

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 19th day of September 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 13-SU-1461
CITIMORTGAGE, INC.**

vs
CASEY TUBO
PROPERTY ADDRESS: 531 LAKEVIEW CIRCLE, LITTLESTOWN, PA 17340
By virtue of Writ of Execution No. 2013-S-1461
CitiMortgage, Inc.
vs.
Casey Tubo a/k/a Casey Ann Tubo
531 Lakeview Circle, Littlestown, PA 17340, Littlestown Borough
Parcel No.: (27)-12-33
Improvements thereon: Residential Dwelling
Judgment amount: \$118,832.19
Attorney for Plaintiff
MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esq. ID No. 315501, 1 E. Stow Road Marlton, NJ 08053, 856-482-1400

**No. 13-SU-1201
THE BANK OF NEW YORK MELLON**

vs
MARK TURNER, TERRI TURNER
PROPERTY ADDRESS: 13 SEDGWICK DRIVE, EAST BERLIN, PA 17316
By virtue of Writ of Execution No. 13-SU-1201
THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14
vs.
MARK TURNER and TERRI TURNER
13 Sedgwick Drive, East Berlin, PA 17316, Reading Township
Parcel No: 13-14
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$255,009.09
Attorneys for Plaintiff
KML Law Group, P.C.

**No. 13-SU-1170
WELLS FARGO BANK, N.A.**

vs
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, MARGARET S. REICHART
PROPERTY ADDRESS: 5777 YORK ROAD, NEW OXFORD, PA 17350
By virtue of a Writ of Execution No. 13-SU-1170
Wells Fargo Bank, N.A.
vs.
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ronald J. Robinson, Deceased owner(s) of property situate in the TOWNSHIP OF OXFORD, ADAMS County, Pennsylvania, being 5777 York Road, New Oxford, PA 17350-9540
Parcel No. 35-K11-0066--000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$100,442.22
Attorneys for Plaintiff
Phelan Hallinan, LLP

**No. 13-SU-933
US BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION,**

vs
JEFFREY C. WEAVER, MICHAEL C. MOSER
PROPERTY ADDRESS: 590 DICKS DAM ROAD, NEW OXFORD, PA 17350
By virtue of Writ of Execution No. 2011-S-710
US Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-WF
vs.
Jeffrey C. Weaver and Michael C. Moser
590 Dicks Dam Road, New Oxford, PA, 17350-9161 (Hamilton Township)
Parcel No. 17-J09-0063
Improvements thereon of Residential Dwelling
Judgment amount \$201,973.46

ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 Sheffield Street, Suite 101 Mountainside, NJ 07092
908-233-8500

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

8/22, 29 & 9/5

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No. 12-SU-1246**ONEWEST BANK, FSB**

vs

ALL UNKNOWN SURVIVING HEIRS OF ANNA MAY BANKERT, JAMES BANKERT, DAVID BANKERT

PROPERTY ADDRESS: 19 CHERRY COURT, NEW OXFORD, PA 17350
BY VIRTUE OF WRIT OF EXECUTION NO. 12-SU-1246

ONE WEST BANK FSB

vs.

All Unknown Surviving Heirs of Anna May Bankert, deceased mortgagor and real owner; Carol Blair, known surviving heir of Anna May Bankert, deceased mortgagor and real owner; David Bankert, known surviving heir of Anna May Bankert, deceased mortgagor and real owner; James Bankert, known surviving heir of Anna May Bankert, deceased mortgagor and real owner.

All that certain piece or parcel or Tract of land situate Oxford Township, Adams County, Pennsylvania, and being known as 19 Cherry Court, New Oxford, Pennsylvania 17350

TAX MAP AND PARCEL NUMBER:

35-009-0061

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$144,711.13

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 14-SU-128**NATIONSTAR MORTGAGE, LLC**

vs

MICHAEL D. ANDREW, KIMBERLY S. ANDREW

PROPERTY ADDRESS: 30 ANTHONY LANE, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

14-SU-128

Nationstar Mortgage LLC

v.

