


# Adams County Legal Journal

Vol. 57

November 6, 2015

No. 26



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Trust Officer

**Karen Arthur**  
Senior Trust Officer

**Mark Bernier, CFA**  
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**Debra Little, ChFC®**  
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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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 20th day of November 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. 13-SU-1596  
CITIMORTGAGE, INC.**

vs.

**NADINE ADAMS**  
PROPERTY ADDRESS: 5607  
HANOVER ROAD, HANOVER, PA  
17331  
By virtue of Writ of Execution No.  
13-SU-1596  
CitiMortgage, Inc.

vs.

Nadine Adams  
5607 Hanover Road  
Hanover, PA 17331  
Conewago Township  
Parcel No.: 08,1C14-0108  
Improvements thereon: Residential  
Dwelling  
Judgment amount: \$78,136.08  
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. 15-SU-100  
BANK OF NEW YORK MELLON, AS  
TRUSTEE FOR CIT HOME EQUITY  
LOAN TRUST 200**

vs.

**CLARENCE R. ALTICE, WENDY S.  
ALTICE**  
PROPERTY ADDRESS: 139 GROUND  
OAK CHURCH ROAD, GARDNERS, PA  
17324  
By Virtue of Writ of Execution Number  
2015-SU-0000100  
THE BANK OF NEW YORK MELLON,  
AS TRUSTEE FOR CIT HOME EQUITY  
LOAN TRUST 2003-1

vs.

**CLARENCE R. ALTICE & WENDY S.  
ALTICE**  
139 GROUND OAK CHURCH ROAD,  
GARDNERS, PA 17324  
HUNTINGTON TOWNSHIP  
Parcel No. 22G-04-0115  
IMPROVEMENTS CONSIST OF A  
RESIDENTIAL DWELLING  
JUDGEMENT AMOUNT: \$142,663.35  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue,  
Jenkintown, PA 19046  
215-886-8790

**No. 14-SU-408  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**MARK E. BASORE, AMY C. BASORE**  
PROPERTY ADDRESS: 101 SOUTH  
COLLEGE AVENUE, NEW OXFORD, PA  
17350  
By Virtue of Writ of Execution No. 2014-  
SU-408  
JPMorgan Chase Bank National  
Association

vs.

Mark E. Basore and Amy C. Basore  
All that certain piece or parcel or Tract  
of land situate Borough of New Oxford,  
Adams County, Pennsylvania, and  
being known as  
101 South College Avenue, New  
Oxford, Pennsylvania 17350  
TAX MAP AND PARCEL NUMBER:  
34005-0178  
THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling  
REAL DEBT: \$235,236.95  
SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF: Mark E.  
Basore and Amy C. Basore  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**No. 15-SU-572  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**RAYMOND H. BOWERS, LISA A.  
BOWERS**  
PROPERTY ADDRESS: 2 LOCUST  
STREET, GETTYSBURG, PA 17325  
By virtue of a Writ of Execution No.  
15-S-572  
JPMorgan Chase Bank, National  
Association

vs.

Raymond H. Bowers  
Lisa A. Bowers  
owner(s) of property situate in the  
BONNEAUVILLE BOROUGH, ADAMS  
County, Pennsylvania, being  
2 Locust Street, Gettysburg, PA 17325-  
7831  
Parcel No. 06,005-0066  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$13,499.11  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-700  
PNC BANK, NATIONAL  
ASSOCIATION, SUCCESSOR BY  
MERGER TO BLC BANK NATION**

vs.

**SHAWN ALLEN BOWMAN**  
PROPERTY ADDRESS: 178 GLADHILL  
ROAD, FAIRFIELD, PA 17320  
By virtue of Writ of Execution No. 15-S-  
700  
PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO BLC  
BANK NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO BANK  
OF HANOVER AND TRUST COMPANY  
vs.  
SHAWN ALLEN BOWMAN  
178 Gladhill Road Fairfield, PA 17320  
Liberty Township  
Parcel No: 01-25-A18-0030  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$144,994.07  
Attorneys for Plaintiff  
KML Law Group, P.C.

