

# Adams County Legal Journal

Vol. 57

June 26, 2015

No. 7

## IN THIS ISSUE

MTGLQ INVESTORS, L.P., BY ITS SERVICER, OCWEN  
LOAN SERVICING, LLC, VS. JOHN A. ADAMIK, A/K/A  
JOHN ADAMIK AND DEBORAH L. ADAMIK



**Benefit  
from local,  
experienced  
advisors with  
only your  
goals in mind.**

**Christy Settle**  
Trust Officer

**Karen Arthur**  
Senior Trust Officer

**Mark Bernier, CFA**  
Investment Officer

**Debra Little, ChFC\***  
Trust Officer

**Contact a local Trust Officer today and  
start building a solid future.**

**Karen Arthur**  
Senior Trust Officer  
717.339.5062  
karthur@acnb.com

**Christy Settle**  
Trust Officer  
717.339.5058  
csettle@acnb.com

**Debra Little, ChFC\***  
Trust Officer  
717.339.5218  
dlittle@acnb.com



Not FDIC-Insured • May Lose Value • Not Bank Guaranteed • Not a Deposit • Not insured by any federal government entity

## ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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

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

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.

All rights reserved.

## NOTICE

NOTICE IS HEREBY GIVEN that Ruth A. Brown, Esquire, intends to apply in open court for admission to the Bar of the Court of Common Pleas of Adams County, Pennsylvania, on August 14, 2015, and that she intends to continue practicing law as an associate in the law firm of Steve Rice Law, County of Adams, 18 Carlisle Street, Gettysburg, Pennsylvania.

STEVE RICE LAW

Ruth A. Brown  
Criminal Defense Attorney

6/12 & 19 & 26

## NOTICE

A petition has been filed asking the Court to put an end to all rights you have to your children, N.S., S.S., and W.S. The Court has set a hearing to consider ending your rights to your children. The hearing will be held in Courtroom 3, 4th Floor, Cumberland County Courthouse, Carlisle, Pennsylvania, on August 5, 2015 at 9:30 AM. If you do not appear at the hearing, the Court may decide that you are not interested in retaining your rights to your children and your failure to appear may affect the Court's decision on whether to end your rights to your children. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

You should take this paper to your lawyer at once. If you do not have a lawyer, or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help:

Cumberland County Bar Association  
32 S. Bedford Street  
Carlisle, PA 17013  
(717)249-3166

Lindsay D. Baird, Esq.  
Solicitor, Cumberland County  
Children & Youth Services

6/26

## FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on May 28, 2015 for Shark Racing Apparel located at 371 Green Springs Rd, Hanover, PA 17331. The name and address of each individual interested in the business is Dana L Allen 371 Green Springs Rd, Hanover, PA 17331. This was filed in accordance with 54 Pa.C.S. 311.

6/26

## CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization -- Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on June 19, 2015 under the provisions of the Pennsylvania Limited Liability Company Law of 1994, as amended.

The name of the Limited Liability Company is CATHY'S CORNER, LLC.

Cathy's Corner, LLC is organized for the purpose of promoting health and wellness and any lawful activity for which limited liability companies may be formed under the Pennsylvania Limited Liability Company Act, 15 Pa.C.S. §8901 et seq.

Christina M. Simpson, Esquire  
Attorney for Cathy's Corner, LLC

6/26

## INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on or about June 18, 2015, for the incorporation of Gettysburg Post No. 15 Veterans of Foreign Wars of the United States, Inc. under the Pennsylvania Non-profit Corporation Law of 1968. The initial registered office of the corporation is 369 East Middle Street, Gettysburg, Pennsylvania 17325.

Christina M. Simpson, Esquire

6/26

## NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

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

Orphans' Court Action Number OC 59 2015

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

Kelly A. Lawver

6/26 & 7/2

## NOTICE OF FILING OF APPLICATION FOR REGISTRATION OF A FICTITIOUS NAME

Notice is hereby given, pursuant to the provisions of Pennsylvania's "Fictitious Names Act", 54 Pa. C.S.A. §§ 301 et seq., of the filing of an Application for Registration of a Fictitious Name under the said Act. The fictitious name is Redding & Redding. The address of the principal office or place of business to be carried on under or through the fictitious name is 1989 Mount Carmel Road, Orrtanna, Pennsylvania 17353. The name and address of the party to the registration is Jessica E. Redding of 1989 Mount Carmel Road, Orrtanna, Pennsylvania 17353. Application for registration under the Fictitious Names Act of the said fictitious name was filed in the Office of the Secretary of the Commonwealth of Pennsylvania on June 1, 2015.