Michael D. Andrew, Kimberly S. Andrew owner(s) of property situate in LIBERTY TOWNSHIP, Adams County, Pennsylvania, being 30 Anthony Lane, Fairfield, PA 17320-9498
Parcel No. 25D18-0089---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$358,496.60

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 11-SU-1354**WELLS FARGO BANK NA**

vs

RYAN M. BLACK, JESSICA L. BLACK

PROPERTY ADDRESS: 190 KNOXLYN

ROAD, GETTYSBURG, PA 17325

BY VIRTUE OF WRIT OF EXECUTION

NO.: 11-SU-1354

WELLS FARGO BANK, N.A.

v.

RYAN M. BLACK and JESSICA L.

BLACK

190 KNOXLYN ROAD, GETTYSBURG,

PA 17325-7413 CUMBERLAND

TOWNSHIP

PARCEL NO. 09-E12-0054-00

IMPROVEMENTS CONSIST OF A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$225,104.76

ZUCKER, GOLDBERG & ACKERMAN,

LLC 200 SHEFFIELD STREET, STE 301

MOUNTAINSIDE, NJ 07092

908-233-8500

No. 09-SU-1025**GMAC MORTGAGE, LLC**

vs

REBEKAH S. BODKIN

PROPERTY ADDRESS: 12 STUART

DRIVE, EAST BERLIN, PA 17316

By virtue of Writ of Execution No.

2009-SU-0001025

GREEN TREE SERVICING, LLC

vs.

REBEKAH S. BODKIN

12 Stuart Drive, East Berlin, PA 17316

Reading Township

Parcel No: 13-20

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$86,959.74

Attorneys for Plaintiff

KML Law Group, P.C.

No. 13-SU-643**LAKEVIEW LOAN SERVICING, LLC**

vs

DIANE L. CAVANAUGH, KEVIN P. CAVANAUGH

PROPERTY ADDRESS: 62 HEMLOCK

DRIVE, HANOVER, PA 17331

BY VIRTUE OF WRIT OF EXECUTION

NO. 13-SU-643

Lakeview Loan Servicing, LLC

vs.

DIANE L CAVANAUGH and KEVIN P

CAVANAUGH

ALL THAT CERTAIN LOT OF LAND

SITUATE IN CONEWAGO TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 62 HEMLOCK

DRIVE, HANOVER, PA 17331

PARCEL NUMBER: (08)-021-0175

IMPROVEMENTS: Residential Property

JUDGMENT AMOUNT: \$175,055.97

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

No. 13-SU-1438**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST**

vs

STEVEN CLARK, DANA MORRISON CLARK

PROPERTY ADDRESS: 48 SOUTH

ORCHARD VIEW DRIVE, HANOVER,

PA 17331

BY VIRTUE OF WRIT OF EXECUTION

NO. 13-SU-1438

DEUTSCHE BANK NATIONAL TRUST

COMPANY as Trustee for FIRST

FRANKLIN MORTGAGE LOAN TRUST

ASSET BACKED CERTIFICATES

SERIES 2006-FF16, ASSET-BACKED

CERTIFICATES, SERIES 2006-FF16

vs.

Steven Clark and Dana Morrison Clark

All that certain piece or parcel or Tract

of land situate Berwick Township,

Adams County, Pennsylvania, and

being known as: 48 South Orchard

View Drive, Hanover, Pennsylvania

17331

TAX MAP AND PARCEL NUMBER:

04-L11-212

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$400,987.20

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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James Muller

Sheriff of Adams County

www.adamscounty.us

8/22, 29 & 9/5

SHERIFF SALES

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No. 14-SU-423**NATIONSTAR MORTGAGE, LLC
vs****WAYNE COGSWELL**

PROPERTY ADDRESS: 3031
BUCHANAN VALLEY ROAD,
ORRTANNA, PA 17353
By virtue of Writ of Execution No.
14-SU-423

NATIONSTAR MORTGAGE LLC

vs.

WAYNE COGSWELL

3031 Buchanan Valley Road Orrtanna,
PA 17353

Parcel No: 12-D07-0031A-000/81204112

FRANKLIN TOWNSHIP

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$173,305.31

Attorneys for Plaintiff

KML Law Group, P.C.

No. 13-SU-1328**ACNB BANK, FORMERLY KNOWN AS
ADAMS COUNTY NATIONAL BANK**

vs.

**CRAWMER PROPERTIES, LLC, RIP'S
CRAB SHACK, TENANT/OCCUPANT**

PROPERTY ADDRESS: 102-104
NEWARK STREET, LITTLESTOWN, PA
17340

By virtue of Writ of Execution No.:

2013-S-1328

ACNB Bank, formerly known as Adams
County National Bank

vs.

