 feet to an iron pin at lands now or formerly of Thomas Gormley; thence by said lands, North 9 degrees 57 minutes 10 seconds East 83.11 feet to an iron pin; thence continuing by said lands, North 13 degrees 35 minutes 10 seconds East 211.30 feet to a railroad spike in said

Route 234 leading to Arendtsville; thence in said Route 234, North 81 degrees 46 minutes 50 seconds East 19.28 feet to the place of BEGINNING. CONTAINING 20.000 SQUARE FEET. THE ABOVE DESCRIPTION of the executed portion was taken from a draft of survey dated October 23, 1973, prepared by Boyer-Price Surveys.

TRACT # 2

BEGINNING at an iron pin on the South side of State Highway Route 234; thence by Tract No. 1 South 1 1/4 degrees East 6.1 perches to an iron pin; thence by the same, South 9 1/4 degrees East 11.3 perches to an iron pin; thence by land now or formerly of W.A. Raffensperger, South 44 degrees West 13.3 perches to an iron pin; thence by the Arendtsville Athletic Field, North 22 1/2 degrees West 27.4 perches to a point in the aforementioned State Highway on a little bridge; thence in said State Highway and by land now or formerly of Aero Realty, Inc., North 80 degrees 30 minutes East 9.1 perches to a point in said highway; thence North 11 perches to a point in said State Highway; thence North 11 degrees West 1.1 perches to a point; thence along said State Highway and by lands now or formerly of John K. Frederick and wife, North 84 degrees 51 minutes 30 seconds East 10.1 perches (erroneously stated in prior deeds as 6.8 perches) to an iron pin; thence crossing said State Highway, South 27 degrees West 2.3 perches to an iron pin, the place BEGINNING Being known as: 1208 ARENDTSTVILLE ROAD, BIGLERVILLE, PENNSYLVANIA 17307.

Title to said premises is vested in Brenda Cunningham and Brenda Cunningham by deed from Brenda Cunningham and Mary C. Fritz dated June 25, 1997 and recorded June 30, 1997 in Deed Book 1398, Page 50. TAX I.D. #: 7-E8-58

No. 12-SU-1852**WELLS FARGO BANK NA**

vs

CHRISTINE R DARON, STEVEN W**DARON**

PROPERTY ADDRESS: 385 EAST YORK STREET, BIGLERVILLE, PA 17307

By virtue of a Writ of Execution No. 12-S-1852

WELLS FARGO BANK, N.A.

v.

CHRISTINE R. DARON
STEVEN W. DARON

owner(s) of property situate in the BUTLER TOWNSHIP, ADAMS COUNTY, Pennsylvania, being 385 EAST YORK STREET, BIGLERVILLE, PA 17307-9587
Parcel No. 07F08-0007---000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$83,238.90

No. 12-SU-299**US BANK NATIONAL ASSOCIATION**

vs

MEENA GANGWAL

PROPERTY ADDRESS: 128-130 CARLISLE STREET, a/k/a 130 CARLISLE STREET, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 2012-SU-299

US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE (SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION) AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-7

v.

MEENA GANGWAL

owner(s) of property situate in the BOROUGH OF GETTYSBURG, ADAMS COUNTY, Pennsylvania, being 128-130 CARLISLE STREET, a/k/a 130 CARLISLE STREET, GETTYSBURG, PA 17325-1816

Parcel No. 16007-0097---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$234,998.42

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

10/18, 25 & 11/1

SHERIFF SALES

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No. 13-SU-203**JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs

**TOBEY L EYLER, CARRIANNE M
EYLER**

PROPERTY ADDRESS: 63 WALNUT TRAIL, FAIRFIELD, PA 17320

ALL that tract of land situate, lying and being in the Borough of Carroll Valley, formerly Liberty Township, Adams County, Pennsylvania, more particularly bounded and described as follows: BEGINNING at a point in the center of Little Trail at the Southeast corner of land now or formerly of Adams T. Brown; thence running in the center of Little Trail, South 02 degrees 37 minutes 20 seconds West, 100 feet to a point at the Northeast corner of land now or formerly of Lloyd Mayhew; thence by said Mayhew land, North 87 degrees 22 minutes 40 seconds West, 225 feet to a point; thence continuing by the same, South 02 degrees 37 minutes 20 seconds West, 181.19 feet to a point on line of land now or formerly of Robert Miller, thence by said Miller land, North 44 degrees 05 minutes 20 seconds West 137.38 feet to a point at the corner of land now or formerly of Charles Mort; thence by said Mort land and through a steel rod set 25 feet from the end of this course, North 02 degrees 37 minutes 20 seconds East, 340.17 feet to a point in the center of Walnut Trail; thence running in the center of said Walnut Trail, South 87 degrees 22 minutes 40 seconds East, 100 feet to a point at the Northwest corner of land now or formerly of Adam T. Brown, aforesaid; thence by said Brown land and through a steel rod set 25 feet from the beginning of this course, South 02 degrees 37 minutes 20 seconds West, 153.18 feet to a point; thence continuing by the same, South 87 degrees 22 minutes 40 seconds East, 225 feet to a point, the place of BEGINNING.