CAMPBELL & WHITE, P.C.  
112 Baltimore Street  
Gettysburg, PA 17325  
Attorneys for Applicant

6/26

MTGLQ INVESTORS, L.P., BY ITS SERVICER, OCWEN  
LOAN SERVICING, LLC, VS. JOHN A. ADAMIK, A/K/A  
JOHN ADAMIK AND DEBORAH L. ADAMIK

1. Pennsylvania recognizes real property ownership as tenants by the entirety between husband and wife and it is well settled in this Commonwealth that where there exists an estate by the entireties in real property, neither spouse, acting independently, may dispose of any portion so as to work a severance of the estate, nor encumber the property in any way.
2. With respect to property owned as tenants by the entirety, there is a presumption that during the term of marriage either spouse has the power to act for both without specific authorization, so long as the benefits of such action inure to both.
3. However, there is no general agency arising from the marital relationship nor any presumption flowing therefrom that either spouse has authority to convey real estate held by the entireties without the other's joinder therein.
4. When dealing with interests in land, authorization for one spouse to legally act on the behalf of the other must be in writing because of the requirements of the Statute of Frauds.
5. No mortgage shall be good or sufficient to convey or pass any freehold unless such deed be acknowledged or proved and recorded within six months of the date thereof.
6. Since recordation is not required to assert the rights between a mortgagor and subsequent mortgagee with notice, Plaintiff has the right to attempt foreclosure based on the mortgage signed by both Defendants.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,  
PENNSYLVANIA, CIVIL 13-S-1151, MTGLQ INVESTORS, L.P.,  
BY ITS SERVICER, OCWEN LOAN SERVICING, LLC, VS. JOHN  
A. ADAMIK, A/K/A JOHN ADAMIK AND DEBORAH L. ADAMIK

Zachary J. Jones, Esq., Attorney for Plaintiff

Zachary E. Nahass, Esq., Attorney for Defendant

Kuhn, J., May 19, 2015

## MEMORANDUM OPINION

Before this Court for disposition is a Motion for Partial Summary Judgment filed by MTGLQ Investors, L.P., by its servicer Ocwen Loan Servicing, LLC (“Plaintiff”). For reasons set forth herein, said Motion for Partial Summary Judgment is denied.

Plaintiff commenced this action by filing a Complaint on September 17, 2013. The Complaint avers the following: John A. Adamik a/k/a John Adamik and Deborah L. Adamik (“Defendants”) are the real owners of property located at 893 Heritage Drive, Gettysburg, Pennsylvania 17325 (“Property”). On September 29, 2006, Mr. Adamik executed and delivered a mortgage to MERS, Inc. as nominee for American Brokers Conduit and it was recorded on April 9, 2008. The mortgage was assigned to Plaintiff and the assignment was recorded on September 20, 2013. According to the terms of the mortgage, \$1,475.38 was due on the first of each month and payment has not been made from October 1, 2012 to the present. Prior to seeking foreclosure, the required pre-foreclosure notices were sent to the Defendants and no response was received. As of the filing of the Complaint, an amount of \$196,534.96 is due and owing with interest and late charges accruing.

On November 18, 2013, Defendants filed their Answer with New Matter wherein it is averred that although they own the Property as tenants by the entirety, Mrs. Adamik is not a party to the mortgage associated with the Property and as such the mortgage cannot establish a valid lien on the Property. Defendants further aver that even if the mortgage creates a lien on Mr. Adamik’s interest in the Property, property owned as tenants by the entireties is not subject to the creditors of an individual spouse. On December 5, 2013, Plaintiff filed its Reply to Defendant’s New Matter. On November 7, 2014, Plaintiff filed a Motion for Partial Summary Judgment averring for the first time that at closing, each Defendant executed a duplicate version of the mortgage (§ 14). Plaintiff further averred that Defendants erroneously asserted that Mrs. Adamik’s interest in the Property was not encumbered by the recorded mortgage signed by Mr. Adamik, the entireties presumption permits either spouse to act on behalf of the other during the marriage without authorization from the non-acting spouse, that because Defendants offered no evidence rebutting this presumption the mortgage creates a lien of first prior-

ity on the Property and therefore partial summary judgment should be granted as to the validity of the recorded mortgage. On January 15, 2015, Defendants filed a Response to Plaintiff's Motion for Partial Summary Judgment. The parties subsequently filed briefs supporting their respective positions.