Crawmer Properties, LLC

Property Address: 102-104 Newark
Street, Littlestown, PA 17340

Township or Borough: Borough of
Littlestown

Parcel No.: 27-005-0077

Improvements Thereon: Partly

Commercial, Partly Residential

Judgment Amount: \$179,018.06

Attorneys for Plaintiff:

Puhl, Eastman & Thrasher

220 Baltimore Street

Gettysburg, PA 17325

No. 12-SU-1103**PNC BANK, NATIONAL ASSOCIATION
vs****KATHLEEN E. DANAY**

PROPERTY ADDRESS: 8 MARYLAND
AVENUE, a/k/a 130 MARYLAND
AVENUE, ASPERS, PA 17304

BY VIRTUE OF WRIT OF EXECUTION

NO. 12-SU-1103

PNC Bank, National Association
v.

KATHLEEN E. DANAY

UNITED STATES OF AMERICA

ALL THAT CERTAIN LOT OF LAND

SITUATE IN MENALLEN TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 8 Maryland Avenue
a/k/a 130 Maryland Avenue, Aspers, PA
17304

PARCEL NUMBER: (29)-E05-0036

IMPROVEMENTS: Residential Property

JUDGMENT AMOUNT: \$112,971.92

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

No. 14-SU-263**ACNB BANK, FORMERLY KNOWN AS
ADAMS COUNTY NATIONAL BANK**

vs.

**DAVID L. DILLON, t/d/b/a BETTER
BUILT HOMES, DAVID L DILLON**

PROPERTY ADDRESS: 15 HARRISON
DRIVE, EAST BERLIN, PA 17316

By virtue of Writ of Execution No.:

2014-S-263

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

vs.

David L. Dillon, t/d/b/a Better Built
Homes

Defendant's Property Address: 15

Harrison Drive, East Berlin, PA 17316

Township or Borough: Reading

Township

Parcel No.: 36-105-0099

Improvements Thereon: Vacant Lot

Judgment Amount: \$126,506.16

Attorneys for Plaintiff:

Puhl, Eastman & Thrasher

220 Baltimore Street

Gettysburg, PA 17325

No. 13-SU-1217**WELLS FARGO BANK, N.A.
vs****TIA M. EMENHEISER, ZACHARY S.
EMENHEISER**

PROPERTY ADDRESS: 1555 SOUTH
BROWNS DAM ROAD, NEW OXFORD,
PA 17350

By virtue of Writ of Execution No.

13-SU-1217

Wells Fargo Bank, N.A.,

vs.

Zachary S. Emenheiser, Tia M.

Emenheiser

1555 South Browns Dam Road, New
Oxford, PA, 17350-8700 (Township of
Reading)

Parcel No. 36-K08-0085B

Improvements thereon of Residential
Dwelling

Judgment Amount \$127,903.18

ZUCKER, GOLDBERG & ACKERMAN,

LLC, 200 Sheffield Street, Suite 101

Mountainside, NJ 07092

908-233-8500

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James Muller
Sheriff of Adams County

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8/22, 29 & 9/5

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No. 13-SU-1183**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs

AUDIAS FLORES-OCAMPO, GRISELDA HIDALGO-LINARES

PROPERTY ADDRESS: 1518 OLD HARRISBURG ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 2013-SU-1183

ACNB Bank, formerly known as Adams County National Bank

vs.

AUDIAS FLORES OCAMPO & GRISELDA HIDALGO-LINARES
1518 OLD HARRISBURG ROAD,
GETTYSBURG, PA 17325, STRABAN TOWNSHIP

Parcel ID Number: 38-G11-0026---000

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$146,929.90

Attorneys for Plaintiff

Sharon E. Myers, Esq., CGA Law Firm
135 North George Street, York, PA
17401, 717-848-4900

No. 13-SU-176**NEWBURY REO 2013, LLC**

vs

BRADLEY D. GARBER, TRACY L. GARBER

PROPERTY ADDRESS: 32 PEARL STREET, ARENDTSTVILLE, PA 17303
BY VIRTUE OF WRIT OF EXECUTION NO.: 13-SU-176

NEWBURY REO 2013, LLC

vs

BRADLEY D. GARBER, TRACY L. GARBER

All that certain piece or parcel or Tract of land situate in Arendtville Borough, Adams County, Pennsylvania, and being known as: 32 Pearl Street, Arendtville, Pennsylvania 17303.
TAX MAP AND PARCEL NUMBER: 2006-0026

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$195,980.89

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Bradley D.