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

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

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

James W. Muller  
Sheriff of Adams County

www.adamscounty.us  
10/23, 10/30 & 11/6

## SHERIFF SALES

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**No. 15-SU-374**

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

vs.

**DAVID L. BROCKHOEFT, DENA M. BROCKHOEFT, U.S. DEPARTMENT OF JUSTICE**

PROPERTY ADDRESS: 13 HELEN TRAIL, FAIRFIELD, PA 17320  
By virtue of a Writ of Execution, No. 15-SU-374

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 2007-15 c/o  
Specialized Loan Servicing LLC

vs.

David L. Brockhoef  
Dena M. Banda Brockhoeft  
owners of property situate in the BOROUGH OF CARROLL VALLEY, Adams County, Pennsylvania  
13 Helen Trail, Fairfield, PA 17320  
Parcel No. 43016-0043-0000  
Improvements thereon: RESIDENTIAL SINGLE FAMILY DWELLING  
Judgment Amount: \$447,981.68  
Attorneys for Plaintiff:  
Parker McCay, PA  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, New Jersey 08054

**No. 15-SU-385**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.

**JOHN B. BURTOP, JESSICA E. BURTOP**

PROPERTY ADDRESS: 570 GABLERS ROAD, GARDNERS, PA 17324  
By virtue of Writ of Execution No.: 15-SU-385  
JPMorgan Chase Bank, National Association

vs.

John B. Burtop  
and  
Jessica E. Burtop  
Property Address 570 Gablers Road, Gardners, PA 17324  
Township or Borough: Menallen

Township  
PARCEL NO.: 29F05-0003B-000  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$181,841.10  
ATTORNEYS FOR PLAINTIFF  
SHAPIRO & DENARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
610-278-6800

**No. 12-SU-496**

**WELLS FARGO BANK NA**

vs.

**KATHRYN ERSOZ, DAVID J. FORMAN**  
PROPERTY ADDRESS: 53 COUNTRY DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 12-S-496

Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Bank of America Alternative Loan Trust  
2006-8, Mortgage Pass-Through Certificates, Series 2006-8

vs.

Kathryn Ersoz, David Forman  
53 Country Drive, Gettysburg, PA 17325  
MOUNT PLEASANT TOWNSHIP  
Parcel No. 32-004-0100-000  
Improvements thereon are Residential Dwelling  
Judgment Amount: \$226,847.59  
Hladik, Onorato & Federman, LLP  
Thomas M. Federman, Esquire; Danielle Boyle-Ebersole, Esquire; and Stephen M. Hladik, Esquire

**No. 15-SU-120**

**NEW WINDSOR STATE BANK**

vs.

**TIMOTHY B. EVANS, CYNTHIA A. BRAGLIO**

PROPERTY ADDRESS: 495 STONESIFER DRIVE, LITTLESTOWN, PA 17340  
By Virtue of Writ of Execution No. 15-SU-120  
New Windsor State Bank

vs.

Timothy P. Evans and Cynthia A. Braglio  
Property Address: 495 Stonesifer Drive, Littlestown, PA 17340  
Littlestown Borough  
Tax ID # 37 012-0055  
Improvements Thereon of the Residential Dwelling  
Judgment amount of \$180,674.81 plus judgment interest at the legal rate from the date of entry of judgment  
Attorneys for plaintiff:  
RONALD J. DRESCHER  
Drescher & Associates, P.A.  
4 Reservoir Circle  
Suite 107  
Baltimore, Maryland 21208  
(410) 484-9000

**No. 15-SU-672**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.

**JAMES DARRYL FLYNN**

PROPERTY ADDRESS: 739 LATIMORE ROAD, YORK SPRINGS, PA 17372  
By virtue of Writ of Execution No.:

15-SU-672

JPMorgan Chase Bank, National Association

vs.