Under the Pennsylvania Rules of Civil Procedure a court may enter summary judgment when there is no genuine issue of material fact and the moving party is entitled to judgment as a matter of law. Pa. R. Civ. P. 1035.2; *Strine v. Commonwealth*, 894 A.2d 733, 737 (Pa. 2006). Summary judgment is only appropriate where the pleadings, depositions, answers to interrogatories, omissions and affidavits, and other materials demonstrate that there is no genuine issue as to any material fact and the moving party is entitled to judgment as a matter of law. *Roche v. Ugly Duckling Car Sales, Inc.*, 879 A.2d 785, 789 (Pa. Super. 2005) (quotations and citations omitted). The burden of demonstrating the lack of any genuine issue of material fact falls upon the moving party, and, in ruling on the motion, the court must consider the record in the light most favorable to the non-moving party. *Id.*

Pennsylvania recognizes real property ownership as tenants by the entirety between husband and wife and "it is well settled in this Commonwealth that where there exists an estate by the entireties in real property, neither spouse, acting independently, may dispose of any portion so as to work a severance of the estate, nor encumber the property in any way." *Borrello v. Lauletta*, 317 A.2d 254, 255 (Pa. 1974); see also *Schweitzer v. Evans*, 63 A.2d 39, 41 (Pa. 1949). Furthermore, with respect to property owned as tenants by the entirety, "there is a presumption that during the term of marriage either spouse has the power to act for both without specific authorization, so long as the benefits of such action inure to both", *Polarine v. Tax Claim Bureau of the County of Chester*, 557 A.2d 1175, 1176 (Pa. Commw. 1989). However, there is "no general agency arising from the marital relationship nor any presumption flowing therefrom that either spouse has authority to convey real estate held by the entireties without the other's joinder therein." *Borrello*, supra., at 255; *Schweitzer*, supra., at 41. When dealing with interests in land, authorization for one spouse to legally act on the behalf of the other must be in writing because of the requirements of the Statute of

Frauds. See *Eastgate Enterprises, Inc. v. Bank and Trust Co. of Old York Rd.*, 345 A.2d 279 (Pa. Super. 1975); *Borrello*, supra.; *Peterson v. Chandler*, 66 A.2d 284 (Pa. 1949).

Attached to the Complaint is the mortgage signed by Mr. Adamik. It is uncontested that Mrs. Adamik was present at the time Mr. Adamik signed the recorded mortgage but no reason or explanation has been given as to why she did not sign the document. Because a mortgage transfers interest in real property and the Defendants own the Property as tenants by the entireties, Mr. Adamik's signature alone cannot bind the Property to the terms of the mortgage. In order for the mortgage to be valid, either both Defendants would have needed to sign it or Mrs. Adamik would have needed to provide Mr. Adamik with written authorization to act on her behalf. To date, no such written authorization has been provided and, furthermore, Defendant's New Matter contains an averment that Mrs. Adamik did not consent or participate in the mortgage attached to the Complaint. Without a written authorization or admittance by Mrs. Adamik that she provided authorization, the mortgage signed by only Mr. Adamik is not enforceable against the Property.

Defendant also raises the issue of Plaintiff's failure to comply with recordation requirements relating to the mortgage signed by both Defendants. In support of his position, Defendant directs the Court's attention to 21 P.S. § 621 which states that "no...mortgage... shall be good or sufficient to convey or pass any freehold...unless such deed be acknowledged or proved and recorded within six months of the date thereof." Plaintiff counters that an unrecorded deed is only "fraudulent and void as to any subsequent bonafide purchaser or mortgagee," 21 P.S. § 351, but is otherwise valid against the original parties to the mortgage. See *Trautman v. Neidig*, 28 Northum.L.J. 12 (1956). However, the deed is only fraudulent and void as to any subsequent bonafide purchaser or mortgagee "without actual or constructive notice." 21 P.S. § 351.