Garber and Tracy L. Garber McCabe

Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 13-SU-1127**JPMORGAN CHASE BANK, N.A.**

vs

MICHAEL A. HARGET, JACQUELINE M. SHAABER

PROPERTY ADDRESS: 296 THOMAS DRIVE, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

13-S-1127

JPMorgan Chase Bank, N.A.

v.

Michael A. Harget, Jacqueline M. Shaaber a/k/a Jacqueline M. Harget owner(s) of property situate in STRABAN TOWNSHIP, ADAMS County, Pennsylvania, being 296 Thomas Drive, Gettysburg, PA 17325-8925
Parcel No. 38104-0083---000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$303,409.97

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-670**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs

ROBERT W. HAWS, SR., JAMI D. CASKEY, THE UNITED STATES OF AMERICA, MELISSA A. SWAUGER, ASSISTANT U.S. ATTORNEY

PROPERTY ADDRESS: 625

BINGAMAN ROAD, ORRTANNA, PA

17353

By virtue of Writ of Execution No.:

2013-S-670

ACNB Bank, formerly known as Adams County National Bank

vs.

Robert W. Haws, Sr. and Jami D.

Caskey, husband and wife, and the

United States of America

Property Address: 625 Bingaman Road, Orrtanna, PA 17353

Township or Borough: Franklin

Township

Parcel No.: 12-C10-0189

Improvements Thereon: Residential Dwelling

Judgment Amount: \$67,388.75

Attorneys for Plaintiff:

Puhl, Eastman & Thrasher

220 Baltimore Street

Gettysburg, PA 17325

No. 14-SU-302**BANK OF AMERICA, N.A.**

vs

ALLEN W. HORSEY, EUNICE I. LONG
PROPERTY ADDRESS: 13 BONNIEFIELD CIRCLE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-S-302

BANK OF AMERICA, N.A.

vs.

ALLEN W. HORSEY & EUNICE I. LONG
13 Bonniefield Circle, Gettysburg, PA
17325, Borough of Bonneauville

Parcel No: 2128-91-97400

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$126,187.10

Attorneys for Plaintiff

KML Law Group, P.C.

No. 12-SU-18**BANK OF AMERICA NA**

vs

BRIAN K. HUNT, PATRICIA A. HUNT

PROPERTY ADDRESS: 37 MASON DIXON DRIVE, LITTELTOWN, PA 17340

By virtue of a Writ of Execution No.

12-SU-18

Bank of America, N.A. s/b/m to Lasalle Bank Midwest, N.A.

v.

Brian K. Hunt a/k/a Brian Hunt Patricia A. Hunt a/k/a Patricia Hunt

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

37 Mason Dixon Drive, Littlestown, PA

17340-1522

Parcel No. 27014-0005---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$234,293.81

Attorneys for Plaintiff

Phelan Hallinan, LLP

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James Muller
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No. 13-SU-575**BANK OF AMERICA NA**

vs

RANDY LEE JACOBS, CHRISTINE MARIE JACOBS

PROPERTY ADDRESS: 200

ABBOTTSTOWN STREET, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No. 13-S-575

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

v.

Randy L. Jacobs a/k/a Randy Lee Jacobs, Christine M. Jacobs a/k/a Christine Marie Jacobs

owner(s) of property situate in the EAST BERLIN BOROUGH, ADAMS County, Pennsylvania, being 200 Abbottstown Street, East Berlin, PA 17316-9507

Parcel No. 10006-0023---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$166,957.85

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-1239**VOLT ASSET HOLDINGS TRUST XVI**

vs

EDWARD J. JOHNSON, SR., DAWN WILLIAMSON, AS ADMINISTRATRIX OF THE ESTATE OF EDWARD J.**JOHNSON, SR.; LISA SMITH, AS****ADMINISTRATRIX OF THE ESTATE****OF EDWARD J. JOHNSON, SR.;****JESSICA GRIM, AS ADMINISTRATRIX****OF THE ESTATE OF EDWARD J.****JOHNSON, SR.**

PROPERTY ADDRESS: 989 TWO

TAVERNS ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

13-S-1239

VOLT Asset Holdings Trust XVI

vs.