The above description was taken from a final plan by 1. Riley Redding, Registered Surveyor for Adams County Surveyor's for Allen Beckett Construction, dated March 13, 2003 and recorded in the Office of the

Recorder of Deeds of Adams County, Pennsylvania in Plat Book 84 at page 92, said plan being a consolidation of Lot No. 5 and Lot No. 7 of Section RD, Charnita, Inc.

TOGETHER WITH AND SUBJECT TO the rights of way, easements, covenants, conditions, reservations and restrictions as contained in the original Charnita, Inc. deeds and contained in Deed Book 292 at Page 475, and Deed Book 356 at Page 1004.

Being the same property acquired by Tobey L. Eyler and Carrienne M. Eyler, by Deed recorded 12/02/2003, of record in Deed Book 3401, Page 214, in the Office of the Recorder of Adams County, Pennsylvania.

Being known as: 63 WALNUT TRAIL, FAIRFIELD, PENNSYLVANIA 17320.
TAX LD. #: 043-040-009

No. 09-SU-1500**M & T BANK**

vs

CHERI A FREEMAN

PROPERTY ADDRESS: 1075 CARLISLE ROAD, BIGLERVILLE, PA 17307

ALL THAT TRACT OF LAND situate, lying and being in Menallen Township, Adams County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in Pennsylvania Route 34, Carlisle Road, at corner of lands of Crestmont Orchards, Inc.; thence in Pennsylvania Route 34, Carlisle Road, North 04 degrees 30 minutes 00 seconds West, 43.39 feet to a point in road; thence North 11 degrees 59 minutes 52 seconds East 428.30 feet to a point in old roadbed on line of lands now or formerly of Cameron R. and Grace S. Garretson and at corner of lands of Crestmont Orchards, Inc.; thence by said lands of Crestmont Orchards, Inc., and passing through a steel reference pin set 30.44 feet from the beginning of this course, North 74 degrees 37 minutes 53 seconds East, 172.44 feet to a rifle barrel set; thence by the same, South 75 degrees 39 minutes 33 seconds East 73.92 feet to a rifle barrel set; thence by the same South 13 degrees 41 minutes 38 seconds West 60.52 feet to a rifle barrel set; thence by the same, South 36 degrees 45 minutes 18 seconds West, 85.18 feet to a 2 inch pipe set; thence by the same, South 02 degrees 23 minutes 06 seconds East 383.75 feet to a rifle barrel set; thence by the same North 85 degrees 38 minutes 47 seconds West 274.95 feet, and passing through a 1 inch pipe set 22.18 feet from the end of this course, to a point in road, Pennsylvania Route 34, Carlisle Road, the place of the BEGINNING.

CONTAINING 2.700 acres, more or less. The above description is taken from a

draft of survey prepared by Boyer Surveys, Richard W. Doyer, R.P.E. 17399-E, dated September 21, 1984 as recorded in Adams County Recorder's Office in Plan Book 40 at Page 147, and designated as Lot No. 2 thereon. Being known as: 1075 CARLISLE ROAD, BIGLERVILLE, PENNSYLVANIA 17307.

Title to said premises is vested in Cheri A. Freeman by deed from Crestmont Orchards, Inc. dated November 9, 1984 and recorded November 20, 1984 in Deed Book 390, Page 840.

TAX J.D. #: 29F06-0021

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James Muller

Sheriff of Adams County

www.adamscounty.us

10/18, 25 & 11/1

SHERIFF SALES

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No. 12-SU-596**BANK OF AMERICA NA**

vs

MATTHEW GRANT HALL

PROPERTY ADDRESS: 54 RED BIRD LANE, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

12-SU-596

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

v.

MATTHEW G. HALL a/k/a MATTHEW GRANT HALL

owner(s) of property situate in the BONNEAUVILLE BOROUGH, ADAMS County, Pennsylvania, being 54 RED BIRD LANE, GETTYSBURG, PA 17325-7988

Parcel No. 06002-0023---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$139,946.63

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

vs

ROBERT DALE HICKS

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

ALL that certain tract of land situate, lying and being in the Borough of Bonneauville, Adams County, Pennsylvania, bounded and limited as follow, to wit:

BEGINNING for a point upon the centerline of East Hanover Street, Bonneauville Borough (State Route 0116) at the north easternmost corner of lands now or formerly of Amos Strausbaugh; thence along said centerline South seventy (70) degrees twenty-nine (29) ten (10) seconds East, one hundred (100.00) feet to a point within said centerline; thence leaving East Hanover Street (State Route 0116) and along lands now or formerly of Louis Sanders through a shared gravel driveway, South twenty-five (25) degrees twelve (12) minutes fifty-five (55) seconds West, one hundred ninety-eight (198.00) feet through a steel rod twenty-five (25) feet from the centerline of East Hanover Street (State Route

0116) through an existing pipe to a steel rod at Lot No. 1 as shown on the hereinafter referenced final plan being within the lands now or formerly of Helen L. Segaves, now or Bonneauville Borough; said lands, being conveyed to Bonneauville Borough by deed dated May 21, 2001, this tract being a portion thereof; thence along said Lot No. 1, North sixty-four (64) degrees forty-four (44) minutes thirty (30) seconds West, ninety-seven and seventy one-hundredths (97.70) feet to a steel rod along lands now or formerly of Amos Strausbaugh; thence along and with said lands now or formerly of Amos Strausbaugh, North twenty-four (24) degrees forty (40) minutes zero (00) seconds East, one hundred eighty-eight (188.00) feet through an existing pipe set back twenty-two and nineteen hundredths (22.19) feet from the centerline of East Hanover Street (State Route 0116) to the point and place of BEGINNING.