The mortgage signed by the Defendants has not been recorded and the six month time-frame for recordation has clearly lapsed but Plaintiff argues that the validity of the mortgage is not being challenged by a subsequent bonafide purchaser or mortgagee but rather by the original parties to the mortgage. Plaintiff was not an original party to the mortgage. The mortgage was entered into between Defendants and American Brokers Conduit and was subsequently

assigned to Plaintiff, a successor mortgagee. When the mortgage was assigned to Plaintiff, Plaintiff had actual knowledge of the mortgage between Mr. Adamik and the original mortgagee because the mortgage being assigned was the very same mortgage signed by Mr. Adamik. Since recordation is not required to assert the rights between a mortgagor and subsequent mortgagee with notice, Plaintiff has the right to attempt foreclosure based on the mortgage signed by both Defendants.

The real issue though lies not with Plaintiff's right to bring a claim but whether Plaintiff has successfully presented a valid claim before this Court. Attached to the Complaint is a copy of the mortgage signed by Mr. Adamik, not the mortgage signed by both Defendants. As previously discussed, a mortgage on real property owned as tenants by the entireties cannot be entered into without the signature of all owners or written authorization from the non-signing owner permitting the other party to proceed in his or her absence. Therefore, because the mortgage attached to the Complaint is only signed by Mr. Adamik and the mortgage signed by both Defendants has not been attached to the pleadings, the factual averments alleged in the pleadings do not support Plaintiff's Motion for Partial Summary Judgment.

Accordingly, the attached order is entered.

Dated: May \_\_\_\_, 2015

BY THE COURT,

---

**JOHN D. KUHN**

Judge

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of July 2015, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 15-SU-48  
PNC BANK, NATIONAL  
ASSOCIATION**

vs

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

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

vs

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

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

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

vs

**MARCI J. BIEVENOUR**  
PROPERTY ADDRESS: 505  
PEEPTOWN ROAD, EAST BERLIN, PA  
17316

By virtue of Writ of Execution No. 2015-  
SU-87

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

**MARCI J. BIEVENOUR**  
505 PEEPTOWN ROAD  
EAST BERLIN, PA 17316  
READING TOWNSHIP  
Parcel ID Number: 36-K08-0066----000  
IMPROVEMENTS THEREON:  
Residential Dwelling  
JUDGMENT AMOUNT: \$199,290.08  
Attorneys for Plaintiff  
Sharon E. Myers, Esquire  
CGA Law Firm  
135 North George Street  
York, PA 17401  
717-848-4900

**No. 15-SU-91  
JPMC SPECIALTY MORTGAGE LLC**

vs

**CLEMENT W. BOSLEY, JR., ALICE F.  
BOSLEY**  
PROPERTY ADDRESS: 6045  
BALTIMORE PIKE, LITTLESTOWN, PA  
17340

By virtue of a Writ of Execution No.  
15-SU-91

JPMC Specialty Mortgage LLC  
v.

Clement W. Bosley, Jr  
Alice F. Bosley  
owner(s) of property situate in  
GERMANY TOWNSHIP, ADAMS  
County, Pennsylvania, being  
6045 Baltimore Pike, Littlestown, PA  
17340-9501  
Parcel No. 15,J17-0108  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$101,912.41  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-1496  
NATIONSTAR MORTGAGE, LLC**

vs

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

ADRIAN C. BUCCHIONI  
20 Ewell Drive East Berlin, PA 17316  
Reading Township  
Parcel No: 36-102-0048-000/37-002-  
0048-000

(Acreage or street address)  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$185,538.77  
Attorneys for Plaintiff  
KML Law Group, P.C.

Notice directed to all parties in interest  
and claimants that a schedule of distri-  
bution 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 sched-  
ule unless exceptions are filed thereto  
within (10) ten days thereafter.

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

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

James W. Muller  
Sheriff of Adams County

www.adamscounty.us  
6/19 & 26 & 7/3

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of July 2015, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 12-SU-1668**

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

vs

**ALLEN S. COMPTON, AMY L. COMPTON**

PROPERTY ADDRESS: 385 MONTCLAIR ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution, No. 12-SU-1668

Plaintiff: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-20 vs.