Dawn Williamson, as Administratrix of

the Estate of Edward J. Johnson Sr,

Deceased; Jessica Grim, as

Administratrix of the Estate of Edward

J. Johnson Sr, Deceased; and Lisa

Smith, as Administratrix of the Estate of

Edward J. Johnson Sr, Deceased

989 Two Taverns Road Gettysburg, PA

17325, Mt. Pleasant Township

Parcel No: 32H14-0025 (Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$202,559.02

Attorneys for Plaintiff

KML Law Group, P.C.

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

vs

CHRISTOPHER KING, JENNIFER KING

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

BY VIRTUE OF WRIT OF EXECUTION

NO. 12-SU-1014

PNC Bank, National Association

v.

CHRISTOPHER KING, JENNIFER KING

ALL THAT CERTAIN LOT OF LAND

SITUATE IN READING TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 7 Schofield Drive,

(Reading Township), East Berlin, PA

17316

PARCEL NUMBER: (36)-108-0039

IMPROVEMENTS: Residential Property

JUDGMENT AMOUNT: \$318,722.65

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

No. 13-SU-1059**OCWEN LOAN SERVICING, LLC**

vs

JUDY M. KOONTZ

PROPERTY ADDRESS: 182 MAIN

STREET, a/k/a 182 EAST MAIN

STREET, ARENDTSTVILLE, PA 17303

By virtue of a Writ of Execution No.

13-SU-1059

OCWEN Loan Servicing, LLC

v.

Judy M. Koontz

owner(s) of property situate in the

ARENDTSTVILLE BOROUGH, ADAMS

County, Pennsylvania, being

182 Main Street, a/k/a 182 East Main

Street, Arendtstville, PA 17303

Parcel No. 02004-0055---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$162,166.04

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 14-SU-378**EVERBANK, SUCCESSOR BY MERGER TO EVERHOME MORTGAGE COMPANY**

vs

JUANITA K. LARMER

PROPERTY ADDRESS: 120 WATER

STREET, FAIRFIELD, PA 17320

BY VIRTUE OF WRIT OF EXECUTION

NO. 2014-SU-0000378

EVERBANK, Successor by merger to

EVERHOME MORTGAGE COMPANY

v.

JUANITA K. LARMER

All that certain piece or parcel or Tract

of land situate Hamiltonban Township,

Adams County, Pennsylvania, and

being known as 120 Water Street,

Fairfield, Pennsylvania 17320

TAX MAP AND PARCEL NUMBER:

18C15-0088

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$140,291.19

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Juanita K.

Larmer

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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James Muller

Sheriff of Adams County

www.adamscounty.us

8/22, 29 & 9/5

SHERIFF SALES

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No. 12-SU-767**HSBC BANK USA NA**

vs.

ROBERT PAUL MASON, JR., DONNA M. MASON

PROPERTY ADDRESS: 17 FAWN HILL ROAD, HANOVER, PA 17331

By virtue of a Writ of Execution No.

2012-SU-0000767

HSBC Bank USA, National Association as Trustee for Sg Mortgage Securities Trust 2006-opt2 Asset Backed Certificates, Series 2006-opt2

v.

Robert P. Mason, Jr., Donna M. Mason owner(s) of property situate in BERWICK Township, ADAMS County, Pennsylvania, being 17 Fawn Hill Road, Hanover, PA 17331-8222

Parcel No. 01-04-L11-0239-00-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$844,393.21

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-1545**U.S. BANK NATIONAL ASSOCIATION**

vs.

DAVE H. MILLER, STACY MILLER

PROPERTY ADDRESS: 153 APPLE GROVE LANE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 13-S-1545

U.S. Bank National Association (as successor-in-interest to Bank of America, N.A., as successor by merger to LaSalle Bank National Association), as trustee, on behalf of the holders of the GSAMP Trust 2006-HE3 Mortgage Pass-Through Certificates, Series 2006-HE3

vs.

Dave Miller, Stacy Miller
153 Apple Grove Lane, Littlestown, PA 17340, Borough of Littlestown
Parcel No.: 27,004-0154-000
Improvements thereon: Residential Dwelling

Judgment amount: \$136,490.60

Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC

By: Robert W. Williams, Esq. ID No.