James D. Flynn  
Property Address: 739 Latimore Road, York Springs, PA 17372  
Township or Borough: Latimore Township

PARCEL NO.: 23102-0028  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$71,905.94  
ATTORNEYS FOR PLAINTIFF  
Shapiro & DeNardo, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
610-278-6800

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

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James W. Muller  
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## SHERIFF SALES

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**No. 15-SU-407**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION OR**  
**vs.**

**NATHANIEL D. FRANCISCO,**  
**GERARD P. MICHAELS, REBECCA A. BENNETT**

PROPERTY ADDRESS: 21 ZEIGLER MILL ROAD, GETTYSBURG, PA 17325  
By Virtue of Writ of Execution No. 15-SU-407

Federal National Mortgage Association  
vs.

Nathaniel Francisco, Gerard Michaels and Rebecca A. Bennett

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

21 Zeigler Mill Road, Gettysburg, Pennsylvania 17325

TAX MAP AND PARCEL

NUMBER:07F09-0004

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$143,383.51

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Nathaniel

Francisco, Gerard Michaels and

Rebecca A. Bennett

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

**No. 15-SU-422**

**CITIFINANCIAL SERVICING LLC**

**vs.**

**SUSAN A. HARLOW, CHARLES A. HARLOW**

PROPERTY ADDRESS: 230 TALL OAKS ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

15-SU-422

Citifinancial Servicing LLC

vs.

Susan A. Harlow

Charles A. Harlow

owner(s) of property situate in the MT

PLEASANT TOWNSHIP, ADAMS

County, Pennsylvania, being

230 Tall Oaks Road, Gettysburg, PA

17325

Parcel No. 32H12-0118A--000

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$54,247.79

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-582**

**MEMBERS 1ST FEDERAL CREDIT UNION**

**vs.**

**JEANNE P. HOWELL**

PROPERTY ADDRESS: 145 W. WATER STREET, ABBOTTSTOWN, PA 17301

By Virtue of Writ of Execution No. 2015-SU-582

Members 1st Federal Credit Union

vs.

Jeanne P. Howell

145 West Water Street, Borough of

Abbottstown, Adams County, PA 17301

Parcel No. 01004-0003

Improvements consist of a Residential

Dwelling

Judgment Amount: \$3,678.68

Christopher E. Rice, Esquire

Martson Law Offices

10 East High Street

Carlisle, PA 17013

(717) 243-3341

**No. 15-SU-63**

**WELLS FARGO BANK NA**

**vs.**

**CHRISTOPHER R. HUNTZINGER**

(DECEASED), UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND ALL

PERSONS

PROPERTY ADDRESS: 568 HOOKER

DRIVE, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

15-SU-63

Wells Fargo Bank, NA

vs.

Unknown Heirs, Successors, Assigns,

and All Persons, Firms, or Associations

Claiming Right, Title or Interest From or

Under Richard R. Huntzinger, Deceased

owner(s) of property situate in MT.

PLEASANT TOWNSHIP, ADAMS

County, Pennsylvania, being

568 Hooker Drive, Gettysburg, PA

17325-8951

Parcel No. 32,105-0095

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$87,233.82

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-391**

**LSF8 MASTER PARTICIPATION TRUST**

**vs.**

**TRACY L. INNERST**

PROPERTY ADDRESS: 294 LABOR

CAMP ROAD, GARDNERS, PA 17324

By virtue of a Writ of Execution No.

15-SU-391

Lsf8 Master Participation Trust

vs.

Tracy L. Innerst a/k/a Tracy L. Snader

a/k/a Tracy Snader-Innerst

owner(s) of property situate in the

HUNTINGTON TOWNSHIP, ADAMS

County, Pennsylvania, being

294 Labor Camp Road, Gardners, PA

17324-9772

Parcel No. 22G03-0116-000

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$126,829.11

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-482**

**CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC**

**vs.**

**SUSAN M. KING GREEN**

PROPERTY ADDRESS: 250 OLD

RAILROAD ROAD, BIGLERVILLE, PA

17307

By virtue of Writ of Execution No. 2015-

SU-482

CitiMortgage, Inc., successor by merger

to ABN AMRO Mortgage Group, Inc.,

vs.