CONTAINING 19,035 square feet, and being known as Lot No. 2 on a final plan prepared for Borough of Bonneauville, by Adams County Surveyors, bearing date of June 26, 2001, and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Plat Book 80, page 75.

Map and Parcel ID: 06005-0088

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

No. 11-SU-883**CITIBANK, N.A.**

vs

SCOTT E HOSMAN

PROPERTY ADDRESS: 235 LAKE MEADE DRIVE, EAST BERLIN, PA 17316

All that certain lot of land situate in Latimore Township, Adams County, Pennsylvania, being more particularly described as Lot #1208 on a plan of lots of Lake Meade Subdivision, duly entered and appearing of record in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Miscellaneous Deed Book 1 at Page 6. (erroneously described in a prior deed as Miscellaneous Deed Book 1 at Page 7).

Being the same premises which Scott A. Setliff and Tara B. Setliff, adult individuals, by their Deed dated April 30, 2005, and recorded in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Record Book 3958, Page 211, granted and conveyed to Tara B. Setliff, the grantor herein.

Title to said Premises vested in Scott E. Hosman Deed from Tara B. Setliff dated 06/02/2006 and recorded 07/03/2006 in the Adams County Recorder of Deeds in Book 4476, Page 61.

Being Known As: 235 Lake Meade Drive, East Berlin, PA 17316
Parcel No. (23)-106-0012

No. 10-SU-1877**BAC HOME LOANS SERVICING LP**

vs

GREGORY L JACOBY

PROPERTY ADDRESS: 1190 THE SPANGLER ROAD, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No.

10-S-1877

BANK OF AMERICA, N.A.

SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP

v.

GREGORY L. JACOBY

owner(s) of property situate in the TOWNSHIP OF HAMILTON, ADAMS County, Pennsylvania, being 1190 THE SPANGLER ROAD, NEW OXFORD, PA 17350-8745

Parcel No. 17-J10-0031H--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$114,565.24

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

10/18, 25 & 11/1

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 15th day of November 2013, 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-959**PNC BANK, NATIONAL ASSOCIATION**

vs

DOLORES W JAMES

PROPERTY ADDRESS: 6395 BALTIMORE PIKE, LITTLESTOWN, PA 17340

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN GERMANY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A SPIKE IN THE LITTLESTOWN-WESTMINSTER STATE HIGHWAY, SAID SPIKE BEING SOUTHEAST 540.60 FEET FROM CORNER OF LAND NOW OR FORMERLY OF ROBERT MAYERS; THENCE IN SAID STATE HIGHWAY, SOUTH 32 DEGREES 30 MINUTES EAST, 100 FEET TO A SPIKE IN SAID HIGHWAY AT ITS INTERSECTION WITH A PRIVATE LANE TO FARM BUILDINGS; THENCE ALONG THE NORTHERLY SIDE OF SAID PRIVATE LANE AND BY OTHER LANDS FORMERLY OF GRANTOR, NOW THERON M. BAIR, SOUTH 49 DEGREES 13 MINUTES WEST, 202.11 FEET TO AN IRON PIN; THENCE CONTINUING BY SAID LANDS, NORTH 32 DEGREES 30 MINUTES WEST, 129.12 FEET TO A STAKE; THENCE CONTINUING BY SAID LANDS, NORTH 57 DEGREES 30 MINUTES EAST, 200 FEET, THROUGH AN IRON PIN SET BACK 25 FEET FROM THE END OF THIS COURSE, TO THE SPIKE, THE PLACE OF BEGINNING.

CONTAINING 22,912 SQUARE FEET. THE FOREGOING DESCRIPTION WAS TAKEN FROM A DRAFT OF SURVEY DATED JUNE 11, 1969, PREPARED BY WILBUR V. REDDING, R.S.

AS DESCRIBED IN MORTGAGE BOOK 3835 PAGE 219

BEING THE SAME PREMISES WHICH ANNA A. BLAIR, WIDOW BY DEED DATED SEPTEMBER 3, 1982 AND RECORDED SEPTEMBER 3, 1982 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR ADAMS COUNTY,

PENNSYLVANIA IN RECORD BOOK 364, PAGE 291, GRANTED AND CONVEYED UNTO DONALD R. BECKER AND DOLORES W. JAMES, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON. BEING KNOWN AS: 6395 BALTIMORE PIKE, LITTLESTOWN, PA 17340 PROPERTY ID NO.: (15)-J18-0034 TITLE TO SAID PREMISES IS VESTED IN DONALD R. BECKER AND DOLORES W. JAMES, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON BY DEED FROM ANNA A. BAIR, WIDOW DATED 09/03/1982 RECORDED 09/03/1982 IN DEED BOOK 364 PAGE 291.

No. 12-SU-1014**PNC BANK, NATIONAL ASSOCIATION**

vs

CHRISTOPHER KING, JENNIFER KING

PROPERTY ADDRESS: 7 SCHOFIELD DRIVE, EAST BERLIN, PA 17316

ALL that tract of land situate, lying and being in Reading Township, Adams County, Pennsylvania more particularly described as Lot No. 58 on a Plan of Lots of the Lake Meade Subdivision, duly entered and appearing of record in the Office of the Recorder of Deeds of Adams County, Pennsylvania in Plat Book 1 at Page 1, and subject to all legal highways, easements, rights-of-way and restrictions of record.