315501, 1 E. Stow Road Marilton, NJ

08053, 856-482-1400

No. 11-SU-1995**PNC BANK, NATIONAL ASSOCIATION**

vs.

WILLIAM HARRIS MONROE, JR.,

JERI LYN MONROE

PROPERTY ADDRESS: 1424 BIGLERVILLE ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

2011-SU-0001995

PNC BANK, National Association

vs.

WILLIAM HARRIS MONROE, JR. a/k/a

WILLIAM H. MONROE, JR. AND JERI

LYN MONROE a/k/a JERI L. MONROE

1424 BIGLERVILLE ROAD,

GETTYSBURG, PA 17325

TOWNSHIP OF CUMBERLAND

Parcel No.: 09-F11-0070

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$145,680.07

Attorneys for Plaintiff

Keri P. Ebeck, Esq. PA ID# 91298

WELTMAN, WEINBERG & REIS CO.,

L.P.A., 436 7th Avenue, Suite 1400

Pittsburgh, PA 15219

412-338-7108 (Kim)

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

vs.

STEPHANIE M. MORALES, ROBERT P. 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 and

ROBERT P. MORALES

205 Kohler Mill Road, New Oxford, PA

17350, Borough of New Oxford

Parcel No: 34-007-0053 (Acreage or

street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$149,557.79

Attorneys for Plaintiff

KML Law Group, P.C.

No. 14-SU-386**DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL.**

vs.

LARRY D. NEISER, ROBIN J. NEISER

PROPERTY ADDRESS: 520 DELONE

AVENUE, McSHERRYSTOWN, PA 17301

BY VIRTUE OF WRIT OF EXECUTION

ADAMS COUNTY NO. 14-SU-386

Deutsche Bank National Trust

Company, as Trustee for Ameriquest

Mortgage Securities Inc., Asset-Backed

Pass-Through Certificates, Series 2004-

R5, by its servicer, Ocwen Loan

Servicing, LLC

v.

Larry D. Neiser, Robin J. Neiser

PROPERTY ADDRESS: 520 Delone Avenue, McSherrystown, PA 17344
PARCEL ID NUMBER: 28006-0083-000
ALL that tract of land lying and situate in McSherrystown Borough, Adams County, Pennsylvania, with improvements thereon consisting of Residential Real Estate
JUDGMENT AMOUNT: \$116,070.11
STERN & EISENBERG, P.C., 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976, 215-572-8111

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

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: \$217,865.77

Attorneys for Plaintiff

Phelan Hallinan, LLP

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James Muller

Sheriff of Adams County

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8/22, 29 & 9/5

SHERIFF SALES

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No. 14-SU-270
WELLS FARGO BANK, N.A.

vs
VERONICA J. PFAFF, DAVID A. PFAFF
 PROPERTY ADDRESS: 360 OAK DRIVE, ORRTANNA, PA 17353
 By virtue of a Writ of Execution No. 14-SU-270
 Wells Fargo Bank, NA
 v.
 Veronica J. Pfaff, David A. Pfaff owner(s) of property situate in FRANKLIN TOWNSHIP, ADAMS County, Pennsylvania, being 360 Oak Drive, Orttanna, PA 17353-9518 Parcel No. 12,B09-0194 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$100,353.55
 Attorneys for Plaintiff
 Phelan Hallinan, LLP

No. 14-SU-33
FRANKLIN COUNTY TEACHERS CREDIT UNION NOW KNOWN AS 1ST ED CREDIT UNION

vs
BETH ANN REED a/k/a ELIZABETH A. REED
 PROPERTY ADDRESS: 30 WINDBRIAR LANE, GETTYSBURG, PA 17325
 By virtue of Writ of Execution No. 14-SU-33
 Franklin County Teachers Credit Union now known as 1ST Ed Credit Union
 vs.
 Beth Ann Reed a/k/a Elizabeth A. Reed, as Executrix of the Estate of Margaret Galbraith Beidler a/k/a Margaret A. Galbraith, 30 Windbriar Lane, Gettysburg, PA 17325
 Located in Cumberland Township, Adams County, Pennsylvania Parcel No. 09W02-0007
 Improvements thereon of a Residential Dwelling
 Judgment amount \$29,926.20
 Kornfield and Benchoff, LLP