Defendant 1. Allen S. Compton  
Defendant 2. Amy L. Compton  
owners of property situate in the TOWNSHIP OF STRABAN, Adams County, Pennsylvania

385 Montclair Road, Gettysburg, PA 17325

Parcel No. 38G13-0080E-000

Improvements thereon: RESIDENTIAL SINGLE FAMILY DWELLING

Judgment Amount: \$308,050.28

Attorneys for Plaintiff:

Parker McCay, PA

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, New Jersey 08054

**No. 12-SU-988**

**BANK OF AMERICA NA**

vs

**STACY CREGGER, TROY CREGGER**

PROPERTY ADDRESS: 40 SPRING TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No. 12-S-988

SELENE FINANCE LP

vs.

STACY CREGGER & TROY CREGGER

40 Spring Trail Fairfield, PA 17320

Carrol Valley Borough

Parcel No: 43-023-0104

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$310,487.30

Attorneys for Plaintiff

KML Law Group, P.C.

**No. 15-SU-77**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs

**JOYCE D. DEARDORFF, JAMES P. DEARDORFF**

PROPERTY ADDRESS: 30 SCARLET WAY, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No. 2015-SU-0000077

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs.

JOYCE D. DEARDORFF & JAMES P. DEARDORFF

30 Scarlet Way Biglerville, PA 17307

Menallen Township

Parcel No: 29.C06-009-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$264,509.35

Attorneys for Plaintiff

KML Law Group, P.C.

**No. 14-SU-1434**

**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs

**PAUL D. DOEHRING, TAMARA L. DOEHRING**

PROPERTY ADDRESS: 1559 HERRS RIDGE ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 2014-SU-1434

ACNB BANK, formerly known as Adams County National Bank

vs.

PAUL D. DOEHRING and TAMARA L. DOEHRING

1559 HERRS RIDGE ROAD

GETTYSBURG, PA 17325

CUMBERLAND TOWNSHIP

Parcel ID Number: 09-E13-0009---000

IMPROVEMENTS THEREON:

Residential Dwellings

JUDGMENT AMOUNT: \$749,288.84

Attorneys for Plaintiff

Sharon E. Myers, Esquire

CGA Law Firm

135 North George Street

York, PA 17401

717-848-4900

**No. 15-SU-110**

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

vs

**HEATHER DORI, JOHN D. DORI**

PROPERTY ADDRESS: 26 GALAXY DRIVE, HANOVER, PA 17331

BY VIRTUE OF WRIT OF EXECUTION

NO. 2015-SU-0000110

U.S. BANK NATIONAL ASSOCIATION,

AS

TRUSTEE FOR THE PENNSYLVANIA

HOUSING

FINANCE AGENCY,

VS

HEATHER DORI AND

JOHN D. DORI,

HAVING THEREON ERECTED A

DWELLING HOUSE KNOWN AS:

26 GALAXY DRIVE

HANOVER, PA 17331

Conewago Township

TAX MAP NO. 08023-0055-000

JUDGMENT AMOUNT: \$155,131.22

PURCELL, KRUG & HALLER

1719 N. FRONT STREET

HARRISBURG, PA 17102

717-234-4178

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

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

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

James W. Muller

Sheriff of Adams County

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

6/19 & 26 & 7/3

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of July 2015, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 14-SU-831****US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR PROF 2013-M4 REMIC TRUST V**

vs

**SAMUEL A. DOWNS, MARY JILLIAN DOWNS**

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

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

Mary Jillian Downs

owner(s) of property situate in CUMBERLAND TOWNSHIP, ADAMS County, Pennsylvania, being: 1 White Oak Trail, Gettysburg, PA 17325-8039

Parcel No. 09F10-0087B--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$1,091,748.94

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-1520****CITIMORTGAGE, INC.**

vs

**RANDY P. FORSYTHE**

PROPERTY ADDRESS: 1816 CENTER MILLS ROAD, ASPERS, PA 17304  
By virtue of a Writ of Execution No. 14-S-1520

CitiMortgage, Inc.

v.

Randy P. Forsythe  
owner(s) of property situate in MENALLEN TOWNSHIP, ADAMS County, Pennsylvania,

being

1816 Center Mills Road, Aspers, PA 17304-9469

Parcel No. 29F05-0054

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$72,173.74

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

vs.