Susan M. King Green,

Property Address: 250 Old Railroad

Road, Biglerville, PA 17307

Menallen Township

Parcel No.: 29D05-0025

Improvements thereon: Residential

Dwelling

Judgment amount: \$198,667.29

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.

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Sheriff of Adams County

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10/23, 10/30 & 11/6

## SHERIFF SALES

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**No. 15-SU-592**  
**WELLS FARGO BANK, NA, AS**  
**TRUSTEE, ON BEHALF OF THE**  
**HOLDERS OF STRUCTURED ASSET**  
**MORTGAGE**

vs.

**LARRY D. LAUGHMAN**  
 PROPERTY ADDRESS: 219 S.  
 LINCOLN DRIVE, HANOVER, PA 17331  
 By virtue of Writ of Execution No.  
 15-SU-592  
 Wells Fargo Bank, NA, as Trustee, on  
 behalf of the holders of Structured  
 Asset Mortgage  
 Investments II, Inc., Bear Stearns  
 Mortgage Funding, Trust 2007-AR4,  
 Mortgage Pass Through  
 Certificates, Series 2007-AR4

vs.

Larry D. Laughman  
 Property Address: 219 S. Lincoln Drive,  
 Hanover, PA 17331  
 Conewago Township  
 Parcel No.: (08)-009-0299  
 Improvements thereon: Residential  
 Dwelling  
 Judgment amount: \$170,868.32  
 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. 15-SU-359**  
**M&T BANK S/B/M WITH**  
**MANUFACTURERS AND TRADERS**  
**TRUST COMPANY**

vs.

**GORDON B. LUCKENBAUGH, JR. AS**  
**EXECUTOR OF THE ESTATE OF**  
**GORDON B. LUCKENBAUGH SR**  
 PROPERTY ADDRESS: 35 FRANKLIN  
 COURT, MCSHERRYSTOWN, PA 17344  
 By virtue of Writ of Execution No. 2015-  
 SU-0000359  
 M&T BANK S/B/M WITH:  
 MANUFACTURERS & TRADERS  
 TRUST COMPANY

vs.

GORDON B. LUCKENBAUGH JR. as  
 Executor of the Estate of Gordon B.  
 Luckenbaugh Sr. a/k/a Gordon B.  
 Luckenbaugh, Deceased  
 35 Franklin Court, Mcsherrystown, PA  
 17344

Conewago Township  
 Parcel No: 08-101-0013  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$46,374.38  
 Attorneys for Plaintiff  
 KML Law Group, P.C.

**No. 15-SU-137**  
**BANK OF AMERICA, N.A.**

vs.

**AURELLIA P. MESSERSMITH,**  
**CHUCK W. MESSERSMITH**  
 PROPERTY ADDRESS: 329 GREEN  
 SPRINGS ROAD, HANOVER, PA 17331  
 By virtue of Writ of Execution No. 15-  
 SU-137  
 BANK OF AMERICA, N.A.

vs.

AURELIA P. MESSERSMITH & CHUCK  
 W. MESSERSMITH  
 329 Green Spring Road, Hanover, PA  
 17331  
 Township Of Berwick  
 Parcel No: 04-L12--0064  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$136,603.86  
 Attorneys for Plaintiff  
 KML Law Group, P.C.

**No. 14-SU-124**  
**M&T BANK**

vs.

**STEPHANIE M. MORALES, ROBERT**  
**PAUL MORALES**  
 PROPERTY ADDRESS: 205 KOHLER  
 MILL ROAD, NEW OXFORD, PA 17350  
 By virtue of Writ of Execution No.  
 14-SU-124  
 M&T BANK

vs.