BEING THE SAME PREMISES which Michael H. Lewis (erroneously designated as Michael H. Lewis) and Sharon Lewis, his wife by deed dated November 29, 2004 and recorded December 1, 2004 in the Office of the Recorder of Deeds in and for Adams County, Pennsylvania in Record Book 3789, Page 64, granted and conveyed unto Christopher King and Jennifer King, husband and wife.

TOGETHER with the rights and subject to the restrictions, reservations, conditions, covenants., etc., as referred to in the above recited deed and as more specifically set forth in Record Book 423 at Page 593.

BEING KNOWN AS: 7 SCHOFIELD DRIVE, EAST BERLIN, PA 17316 PROPERTY ID NO.: (36)-108-0039 TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER KING AND JENNIFER KING, HUSBAND AND WIFE BY DEED FROM MICHAEL H. LEWIS (ERRONEOUSLY DESIGNATED AS MICHAEL H. LEWIS) AND SHARON LEWIS, HIS WIFE DATED 11/29/2004 RECORDED 12/01/2004 IN DEED BOOK 3789 PAGE 64.

No. 11-SU-1302**CP-SRM OF II 2012-A TRUST, US BANK TRUST NA AS TRUSTEE FLAGSTAR BANK FS**

vs

DENNIS E KLINGENSMITH, POLINA KLINGENSMITH

PROPERTY ADDRESS: 5 LONGSTREET DRIVE, EAST BERLIN, PA 17316

ALL THAT CERTAIN lot of land situate in Reading Township, Adams County, Pennsylvania, being more particularly described as Lot No. 760 on a plan of lots of Lake Meade Subdivision, duly entered and appearing of record in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 1, Page 5, and subject to all legal highways, easements, rights of way and restrictions of record

Being known as: 5 LONGSTREET DRIVE, EAST BERLIN, PENNSYLVANIA 17316.

Title to said premises is vested in Dennis E. Klingensmith and Polina Klingensmith by deed from Dennis E. Klingensmith and Polina Klingensmith f/k/a Polina Delikatnaya dated August 31, 1993 and recorded September 1, 1993 in Deed Book 774, Page 239. TAX LD. #: 36-113-0095

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

10/18, 25 & 11/1

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 15th day of November 2013, 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. 11-SU-1919**US BANK NATIONAL ASSOCIATION**

vs

DONALD N KRETZER, II, TERI L KRETZER

PROPERTY ADDRESS: 19 McCLELLAN DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No. II-S-1919

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2006-FRE1

v.

DONALD N. KRETZER, II
TERI L. KRETZER a/k/a TERI L. ROGERS

owner(s) of property situate in the TOWNSHIP OF READING, ADAMS County, Pennsylvania, being 19 McCLELLAN DRIVE, EAST BERLIN, PA 17316-9312
Parcel No. 36105-0074---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$178,125.02

No. 12-SU-924**MEMBERS 1ST FEDERAL CREDIT UNION**

vs

CROCIFFISA LAFRANCA, ANTHONY G LAFRANCA

PROPERTY ADDRESS: 16 EAST HANOVER STREET, GETTYSBURG, PA 17325

16 East Hanover Street
PARCEL NO: 06-005-0080A

ALL that tract situate, lying and being in the Borough of Boonaeuville, formerly Mt. Pleasant Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING for a point on the south side of East Hanover Street and lands now or formerly of Michael E. Hickman, Jr.; thence along said East Hanover Street which is also known as Pennsylvania Route 116, South 72 degrees 30 minutes 55 seconds East, 64.71 feet to a point at Lot No.2 of the hereinafter referenced subdivision plan; thence along same, South 18 degrees 44 minutes 35 seconds West, 252.35 feet to a point; thence North 67 degrees 30 minutes 00 seconds West, 9.65 feet

to a point at lands now or formerly of Michael E. Hickman, Jr.; thence along same, the following three courses and distances: 1) North 18 degrees 38 minutes 50 seconds East, 100.00 feet to a steel rod; thence 2) North 69 degrees 52 minutes 20 seconds West, 39.05 feet to a point; thence 3) North 12 degrees 40 minutes 55 seconds East, 150.16 feet to a point on the southern side of Pennsylvania Route 116 known as East Hanover Street, the point and place of BEGINNING. CONTAINING 9,524 square feet and identified as Lot No.1 on a plan prepared by Mark A. Kuntz, Registered Surveyor, on April 16, 1992. Said plan is recorded in the Recorder of Deeds' Office in and for Adams County, Pennsylvania, in Plan Book 62, page 10. BEING the same premises which Crocifissa LaFranca and Diego LaFranca, her husband, by their Deed dated August 27, 1999, and recorded August 30, 1999, in Adams County, Pennsylvania Book 1904, Page 176, granted and conveyed unto Crocifissa LaFranca.