Joshua M. Hartlaub  
and

Renee M. Hartlaub

Property Address 306 Diller Road,  
Hanover, PA 17331

Township or Borough: Conewago  
Township

PARCEL NO.: 08-09-106

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$195,868.30

ATTORNEY FOR PLAINTIFF

SHAPIRO & DENARDO LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/3

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

vs

**CHARLES M. FLICKINGER, SUSAN D. BRADY**

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

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

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

v.

Charles M. Flickinger

Susan D. Brady

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

County, Pennsylvania, being

490 South Columbus Avenue,

Littlestown, PA 17340-1516

Parcel No. 27011-0136--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$79,492.16

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

vs

**ROBERT A. HARTLAUB, III, LISA MARIE HARTLAUB**

PROPERTY ADDRESS: 130 BRICKYARD ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.

14-SU-1521

U.S BANK NATIONAL ASSOCIATION

AS SUCCESSOR BY MERGER OF U.S.

BANK

NATIONAL ASSOCIATION ND

vs.

ROBERT A. HARTLAUB III

LISA M. HARTLAUB

130 BRICKYARD RD

NEW OXFORD, PA 17350

TOWNSHIP OF NEW OXFORD

PARCEL NO.: 35-K-12-4

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$151,979.36

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

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

vs

**JOSHUA M. HARTLAUB, RENEE M. HARTLAUB**

PROPERTY ADDRESS: 306 DILLER

ROAD, HANOVER, PA 17331

By virtue of Writ of Execution No.:

14-S-1006

JPMorgan Chase Bank, National

Association

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of July 2015, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 15-SU-97  
LSF9 MASTER PARTICIPATION TRUST**

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

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

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

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

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

**No. 15-SU-73  
NAVY FEDERAL CREDIT UNION**

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

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

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

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

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

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

James W. Muller  
Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/3

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of July 2015, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 11-SU-710**

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

vs

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

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

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

vs.

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

**No. 15-SU-202**

**NATIONSTAR MORTGAGE, LLC**

vs

**EDWARD DWAIN MONN**

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

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

**NATIONSTAR MORTGAGE LLC**

vs.

**EDWARD D. MONN**

340 Oak Hill Road Biglerville, PA 17307  
Butler Township

Parcel No: 07-608-0045A-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$209,546.00

Attorneys for Plaintiff

KML Law Group, P.C.

**No. 14-SU-682**

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

vs

**STEVEN M. MULLER**

PROPERTY ADDRESS: 9 SWALLOW  
TRAIL, FAIRFIELD, PA 17320

By Virtue of Writ of Execution No.:

14-SU-682

Federal National Mortgage Association  
VS

Steven M. Muller

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

9 Swallow Trail, Fairfield, Pennsylvania  
17320.

TAX MAP AND PARCEL NUMBER:

43-30-46

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$160,136.62

SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF: Steven M.

Muller

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

**No. 12-SU-1301**

**JPMORGAN CHASE BANK  
NATIONAL ASSOCIATION**

vs

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

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

By virtue of a Writ of Execution No.

12-SU-1301

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

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

Chase Manhattan Mortgage Corporation

v.

Kenneth L. Nicholls

Gaye D. Nicholls

owner(s) of property situate in the

FAIRFIELD BOROUGH, ADAMS

County, Pennsylvania,

being

28 North Miller Street, Fairfield, PA

17320-9702

Parcel No. 11005-0002---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$256,658.18

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-1336**

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

vs

**BELINDA M. ORNDORFF, ALBERT  
CARBAUGH (DECEASED), JR.**

PROPERTY ADDRESS: 12 CIRCLE  
DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-SU-1336

Bank of America, N.A., Successor by

Merger to BAC Home Loans Servicing,

LP

vs.

Belinda M. Orndorff

12 Circle Drive, Gettysburg, PA 17325

Bonneauville Borough

Parcel No.: (06)-006-0034

Improvements thereon: Residential

Dwelling

Judgment amount: \$202,655.42

MILSTEAD & ASSOCIATES, LLC

By: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/3

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of July 2015, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

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

vs.