STEPHANIE M. MORALES & ROBERT  
 P. MORALES  
 205 Kohler Mill Road New Oxford, PA  
 17350  
 Borough of New Oxford  
 Parcel No: 34-007-0053  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$149,557.79  
 Attorneys for Plaintiff  
 KML Law Group, P.C.

**No. 12-SU-975**  
**BANK OF NEW YORK MELLON**

vs.

**FERNANDO MOYA, OLGA MOYA**  
 PROPERTY ADDRESS: 24  
 GLENNWOOD DRIVE, ARENDTSTVILLE,  
 PA 17303  
 By virtue of Writ of Execution No.  
 12-SU-975  
 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 2006-11

vs.

Fernando Moya & Olga Moya  
 24 Glennwood Drive, Arendtsville, PA

17303  
 Borough of Arendtsville  
 Parcel No. 02-006-0151  
 Improvements thereon are Residential  
 Dwelling  
 Judgment Amount: \$207,663.32  
 HLADIK, ONORATO & FEDERMAN, LLP  
 Thomas M. Federman, Esquire;  
 Danielle Boyle-Ebersole, Esquire; and  
 Stephen M. Hladik, Esquire

**No. 14-SU-509**  
**NATIONSTAR MORTGAGE, LLC**

vs.

**BRENDA L. MYERS, ROBERT L.**  
**MYERS**  
 PROPERTY ADDRESS: 665  
 ABBOTTSTOWN PIKE,  
 ABBOTTSTOWN, PA 17301  
 By virtue of Writ of Execution No.:  
 14-SU-509  
 Nationstar Mortgage LLC

vs.

Brenda L. Myers and Robert L. Myers  
 Property Address: 665 Abbottstown  
 Pike, Abbottstown, PA 17301  
 Township or Borough: Berwick  
 Township  
 PARCEL NO.: 04L11-0020A  
 IMPROVEMENTS THEREON: A  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$112,657.76  
 ATTORNEYS 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 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  
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James W. Muller

Sheriff of Adams County

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**No. 14-SU-1086**

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

vs.

**STEVEN L. PETERSON**

PROPERTY ADDRESS: 133 N. STRATTON STREET, GETTYSBURG, PA 17325  
By virtue of Writ of Execution No. 14-SU-1086

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 2007-1

vs.

Steven L. Peterson  
133 N. Stratton Street, Gettysburg, PA 17325  
Borough of Gettysburg  
Parcel No. 16-7-131  
Improvements thereon are Residential Dwelling  
Judgment Amount: \$229,983.03  
Hladik, Onorato & Federman, LLP  
Thomas M. Federman, Esquire; Danielle Boyle-Ebersole, Esquire; and Stephen M. Hladik, Esquire

**No. 15-SU-681**

**PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION**

vs.

**ANN T. PIATAK, AS ADMINISTRATRIX OF THE ESTATE OF MICHAEL PIATAK JR., DECEASED**

PROPERTY ADDRESS: 8 DEER TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No. 15-SU-681

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION

vs.

ANN T. PIATAK as Administratrix of the Estate of Michael Piatak Jr., Deceased  
8 Deer Trail Fairfield, PA 17320  
Borough of Carroll Valley  
Parcel No: 43.024-0031-000  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$232,273.71  
Attorneys for Plaintiff

KML Law Group, P.C.

**No. 15-SU-433**

**NATIONSTAR MORTGAGE LLC**

vs.

**AMY J. SAUNDERS REED, KEITH REED**

PROPERTY ADDRESS: 25 CROSS VIEW TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.

15-SU-433

Nationstar Mortgage LLC

vs.

Amy J. Saunders Reed aka Amy Saunders aka Amy J. Saunders, Real Owner and Original Mortgagor and Keith Reed aka Keith A. Reed, Original Mortgagor

25 Cross View Trail, Fairfield, PA 17320

Carroll Valley Borough

Parcel No.: 41-56

Improvements thereon: Residential

Dwelling

Judgment amount: \$300,701.53

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. 15-SU-204**

**HSBC BANK USA, N.A.**

vs.