No. 10-SU-1716**JP MORGAN MORTGAGE ACQUISITION CORPORATION**

vs

JEFFREY W MONGAN, CHRISTINA M MONGAN

PROPERTY ADDRESS: 30 SUNSHINE LANE, a/k/a 203 BAKER ROAD, FAYETTEVILLE, PA 17222

By virtue of a Writ of Execution No. 10-S-1716

JP MORGAN MORTGAGE ACQUISITION CORPORATION

v.

CHRISTINA M. MONGAN
JEFFREY W. MONGAN
owner(s) of property situate in Hamiltonban TOWNSHIP, ADAMS County, Pennsylvania, being 30 SUNSHINE LANE, a/k/a 203 BAKER ROAD, FAYETTEVILLE, PA 17222

Parcel No. 18-AI2-14B
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$204,691.90

No. 11-SU-1955**LOANCARE**

vs

RAFAEL MORALES, VIVIAN L MORALES

PROPERTY ADDRESS: 27 DEER DRIVE, HANOVER, PA 17331

By virtue of a Writ of Execution No. II-S-1955

LOANCARE A DIVISION OF FNF SERVICING, INC

v.

RAFAEL MORALES
VIVIAN L. MORALES

owner(s) of property situate in CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 27 DEER DRIVE, HANOVER, PA 17331-8829
Parcel No. 08009-0133---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$269,622.44
Attorneys for Plaintiff
Phelan Hallinan, LLP

No. 13-SU-655**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs

CHRISTOPHER J POPOVICE, JENNIFER M POPOVICE

PROPERTY ADDRESS: 128 RODES AVENUE, GETTYSBURG, PA 17325
By virtue of Writ of Execution No.:

2013-S-655

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

Christopher J. Popovice and Jennifer M. Popovice, Defendants
Defendant's Property Address: 128 Rodes Avenue, Gettysburg, PA 17325
Township or Borough: Straban Township
Parcel No.: 38-002-0074
Improvements Thereon: Residential Dwelling
Judgment Amount: \$175,177.94
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

10/18, 25 & 11/1

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 15th day of November 2013, 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. 08-SU-470**HSBC BANK USA NA**

vs

JEFFREY ALLEN MOSER, SUE A HEAD

PROPERTY ADDRESS: 25 FAWN TRAIL, FAIRFIELD, PA 17320

ALL THOSE THREE (3) tracts of land situate, lying and being in the Borough of Carroll Valley, Adams County, Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a point in the center of Deer Trail at Lot No. 6; thence by said lot, South 88 degrees 26 minutes 40 seconds West, 115 feet to Lot No. 16; thence by said lot, North 01 degrees 33 minutes 20 seconds West, 200 feet to a point in Fawn Trail thence in said Fawn trail, North 88 degrees 26 minutes 40 seconds East, 115 feet to a point in the intersection of said Fawn Trail with said Deer trail; thence in said Deer Trail, South 01 degree 33 minutes 20 seconds East, 200 feet to the place of Beginning.

THE above description from a draft of survey labeled "Section A, Charnita, Inc." dated March 10, 1965, prepared by Gordon L. Brown, R.S., and recorded in Adams County Miscellaneous Book 3 at page 733, designating the above as Lot No. 15. TOGETHER WITH rights and SUBJECT TO restrictions referred to in the hereinafter recited deed and contained in Deed Book 287 at page 474.

TRACT NO. 2

BEGINNING at a point in the center of Fawn Trail at Lot No. 15; thence by said lot, South 01 degree 33 minutes 20 seconds East, 200 feet to Lot No. 6; thence by said lot, South 88 degrees 26 minutes 40 seconds West, 85 feet to Lot No. 17; thence by said lot, North 01 degree 33 minutes 20 seconds West, 200 feet to a point in the center of said Fawn Trail; thence in said Fawn Trail, North 88 degree 26 minutes 40 seconds East, 85 feet to the place of Beginning.

THE above description from a draft of survey labeled "Section A, Charnita, Inc." dated March 10, 1965, prepared by Gordon L. Brown, R.S., and recorded in Adams County

Miscellaneous Book 3 at page 733, designating the above as Lot No. 16. TOGETHER WITH right and SUBJECT TO restrictions referred to in the hereinafter recited deed and contained in Deed Book 273 at page 395.

TRACT NO. 3

BEGINNING at a point in the center of Fawn Trail at Lot No. 16; thence by said lot, South 01 degree 33 minutes 20 seconds East, 200 feet to land now or formerly of Charnita, Inc.; thence by said land, South 88 degrees 26 minutes 40 seconds West, 0 feet to Lot No. 18; thence by said lot, North 01 degree 33 minutes 20 seconds West, 200 feet to a point in the center of said Fawn Trail; thence in said Fawn Trail, North 88 degrees 26 minutes 40 seconds East, 90 feet to the place of Beginning.

THE above description from a draft of survey labeled "Section A, Charnita, Inc." dated March 10, 1965, prepared by Gordon L. Brown, R.S., and recorded in Adams County Miscellaneous Book 3 at page 733, designating the above as Lot No. 17.

TOGETHER WITH right and SUBJECT TO restriction referred to in the hereinafter recited deed and contained in Deed Book 252 at page 189.

Being known as: 25 FAWN TRAIL, FAIRFIELD, PENNSYLVANIA 17320. Title to said premises is vested in Jeffrey Moser a/k/a Jeffrey Allen Moser and Sue Head by deed from Jeffrey Allen Moser, single dated May 4, 2005 and recorded May 5, 2005 in Deed Book 3955, Page 39, as Instrument No. 200500008885.