**KENNETH HARRISON PLEDGER,**  
**VICTORIA B. PLEDGER**  
 PROPERTY ADDRESS: 275 PINE VALLEY ROAD, MCKNIGHTSTOWN, PA 17343

BY VIRTUE OF WRIT OF EXECUTION NO.: 2014-SU-0000107  
 US BANK NATIONAL ASSOCIATION As Trustee for CSAB MORTGAGE BACKED PASS THROUGH CERTIFICATES

vs.

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

**No. 14-SU-980**  
**CITIMORTGAGE, INC.**

vs.

**TRAVIS R. REED, KANDACE J. KREIGLINE**  
 PROPERTY ADDRESS: 3246 OLD HWY 30 HWY, ORRTANNA, PA 17353  
 By virtue of Writ of Execution No. 14-S-980  
 CitiMortgage, Inc.

vs.

Travis R. Reed  
 Kandace J. Kreigline a/k/a Kandace J. Reed  
 3246 Old Hwy 30 Hwy  
 Orrtanna, PA 17353  
 Franklin Township  
 Parcel No.: 12-B09-0135  
 Improvements thereon: Residential Dwelling  
 Judgment amount: \$246,221.99  
 MILSTEAD & ASSOCIATES, LLC  
 BY: Robert W. Williams, Esquire

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

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

vs.

**VICTOR ROSENTHAL, LAURA LEE CROSTON, TIMOTHY C. RABENSTINE, UNKNOWN HEIRS**  
 PROPERTY ADDRESS: 96 BILLERBECK STREET, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No. 14-S-814

Wells Fargo Bank, N.A.

vs.

Timothy C. Rabenstine, in His Capacity as Heir of Mari L. Rabenstine, Deceased

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mari L. Rabenstine, Deceased owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS County, Pennsylvania, being

96 Billerbeck Street, New Oxford, PA 17350-9387

Parcel No. 35002-0048---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$119,009.63

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

vs.

**JORDAN TYLER SEITLER**  
 PROPERTY ADDRESS: 253 CHARLES STREET, LITTLESTOWN, PA 17340  
 By virtue of Writ of Execution No. 13-S-712

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SBM CHASE HOME FINANCE LLC SMB TO CHASE MANHATTAN MORTGAGE CORP.

vs.

**JORDAN TYLER SEITLER**  
 253 Charles Street Littlestown, PA 17340

Littlestown Borough

Parcel No: 27,011-0001A

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$105,073.80

Attorneys for Plaintiff

KML Law Group, P.C.

**No. 14-SU-1384**  
**JPMORGAN CHASE BANK,**

## NATIONAL ASSOCIATION

vs.

**STACEY L. SMITH, CAIN A. ROSENBERRY**

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

vs.

STACEY L SMITH  
 CAIN A ROSENBERRY  
 530 South Avenue, East Berlin, PA 17316

East Berlin Borough  
 Improvements consist of a Residential Dwelling

Judgment Amount: \$136,113.08

Shapiro & DeNardo, LLC

3600 Horizon Drive, Suite 150

King of Prussia PA 19406

610-278-6800

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/3

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of July 2015, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 14-SU-1539****BANK OF AMERICA, NA  
SUCCESSOR BY MERGER TO BAC  
HOME LOANS SERVICING, LP**

vs.

**BARBARA A. STOLL**

By virtue of Writ of Execution No.  
14-SU-1539

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

F/K/A COUNTRYWIDE HOME LOANS  
SERVICING, LP

vs.

**BARBARA A. STOLL**

10 Colleen Trail Fairfield, PA 17320

Borough of Carroll Valley

Parcel No: 43.032-0019

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$318,636.61

Attorneys for Plaintiff

KML Law Group, P.C.

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

vs.

**BRANDON WESLEY TAYLOR, CARA  
CONROY TAYLOR**

PROPERTY ADDRESS: 427 NORTH  
THIRD STREET, MCSHERRYSTOWN,  
PA 17344

BY VIRTUE OF WRIT OF EXECUTION  
NO. 14-S-1101

PNC Bank, National Association

vs.

BRANDON TAYLOR A/K/A BRANDON  
W. TAYLOR

CARA C. TAYLOR

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN CONEWAGO TOWNSHIP,  
ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 427 North 3rd

Street a/k/a 427 North Third Street,

McSherrystown, PA 17344

PARCEL NUMBER: (08)-001-0150

IMPROVEMENTS: Residential Property

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

**No. 14-SU-1449****THE BANK OF NEW YORK MELLON  
AS TRUSTEE FOR NATIONSTAR  
HOME EQUITY LOAN TRUST 2007-C**

vs.