**JOANNE SNYDER**

PROPERTY ADDRESS: 40 EAST HANOVER STREET, GETTYSBURG, PA 17325

BY VIRTUE OF WRIT OF EXECUTION

NO. 15-SU-204

HSBC Bank USA, N.A.

vs.

**JOANNE SNYDER**

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF BONNEAUVILLE, ADAMS COUNTY,

PENNSYLVANIA:

BEING KNOWN AS 40 East Hanover

Street, Gettysburg, PA 17325

PARCEL NUMBER: 005-0090

IMPROVEMENTS: Residential Property

JUDGMENT AMOUNT: \$86,509.12

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

**No. 15-SU-780**

**BANK OF AMERICA, N.A.**

vs.

**LINDA L. STITELY**

PROPERTY ADDRESS: 439 SOUTH COLUMBUS AVENUE, LITTLESTOWN, PA 17340

BY VIRTUE OF WRIT OF EXECUTION

NO. 15-S-780

Bank of America, N.A.

vs.

LINDA L. STITELY

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF LITTLESTOWN, ADAMS COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 439 South Columbus Avenue, Littlestown, PA 17340  
PARCEL NUMBER: 27-011-0172-000  
IMPROVEMENTS: Residential Property  
JUDGMENT AMOUNT: \$194,132.37  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

**No. 14-SU-1431**

**HSBC BANK USA, N.A.**

vs.

**KEVIN M. SWARTZBAUGH**

PROPERTY ADDRESS: 48 RED BIRD LANE, GETTYSBURG, PA 17325

By Virtue of Writ of Execution No. :

2014-SU-1431

HSBC Bank USA, NA

vs.

Kevin M. Swartzbaugh

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

48 Red Bird Lane, Gettysburg,

Pennsylvania 17325.

TAX MAP AND PARCEL NUMBER:

06002-0014

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$175,808.60

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Kevin M.

Swartzbaugh

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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

10/23, 10/30 & 11/6



## 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 20th day of November 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-1021**

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs.**

**PATRICIA A. SWOPE, LARRY L.  
SWOPE**

PROPERTY ADDRESS: 80 CROOKED  
CREEK ROAD, GETTYSBURG, PA  
17325

By virtue of Writ of Execution No.

14-SU-1021

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION**

**vs.**

**PATRICIA A. SWOPE & LARRY L.  
SWOPE**

80 Crooked Creek Road Gettysburg, PA  
17325

Franklin Township

Parcel No: 12-E11-0058

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$256,426.93

Attorneys for Plaintiff

KML Law Group, P.C.

**No. 13-SU-654**

**JPMORGAN CHASE BANK  
NATIONAL ASSOCIATION**

**vs.**

**EVELYN JOYCE TEFFT**

PROPERTY ADDRESS: 70 CROOKED  
CREEK ROAD, GETTYSBURG, PA  
17325

By virtue of a Writ of Execution No.

13-S-654

JP Morgan Chase Bank, National  
Association s/b/m to Chase Home  
Finance, LLC

**vs.**

Evelyn J. Tefft

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

70 Crooked Creek Road, Gettysburg,  
PA 17325-7419

Parcel No. 12E11-0057-000

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$264,324.49

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-49**

**PNC BANK, NATIONAL  
ASSOCIATION**

**vs.**

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS, JAMIE L.  
KINT, KNOWN HEIR OF  
ROXANNE D. KINT AND JAMES R.  
KINT, JOSHUA L. KINT, KNOWN HEIR  
OF ROXANNE D. KINT AND JAMES  
R. KINT, TODD M. KINT, AS**

**PERSONAL REPRESENTATIVE OF THE  
ESTATE OF ROXANNE D. KINT,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS**

PROPERTY ADDRESS: 10 SHRIVERS  
CORNER ROAD, GETTYSBURG, PA  
17325

BY VIRTUE OF WRIT OF EXECUTION

NO. 15-SU-49

PNC Bank, National Association

**vs.**

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT;  
TITLE OR INTEREST FROM OR UNDER  
ROXANNE D. KINT, LAST RECORD  
OWNER**