TAX I.D. #: 43-023-0111

No. 13-SU-514**PHH MORTGAGE CORPORATION**

vs

JEFFREY J NOE

PROPERTY ADDRESS: 33 MOUNTAIN VIEW TRAIL, FAIRFIELD, PA 17320

ALL THAT CERTAIN tract of land situate, lying and being in the Borough of Carroll Valley, formerly Liberty Township, Adams County, Pennsylvania, being known as Lot No. 117 in Section A, more particularly bounded and describes as follows: BEGINNING at a point in the center of Mountain View Trail at Lot No. 118; thence by said lot South 17 degrees 20 minutes 40 seconds West, 200 feet to Lot No. 106; thence by said lot North 72 degrees 39 minutes 20 seconds West, 100 feet to Lot No. 116; thence by said lot North 17 degrees 20 minutes 40 seconds East, 200 feet to a point in the center of said Mountain View Trail South 72 degrees 39 minutes 20 seconds East, 100 feet to the Point and place of BEGINNING.

The above description was taken from a plan of lots labeled "Section A, Charnita" dated March 10, 1965,

prepared by Gordon L. Brown, R.S., recorded in Adams County Miscellaneous Docket 3, at page 733. UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-of-ways, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyances, or visible on ground. BEING KNOWN AND NUMBERED as 33 Mountain View Trail, Fairfield, Pennsylvania. Parcel No. 43017-0056-000 BEING the same premises which John D. Feagin, Jr. and Cacilda A. Feagin, husband and wife, by Deed dated 11/23/09 and recorded in the Adams County Recorder of Deeds Office on 12/3/09 in Deed Book 5437, page 58.

No. 13-SU-429**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs

JOSEPH RAZZANO, RUTH A RAZZANO

PROPERTY ADDRESS: 540 POPLAR STREET, HANOVER, PA 17331 By virtue of Writ of Execution No.

13-SU-429

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

JOSEPH RAZZANO & RUTH A. RAZZANO

540 Poplar Street Hanover, PA 17331 Parcel No: 08-009-0248

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT

AMOUNT: \$146,545.04

Attorneys for Plaintiff KML Law Group, P.c.

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

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

10/18, 25 & 11/1

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 15th day of November 2013, 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. 11-SU-1272**DEUTSCHE BANK NATIONAL TRUST COMPANY**

vs

DAVID C RECK, MARGARET A RECK
PROPERTY ADDRESS: 111 SOUTH WATER STREET, NEW OXFORD, PA 17350

ALL THAT TRACT OF LAND SITUATE IN THE BOROUGH OF NEW OXFORD, ADAMS COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ALONG THE WESTERN SIDE OF THE PUBLIC ROAD RUNNING FROM NEW OXFORD TO LITTLESTOWN AT CORNER OF LAND NOW OR FORMERLY OF CARL E. STOUGH; THENCE ALONG SAID PUBLIC ROAD, SOUTH 23 DEGREES EAST, 120 FEET TO AN IRON PIN; THENCE ALONG A PROPOSED STREET, SOUTH 67 DEGREES WEST, 170 FEET TO AN IRON PIN; THENCE BY LAND NOW OR FORMERLY OF CARL E. STOUGH, NORTH 23 DEGREES WEST, 120 FEET TO AN IRON PIN; THENCE BY THE SAME, NORTH 67 DEGREES EAST, 170 FEET TO AN IRON PIN, THE PLACE OF BEGINNING. CONTAINING 75 PERCHES AND 111.75 SQUARE FEET, MORE OR LESS.

THE FOREGOING DESCRIPTION WAS OBTAINED FROM A DRAFT PREPARED BY LEROY H. WINEBRENNER, COUNTY SURVEYOR, ON MAY 21, 1960. Being known as: 111 SOUTH WATER STREET, NEW OXFORD, PENNSYLVANIA 17350.

Title to said premises is vested in David C. Reck and Margaret A. Reck by deed from Linda A. Neubauer, administratrix of the Estate of Charles H. Eichelberger, Jr. a/k/a Charles Henry Eichelberger, Jr. dated June 30, 2006 and recorded July 7, 2006 in Deed Book 4481, Page 47. TAX I.D. #: 34-007-0010

No. 12-SU-1332**JPMORGAN CHASE BANK NATIONAL ASSOCIATION**

vs

DUSTIN R RILEY, KELLY RILEY
PROPERTY ADDRESS: 5 COLONIAL DRIVE, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

2012-SU-1332

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
v.

DUSTIN R. RILEY

KELLY RILEY

owner(s) of property situate in MOUNT PLEASANT TOWNSHIP, ADAMS County, Pennsylvania, being 5 COLONIAL DRIVE, GETTYSBURG, PA 17325-7937

Parcel No. 32011-0023---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$141,435.71

No. 13-SU-490**WELLS FARGO BANK NA**

vs

DEAN R. SHORB

PROPERTY ADDRESS: 1655

HANOVER PIKE, LITTLESTOWN, PA

17340 No. 13-S-490

Judgment Amount: \$187,948.11

Kurt Althouse, Esquire

ALL the following described tract or parcel of land with the improvements thereon, situate, lying and being in Union Township, Adams County, Pennsylvania, as more particularly described in a Plan or Survey, being D-425, prepared by J. Riley Reading, R.S., dated September 28, 1978, bounded, limited and described more fully as follows, to wit:

BEGINNING at a P.K. Nail two and five tenths (2.5) feet South of the paving of Pa. Legislative Route 194 at lands now or formerly of Richard A. Fink; extending thence along the Southern edge of the right-of-way of Pa.