No. 09-SU-1588
EMC MORTGAGE LLC

vs
TIMOTHY RILL
 PROPERTY ADDRESS: 21 COMMERCE STREET, NEW OXFORD, PA 17350
 By virtue of Writ of Execution No. 2009-S-1588
 EMC Mortgage LLC
 vs.
 Timothy Rill
 21 Commerce Street, New Oxford, Pennsylvania 17350
 Property in the New Oxford Borough, Adams County, Pennsylvania Parcel No. (34,005-0203-000)
 Improvements Consist: Residential Dwelling
 Judgment amount \$135,136.33
 McCabe, Weisberg & Conway, P.C., 123 South Broad Street, Suite 1400 Philadelphia, Pennsylvania 19109

No. 14-SU-22
NATIONSTAR MORTGAGE, LLC

vs
ANGEL RODRIGUEZ, TERESA ARIAS
 PROPERTY ADDRESS: 117 NORTH MAIN STREET, BENDERSVILLE, PA 17306
 By virtue of a Writ of Execution No. 14-SU-22
 Nationstar Mortgage LLC
 v.
 Angel Rodriguez, Teresa Arias owner(s) of property situate in the BENDERSVILLE BOROUGH, ADAMS County, Pennsylvania, being 117 North Main Street, Bendersville, PA 17306
 Parcel No. 03003-0021---000 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$125,366.80
 Attorneys for Plaintiff
 Phelan Hallinan, LLP

No. 13-SU-939
WELLS FARGO BANK, N.A.

vs
ERNEST V. ROE, DANA L. ROE
 PROPERTY ADDRESS: 70 BLENHEIM ST., HANOVER, PA 17331
 By virtue of Writ of Execution No. 13-S-939
 Wells Fargo Bank, N.A.
 vs.
 Ernest V. Roe, Dana L. Roe
 70 Blenheim Street, Hanover, PA, 17331-7836 (Township of Conewago)
 Parcel No. 08-031-0073-000
 Improvements thereon of Residential Dwelling
 Judgment amount \$321,386.60
 ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 Sheffield Street, Suite 101 Mountainside, NJ 07092
 908-233-8500

No. 13-SU-104
WELLS FARGO BANK NA

vs
BRANDON A. STAUB, DARCIE D. RAMP
 PROPERTY ADDRESS: 214 MAIN STREET, YORK SPRINGS, PA 17372
 By virtue of Writ of Execution No. 13-5-104
 Wells Fargo Bank, N.A.,
 vs.
 Brandon A. Staub, Darcie D. Ramp
 214 Main Street, York Springs, PA, 17372 (Borough of York Springs)
 Parcel No. 42-005-0030-000
 Improvements thereon of Residential Dwelling
 Judgment amount \$103,412.03
 ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 Sheffield Street, Suite 101 Mountainside, NJ 07092
 908-233-8500

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James Muller
 Sheriff of Adams County

www.adamscounty.us

8/22, 29 & 9/5

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No. 11-SU-10**WELLS FARGO BANK NA**

vs

MICKY J. SENTZ, CATHY ANN SENTZ

PROPERTY ADDRESS: 40 WEST KING STREET, LITTLSTOWN, PA 17340
By virtue of a Writ of Execution No. 2011-S-10

Wells Fargo Bank, N.A.

v.

Mickey J. Sentez, Cathy Ann Sentez a/k/a Cathy Ann Dell

owner(s) of property situate in the BOROUGH OF LITTLESTOWN, ADAMS County, Pennsylvania, being 40 West King Street, Littlestown, PA 17340-1404 Parcel No. 27008-0243---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$148,008.99

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 11-SU-1431**US BANK NATIONAL ASSOCIATION**

vs

GARY LEE SHIPLEY

PROPERTY ADDRESS: 1845 BARLOW TWO TAVERNS ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 11-SU-1431

U.S. Bank National Association as Trustee for RAMP 2005EFC6

v.

Gary Lee Shipley

owner(s) of property situate in MT JOY TOWNSHIP, ADAMS County, Pennsylvania, being 1845 Barlow Two Taverns Road, Gettysburg, PA 17325-7079

Parcel No. 30H16-0007---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$214,207.08

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 14-SU-210**FIRST HORIZON HOME LOANS A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION**

vs

CHARLES STONESIFER, ETHEL STONESIFER

PROPERTY ADDRESS: 120 ABBOTTS DRIVE, ABBOTTSTOWN, PA 17301
By virtue of Writ of Execution No. 14-SU-210

First Horizon Home Loans a division of First Tennessee Bank National Association

vs.