**BEAU J. KINT, KNOWN HEIR OF  
ROXANNE D. KINT AND JAMES R.  
KINT**

**JAMIE L. KINT, KNOWN HEIR OF  
ROXANNE D. KINT AND JAMES R.  
KINT**

**JOSHUA L. KINT, KNOWN HEIR OF  
ROXANNE D. KINT AND JAMES R.  
KINT**

**TODD M. KINT, AS PERSONAL  
REPRESENTATIVE OF THE ESTATE OF  
ROXANNE D. KINT, AND AS KNOWN  
HEIR OF ROXANNE D. KINT AND  
JAMES R. KINT**

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT;  
TITLE OR INTEREST FROM OR UNDER  
JAMES R. KINT, LAST RECORD  
OWNER**

**ALL THAT CERTAIN LOT OF LAND  
SITUATE IN BUTLER TOWNSHIP,  
ADAMS COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 10 Shivers Corner  
Road, Gettysburg, PA 17325**

**PARCEL NUMBER: (07)-F09-0029**

**IMPROVEMENTS: Residential Property  
JUDGMENT AMOUNT: \$48,469.66**

**UDREN LAW OFFICES, P.C.**

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

**1-856-669-5400**

**No. 15-SU-568**

**M&T BANK**

**vs.**

**DAVID SCOTT UTZ, DAWN UTZ**  
PROPERTY ADDRESS: 165 WEST  
IMPERIAL DRIVE, ASPERS, PA 17304  
By Virtue of Writ of Execution No. 2015-  
SU-568

M&T Bank

**vs.**

David Scott Utz and Dawn Utz a/k/a  
Dawn M. Utz

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

165 West Imperial Drive, Aspers,  
Pennsylvania 17304.

TAX MAP AND PARCEL NUMBER: 29  
F05-0183---000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$215,608.38

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: David Scott

Utz and Dawn Utz a/k/a Dawn M. Utz

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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

10/23, 10/30 & 11/6



## 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 20th day of November 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.:

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**No. 15-SU-98****GREEN TREE SERVICING, LLC**

vs.

**CRAIG STEVEN WAGAMAN, JOADY MARIE WAGAMAN**

PROPERTY ADDRESS: 1310

PEEPTOWN ROAD, ABBOTTSTOWN, PA 17301

By Virtue of Writ of Execution No. 2015-SU-98

Green Tree Servicing LLC

vs.

Craig S. Wagaman, a/k/a Craig

Wagaman and Joady Wagaman

All that certain piece or parcel or Tract

of land situate Hamilton, Adams

County, Pennsylvania, and being known as:

1310 Peepytown Road, Abbottstown, Pennsylvania 17301.

TAX MAP AND PARCEL NUMBER:

17K09-0013

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$206,287.31

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Craig S.

Wagaman, a/k/a Craig Wagaman and

Joady Wagaman

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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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)

10/23, 10/30 & 11/6

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**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 DONALD J. FRYE a/k/a DONALD JOHN FRYE, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Donna Marie McGough, 225 Springs Avenue, Gettysburg, PA 17325

Attorney: Robert L. McQuaide, Esq., Suite 204, 18 Carlisle Street, Gettysburg, PA 17325

**ESTATE OF STEPHEN R. NELSON A/K/A STEPHEN RAYMOND NELSON, DEC'D**

Late of New Oxford, Adams County, Pennsylvania

Executrix: Wendy L. Waltermeyer, 69 Galaxy Drive, Hanover, PA 17331

Attorney: Clayton A. Lingg, Esq., Mooney and Associates, 34 West King Street, Shippensburg, PA 17257

**ESTATE OF MARY BETTY SEIPLE, DEC'D**

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executor: Diane Dupert, c/o Sharon E. Myers, Esq., CGA Law Firm, PO Box 606, East Berlin, PA 17316