Legislative Route 194, North seventy-one (71) degrees forty-six (46) minutes thirty-five (35) seconds East for a distance of fifty-five (55) feet to a nail South of the paving of Pa. Legislative Route 194 and corner of lands now or formerly of Floyd Forbes and Charlotte M. Forbes, his wife; extending thence along the last mentioned lands, South eighteen (18) degrees thirteen (13) minutes twenty-five (25) seconds East for a distance of two hundred twenty-five (225) feet to a pin; thence extending North eighty-nine (89) degrees forty-six (46) minutes twenty-three (23) seconds West a distance of one hundred eighty-three and thirty-seven hundredths (183.37) feet to a pin at lands now or formerly of Richard A. Fink; extending thence along last mentioned lands, North seventeen (17) degrees fourteen (14) minutes thirty (30) seconds East a distance of two hundred five (205) feet to a P.K. Nail two and five tenths (2.5) feet South of the paving of Pa. Legislative Route 194, being the place of Beginning.

Containing 24,260 square feet, more or less.

TO BE SOLD AS THE PROPERTY OF DEAN R. SHORB.

No. 13-SU-576**VERICREST OPPORTUNITY LOAN TRUST**

vs

ALFRED H SHUPP

PROPERTY ADDRESS: 38 BRAGG DRIVE, EAST BERLIN, PA 17316
ALL THAT CERTAIN LOT OF GROUND SITUATE IN READING TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS:

LOT NO. 312 ON A PLAN OF LOTS OF LAKE MEADE SUBDIVISION DULY ENTERED AND APPEARING OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS FOR ADAMS COUNTY, PENNSYLVANIA, IN PLAT BOOK 1, PAGE 1, AND SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

UNDER AND SUBJECT TO CONDITIONS AND RESTRICTIONS AS NOW APPEAR ON RECORD.

BEING THE SAME PREMISES WHICH ALFRED H SHUPP AND KRISTINA A. SHUPP, BY DEED DATED OCTOBER 13, 2007, AND RECORDED ON OCTOBER 23, 2007, IN ADAMS COUNTY RECORD BOOK 5015, AT PAGE 63 GRANTED AND CONVEYED TO ALFRED H. SHUPP.

BEING KNOWN AS 38 BRAGG DRIVE, EAST BERLIN, PA 17316

TAX PARCEL NO. 361140018

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

10/18, 25 & 11/1

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 15th day of November 2013, 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-1306**WELLS FARGO BANK NA**

vs

CHARLOTTE M SMITH, SAMUEL K SMITH, JR, MEGAN L KOBLITZ
PROPERTY ADDRESS: 223 MAIN STREET, McSHERRYSTOWN, PA 17344

By virtue of a Writ of Execution No. 12-SU-1306

WELLS FARGO BANK, N.A.

v.

CHARLOTTE M. SMITH
SAMUEL K. SMITH, JR
MEGAN L. KOBLITZ
owner(s) of property situate in the McSHERRYSTOWN BOROUGH, ADAMS County, Pennsylvania, being 223 MAIN STREET, McSHERRYSTOWN, PA 17344-1705 Parcel No. 28002-0124--000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$180,895.32

No. 12-SU-1806**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs

ERIC J STERNER

PROPERTY ADDRESS: 850 PINE GROVE ROAD, HANOVER, PA 17331
By virtue of Writ of Execution No.: 2012-S-1806

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

vs.

Eric J. Sterner, Defendant
Defendant's Property Address: 850 Pine Grove Road, Hanover, PA 17331
Township or Borough: Union Township
Parcel No.: 41-K17-0081
Improvements Thereon: 1 Dwelling House, 1 Mobile Home, & 1 Barn
Judgment Amount: \$12,471.89
Attorneys for Plaintiff: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

No. 13-SU-273**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

vs

DAVID SUFCZINSKI, KELLY SUFCZINSKI

PROPERTY ADDRESS: 15 CONSTITUTION COURT, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.: 13-SU-273

Federal National Mortgage Association vs.

David Sufczinski and Kelly Sufczinski
15 Constitution Court, Littlestown, PA 17340

Township or Borough: Littlestown

PARCEL NO.: 27,011-0160

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$160,392.70

ATTORNEYS FOR PLAINTIFF: Martha E. Von Rosenstiel, P.C.

No. 13-SU-306**HSBC BANK USA NA**

vs

SCOTT R TRITLE

PROPERTY ADDRESS: 685 CARR HILL ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 13-S-306

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-HE2

v.

SCOTT R. TRITLE

owner(s) of property situate in the TOWNSHIP OF HIGHLAND, ADAMS County, Pennsylvania, being 685 CARR HILL ROAD, GETTYSBURG, PA 17325-7344

Parcel No. 20D13-0032A--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$140,612.51

No. 11-SU-317**RESIDENTIAL FUNDING COMPANY LLC**

vs

TIMOTHY L WILKINSON, CHRISTINE M WILKINSON

PROPERTY ADDRESS: 757 GABLERS ROAD, GARDNERS, PA 17324

By virtue of Writ of Execution No. 2011-S-317

RESIDENTIAL FUNDING COMPANY, LLC f/k/a RESIDENTIAL FUNDING CORPORATION

vs.