Charles Stonesifer, Ethel Stonesifer 120 Abbots Drive, Abbottstown, PA 17301, Borough of Abbottstown

Parcel No.: 01-005-0058

Improvements thereon: Residential

Dwelling

Judgment amount: \$114,979.15

Attorney for Plaintiff

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esq. ID No. 315501, 1 E. Stow Road Marlton, NJ 08053, 856-482-1400

No. 14-SU-413**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC.**

vs

JACK B. SWABY, SHARON L. SWABY

PROPERTY ADDRESS: 14 HANOVER STREET, NEW OXFORD, PA 17350

BY VIRTUE OF WRIT OF EXECUTION ADAMS COUNTY NO. 14-S-413

Deutsche Bank National Trust Company, as Trustee for Ameriquest

Mortgage Securities Inc., Asset-Backed Pass-Through Certificates,

Series 2005-R8, by its servicer Ocwen

Loan Servicing, LLC

v.

Jack B. Swaby and Sharon L. Swaby

PROPERTY ADDRESS: 14 Hanover Street, New Oxford, PA 17350, Borough of New Oxford, Adams County,

Pennsylvania

PARCEL ID NUMBER: 34-005-0129

JUDGMENT AMOUNT: \$95,186.76

IMPROVEMENTS CONSIST OF

RESIDENTIAL DWELLING

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200

WARRINGTON, PA 18976

215-572-8111

No. 12-SU-758**DEUTSCHE BANK NATIONAL TRUST COMPANY**

vs

ROBERT W. THOMPSON, JR., SUE E. THOMPSON

PROPERTY ADDRESS: 54 NORTH GALA, LITTLESTOWN, PA 17340
BY VIRTUE OF WRIT OF EXECUTION NO.: 12-SU-758

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR

HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF1,

MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2006-FFI

v.

Robert W. Thompson, Jr. and Sue E.

Thompson

All that certain piece or parcel or Tract of land situate Littlestown Borough,

Adams County, Pennsylvania, and

being known as 54 North Gala,

Littlestown, Pennsylvania 17340.

Containing 1,900 SQUARE FEET.

TAX MAP AND PARCEL NUMBER:

27004-0044

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$146,577.75

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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James Muller

Sheriff of Adams County

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8/22, 29 & 9/5

ESTATE NOTICES

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

FIRST PUBLICATION**ESTATE OF DENNIS M. DIDIO, DEC'D**

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

Executrix: Lorraine Farinick, 31 Winter Trail, Fairfield, PA 17320

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

ESTATE OF GEORGE TRACY REICHARD a/k/a GEORGE T. REICHARD, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

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

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

ESTATE OF RONALD L. SCHWINGER a/k/a RONALD LEE SCHWINGER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administrator: Dolores N. Hutton, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

SECOND PUBLICATION**ESTATE OF JANET M. GEORGE a/k/a JANET MAY GEORGE, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Executors: Lawrence E. Duncan, 324 Second Avenue, Hanover, PA 17331; Benjamin A. Duncan, 268 Beaver Creek Road, Hanover, PA 17331

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

THIRD PUBLICATION**ESTATE OF FRED M. CRABBS, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Executors: Garry Lee Crabbs, 20 Hoover Road, Littlestown, PA 17340; Mary J. McDannell, 1974 Hanover Road, Gettysburg, PA 17325; Fred M. Crabbs, II, 2660A Baltimore Pike, Gettysburg, PA 17325

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

ESTATE OF MARGUERITE L. LAFFERTY, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: C. Michael Lafferty, 170 Green Ridge Road, New Oxford, PA 17350

ESTATE OF JUNE C. MAUS, DEC'D

Late of the Borough of New Oxford, Adams County, Pennsylvania

Executrix: Eileen L. Thomas, 1810 White Hall Road, Littlestown, PA 17340

Attorney: Sean J. O'Brien, Esq., Mogel, Speidel, Bobb & Kershner, 520 Walnut Street, Reading, PA 19601-3406

ESTATE OF HOPE A. SPERTZEL, DEC'D

Late of Straban Township, Adams County, Pennsylvania

David C. Spertzel, 171 Gordon Avenue, Gettysburg, PA 17325

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