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

**ESTATE OF RUTH A. WOLF, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Executors: Randall C. Wolf, 463 Upper Temple Road, Biglerville, PA 17307; Kenneth C. Wolf, 550 Upper Temple Road, Biglerville, PA 17307

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

**SECOND PUBLICATION****ESTATE OF RAYMOND HOAK, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Administrator: Richard L. Hoak, Jr., c/o Bruce C. Bankenstein, Esq., Manifold & Bankenstein, 48 South Duke Street, York, PA 17401-1454

Attorney: Bruce C. Bankenstein, Esq.,

Manifold & Bankenstein, 48 South Duke Street, York, PA, 17401-1454

**ESTATE OF MEGHAN T. MCKINNEY**

Late of Menallen Township, Pennsylvania

Administrators: Douglas G. McKinney, Box 501, Biglerville, PA 17307-0501; Kimberly A. Killen, 739 Bendersville Wenksville Road, Aspers, PA 17304

Attorney: Elyse E. Rogers, Esq., Saidis, Sullivan & Rogers, 635 North 12th Street, Suite 400 Lemoyne, PA 17043

**ESTATE OF S. KENNETH OGG, a/k/a STANLEY KENNETH OGG, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executrix: Helen M. Ogg, 6220 Baltimore Pike, Littlestown, PA 17340

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

**ESTATE OF REGINA M. ROSENTERE, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Virginia J. Dixon, 41 Pin Oak Lane, Gettysburg, PA 17325; Linda R. Shimmers, 40 Christopher Lee Drive, New Oxford, PA 17350

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

**ESTATE OF AGNES L. SMITH, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Gloria J. Miller, 1240 Westminster Ave., Hanover, PA 17331

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

**ESTATE OF ADA A. WOLF, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Executrices: Christine W. Poole, Darlene W. Shrader and Shelby W. Barrett, c/o Genevieve E. Barr, Esq., 11 Carlisle Street, Suite 301 Hanover, PA 17331

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

**THIRD PUBLICATION****ESTATE OF PATRICIA A. BAUMGARDNER, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Tricia Dee Baumgardner, 1772 Gaynor Road, Columbus, OH 43227

Attorney: Robert L. McQuaide, Esq., Suite 204, 18 Carlisle Street, Gettysburg, PA, 17325

**ESTATE OF FRED W. BRANTLINGER, a/k/a FRED W. BRANTLINGER, JR., DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executors: Elaine Strevig and Linda Hill, c/o Donald W. Dorr, Esq., 846 Broadway, Hanover, PA, 17331

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

**ESTATE OF MARY R. COLGAN a/k/a MARY C. SMITH, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Christopher J. Smith, 161 Seneca Dr., Hanover, PA 17331

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

**ESTATE OF ELIZABETH F. HUETTNER, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Co-Executors: Mr. Harold Russell Huettner, 207 W. Guernsey Road, Biglerville, PA 17307; Mr. Daniel Frederick Huettner, 567 Ithiel Gordon Road, Vienna, ME 04360; Mr. James Edward Huettner, 931 Brownell Avenue, St. Louis, MO 63122

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

**ESTATE OF HAROLD C. MUMMERT, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Executors: Steven L. Mummert, 170 Dogwood Court, New Oxford, PA 17350; Donald L. Mummert, 5 Ridge Crest Drive, Fleetwood, PA 19522

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

**TRUST NOTICE**

Notice is given of the deaths of Charles G. Horwedel and Joyce A. Horwedel, late of Conewago Township, Adams County, Pennsylvania, Settlers of The Charles G. Horwedel and Joyce A. Horwedel Revocable Living Trust dated July 1, 2004. All persons indebted to the Trust or one or both of the said individuals are requested to make prompt payment and those having claims to present the same without delay to Successor Trustees, Charles G. Horwedel, II and Stacy J. Little, c/o Attorney Donald W. Dorr, 846 Broadway, Hanover, PA 17331.