TIMOTHY L. WILKINSON & CHRISTINE M. WILKINSON

757 Gablers Road Gardners, PA 17324
Parcel No: 29-F404-0047A-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$266,208.90

No. 13-SU-548**NATIONWIDE ADVANTAGE MORTGAGE COMPANY**

vs

JOHN E WONDER, BETTY L WONDER

PROPERTY ADDRESS: 2345 CARLISLE PIKE, HANOVER, PA 17331

By virtue of Writ of Execution No. : 13-SU-548

Nationwide Advantage Mortgage Company vs.

John E. Wonder and Betty L. Wonder
2345 Carlisle Pike, Hanover PA 17331

Township or Borough: Berwick

PARCEL NO.: 04,K12-0013

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$153,633.22

ATTORNEYS FOR PLAINTIFF: Martha E. Von Rosenstiel, P.C.

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James Muller
Sheriff of Adams County

www.adamscounty.us

10/18, 25 & 11/1

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 JUDITH A. JONES a/k/a JUDITH ANNE JONES, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Terry David Jones, 250 Hunterstown Hampton Road, Gettysburg, PA 17325

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

ESTATE OF PATRICIA KUHN, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Toni Kuhn, 2215 Biglerville Road, Lot 81, Gettysburg, PA 17325

Attorney: Jeffery M. Cook, Esq., Attorney at Law, 234 Baltimore Street, Gettysburg, PA 17325

ESTATE OF RONALD F. KUMP, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Co-Executors: Douglas C. Kump, 25 McGinley Drive, Fairfield, PA 17320; David S. Kump, 70 Mount Hope Road, Fairfield, PA 17320

Attorney: Chester G. Schultz, Esq., 145 Baltimore Street, Gettysburg, PA 17325

ESTATE OF GLORIA M. NOBLE, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Judy A. Bair, 250 Roca Roja Road, Sedona, AZ 86351

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

ESTATE OF JOHN R. PETERS, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Ellen B. Peters, c/o Ivo V. Otto III, Esq., Martson Law Offices, 10 East High Street, Carlisle, PA 17013

Attorney: Ivo V. Otto III, Esq., Martson Law Offices, 10 East High Street, Carlisle, PA 17013

SECOND PUBLICATION

ESTATE OF SIDNEY E. CREAGER SR. a/k/a SIDNEY EMANUEL CREAGER SR., DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executors: Gary Lynn Creager and Judith D. Barnhart, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

Attorney: Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

ESTATE OF LINDA L. FISHEL, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Administrator: Daniel L. W. Fishel, c/o Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esq., Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403

ESTATE OF BETTY JEAN HELMKA, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: ACNB Bank, Attention: Christy Settle, 1 Lincoln Square, Gettysburg, PA 17325

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

ESTATE OF DORIS R. HOFFMAN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Andria Hoffman, 972 Johnson Drive, Gettysburg, PA 17325

Attorney: Teeter, Teeter & Teeter, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF JEANNE D. PEPPER, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Administrator: Alva E. Pepper, 424 McGlaughlin Road, Gettysburg, PA 17325

Attorney: John J. Murphy III, Esq., Patrono & Associates, LLC, 28 West Middle Street, Gettysburg, PA 17325

ESTATE OF MELLIE M. SIMPSON a/k/a MELLIE MAE SIMPSON, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Dixie Lee Brillhart, 1415 Baltimore Street, Hanover, PA 17331

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

ESTATE OF ROLAND H. ST. GERMAIN SR., DEC'D

Late of Germany Township, Adams County, Pennsylvania

Executrix: Michelle R. (McMullen) Shilling, 130 Carr Hill Road, Gettysburg, PA 17325

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

ESTATE OF J. BLAIR THOMAS, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Co-Executors: Donald B. Thomas, 1590 Highland Avenue Road, Gettysburg, PA 17325; Gwili Mae Thomas Taylor, 480 Aspers-Bendersville Road, Aspers, PA 17304

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

THIRD PUBLICATION

ESTATE OF CATHERINE CROUSE, DEC'D

Late of Union Township, Adams County, Pennsylvania

Administrator: Francis Alan Crouse, 710 Bollinger Road, Littlestown, PA 17340

Attorney: George W. Swartz II, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF EVA HOPE KING a/k/a E. HOPE KING, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Janice Rebert, 30 North Steeplechase, Gettysburg, PA 17325

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

THIRD PUBLICATION (CONTINUED)

ESTATE OF ARLENE B. SANDSTEDT,
DEC'D

Late of Straban Township, Adams
County, Pennsylvania

Executrix: Vicki R. Huffaker, 115
Spigot Valley Road, Biglerville, PA
17307

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

ESTATE OF HELEN H. WHITE, DEC'D

Late of Franklin Township, Adams
County, Pennsylvania

Co-Executors: David M. White, 10366
Golf Course Road, Fayetteville, PA
17222; Elizabeth Ann Otto, 7
Midland Drive, Mt. Holly Springs, PA
17065

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