**JAMES F. WHELAN**

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

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

vs.

James F. Whelan

660 Iron Springs Road

Fairfield, PA 17320

Hamilton Township

Parcel No.: B16-50

Improvements thereon: Residential

Dwelling

Judgment amount: \$157,409.72

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

**No. 14-SU-1379****JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**MICHAEL WHITE**

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

By virtue of a Writ of Execution No.

14-S-1379

JPMorgan Chase Bank, National

Association

vs.

Michael White

owner(s) of property situate in

MCSHERRYSTOWN BOROUGH,

ADAMS County, Pennsylvania, being

214 North 3rd Street, McSherrystown,

PA 17344-1407

Parcel No. 28001-0037---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$147,542.39

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-1413****THE BANK OF NEW YORK MELLON  
CORPORATION AS TRUSTEE FOR  
SPECIALTY UNDERWRITING AND  
RESIDENTIAL FINANCE TRUST,  
SERIES 2005-BC4**

vs.

**JERRY WILLIAMS**

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

By virtue of Writ of Execution No.

14-SU-1413

The Bank of New York Mellon

Corporation as Trustee for Specialty

Underwriting and Residential Finance

Trust, Series 2005-BC4

vs.

Jerry Williams

1532 Sells Station Road

Littlestown, PA 17340

Union Township

Parcel No.: 41-K16-17

Improvements thereon: Residential

Dwelling

Judgment amount: \$190,000.29

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/19 & 26 & 7/3

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 17th day of July 2015, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 14-SU-932**

**THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE  
CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-18**

vs

**JACK G. WOODS**

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

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

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificateholders of the CWABS, Inc.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2006-18

vs.

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

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

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

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

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

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

James W. Muller  
Sheriff of Adams County

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

6/19 & 26 & 7/3

## ESTATE NOTICES

**NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.**

## FIRST PUBLICATION

## ESTATE OF JACK DAVIS, DEC'D

Late of Cumberland Township, Adams County, PA

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

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

## ESTATE OF NAOMI E. HIPPENSTEEL, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

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

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

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

Late of Timonium, Baltimore County, Maryland

Executrix: Charlene H. Naff-Johnson

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

## ESTATE OF KATHLEEN B. SMITH, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

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

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

## SECOND PUBLICATION

## ESTATE OF CAROLE A. BRASEE, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

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

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

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

Late of Oxford Township, Adams County

Executor: Scott Eschbach, CGA Law Firm, PC

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

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

Late of Straban Township, Adams County, Pennsylvania

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

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

## ESTATE OF MARION THOMAS HARBAUGH, DEC'D

Late of Biglerville Borough, Adams County, Pennsylvania

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

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

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

Late of Straban Township, Adams County, Pennsylvania

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

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

## ESTATE OF GEORGIA L. PURKEY, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

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

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

## THIRD PUBLICATION

## ESTATE OF MONICA L. LONG, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Teresa M. Miller, 1038 Heritage Drive, Gettysburg, PA 17325  
Esquire: David C. Smith, 754 Edgegrove Road, Hanover, PA 17331

## ESTATE OF KENNETH JOHN ORTMAN, DEC'D

Late of Highland Township, Adams County

Administrator: Sally Ann Ortman, 3074 Fairfield Road, Gettysburg, PA 17325

Attorney: George W. Swartz, II, MOONEY & ASSOCIATES, (717) 398 2205, 18 E. Middle Street, Gettysburg, PA 17325

## ESTATE OF CHARLOTTE N. SHAFFER, DEC'D

Late of Conewago Township, Adams Co, Pennsylvania

Co-Executors: Bruce W. Shaffer, 236 Jonathan Dr., McSherrystown, PA 17344; Craig M. Shaffer, 241 Jonathan Dr., McSherrystown, PA 17344; Allen B. Shaffer, 160 Old Mill Grove Rd., Lake Zurich, IL 60047

Attorney: Keith R. Nonemaker, Guthrie, Nonemaker, Yingst & Hart, LLP 40 York Street, Hanover, PA 17331, (717) 632-5315