

# Adams County Legal Journal

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No. 7, pp. 37-41

## IN THIS ISSUE

COMMONWEALTH OF PENNSYLVANIA VS.  
JENNIFER LYNN HENRY



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

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

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## FICTITIOUS NAME NOTICE

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 April 1, 2016 for M&L ASPHALT SEALCOATING located at 246 S. Franklin St., Gettysburg, PA 17325. The name and address of each individual interested in the business is Maribel Sandoval-Contreras 246 S. Franklin St., Gettysburg, PA 17325. This was filed in accordance with 54 PaC.S. 311.

6/24

## FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN in compliance with the requirements of Section 311 of Act 1982 - 295 (54 Pa. C.S. 311), the undersigned entities announce they filed in the Office of the Secretary of the Commonwealth of Pennsylvania, on May 3, 2016, a certificate for the conduct of a business in Adams County, Pennsylvania, under the assumed fictitious name of RATT=S with its principal place of business at 547 Ridge Avenue, McSherrystown, Pennsylvania 17344. The names and addresses of persons owing said business are Gregory Gross and Jennifer Gross and Gross, Inc., all of McSherrystown, Pennsylvania. The nature of the business is to own and operate a tavern.

Jennifer Gross  
President  
Gross and Gross, Inc.  
547 Ridge Avenue  
McSherrystown, PA 17344

6/24

## INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that J. ANDY AND MICHELLE, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Barley Snyder LLP  
Attorneys

6/24

## 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 16, 2016 for the incorporation of FOX SERVICES GROUP, INC. under the Pennsylvania Corporation Law of 1988. The initial registered office of the corporation is 222 Buford Avenue, Gettysburg, PA 17325.

Bernard A. Yannetti, Jr., Esq.  
Hartman & Yannetti  
Solicitors

6/24

## INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania:

(1) The name of the proposed corporation is: KENOSIS SYSTEMS & SERVICES INC.

(2) The proposed corporation has been organized under Title 15 of the Pennsylvania Consolidated Statutes §§ 1101—4162 (the Business Corporation Law of 1988, as amended).

Robert C. May, Esq.  
The Law Firm of May & May, P.C.  
4330 Carlisle Pike  
Camp Hill, PA 17011  
(717) 612-0102

6/24

## INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a business that has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, as amended. The name of the corporation is GROSS AND GROSS, INC.

Stonesifer And Kelley, P.C.  
209 Broadway  
Hanover, Pennsylvania 17331

6/24

## 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 7, 2016, 8:30 am.

**HOAK** — Orphans' Court Action Number OC-47-2016. The First and Final Account of Richard L. Hoak Jr., Administrator of the Estate of Raymond Hoak, Deceased, late of Oxford Township, Adams County, Pennsylvania.

**CARVER** — Orphans' Court Action Number OC-51-2016. The First and Final Account of Donald L. Carver Jr., Executor of the Estate of Mary Jane Carver, Deceased, late of Gettysburg Borough, Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

6/24 & 7/1

## FICTITIOUS NAME NOTICE

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 April 1, 2016 for HENLINE LANDSCAPING located at 105A Rice Lane, Aspers, PA 17304. The name and address of each individual interested in the business is Travis Henline 105A Rice Lane, Aspers, PA 17304. This was filed in accordance with 54 PaC.S. 311.

6/24

COMMONWEALTH OF PENNSYLVANIA VS.  
JENNIFER LYNN HENRY

1. The Court does not have "discretion" in determining which is the appropriate standard to be applied (reasonable suspicion versus probable cause). If the Officer testifies that the purpose for the stop is that the driving behaviors cause him to suspect the driver was under the influence, a reasonable suspicion standard applies. If the officer effectuated a motor vehicle stop based on some violation of the Pennsylvania Motor Vehicle Code, such as speeding, failure to stop at a stop sign, failure to effectuate necessary turn signals or some other violation, the standard to be applied is probable cause.

2. The standard of review in addressing a challenge to the denial of a suppression motion is limited to determining whether the Suppression Court's factual findings are supported by the record and whether the legal conclusions drawn from those facts are correct.

3. Where the Suppression Court's factual findings are supported by their record, the Appellate Court is bound by those findings and may reverse only if the Court's legal conclusions are erroneous.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,  
PENNSYLVANIA, CP-01-CR-694-2015, COMMONWEALTH OF  
PENNSYLVANIA VS. JENNIFER LYNN HENRY

Brian R. Sinnett, Esq., Attorney for Commonwealth  
Ryan W. Liggitt, Esq., Attorney for Appellant

Campbell, J., May 3, 2016

## OPINION PURSUANT TO PA. R.A.P. 1925(A)

Appellant, Jennifer Lynn Henry, files the instant appeal following a stipulated bench trial at which the Court found the Defendant guilty of the following charges: Count 1, DUI Controlled Substance,<sup>1</sup> as a misdemeanor of the first degree and second offense for sentencing purposes; Count 2, DUI Controlled Substance,<sup>2</sup> as a misdemeanor of the first degree and second offense for sentencing purposes; Count 3, DUI Controlled Substance,<sup>3</sup> as a misdemeanor of the first degree and second offense for sentencing purposes; Count 4, DUI Impaired Ability,<sup>4</sup> as a misdemeanor of the first degree and second offense for sentencing purposes; Count 5, Possession of a Small Amount of Marijuana,<sup>5</sup> as an ungraded misdemeanor; Count 6, Possession of Drug Paraphernalia,<sup>6</sup> as an ungraded misdemeanor; Count 7, Operating a Vehicle without Required Financial Responsibility,<sup>7</sup> as a summary offense; Count 8, Disregard for Traffic Lanes,<sup>8</sup> as a summary offense; and Count 9, Careless Driving,<sup>9</sup> as a summary offense.

On March 17, 2016, this Court sentenced Appellant on Count 4 to 60 months in the Adams County Intermediate Punishment Program, 90 days restrictive intermediate punishment with the remainder on restorative sanctions.<sup>10</sup> On Count 5, Defendant was sentenced to pay a fine only. On Count 6, Appellant was sentenced to serve 12 months' probation running concurrently with the sentence on Count 4. On Counts 7, 8 and 9 Appellant was sentenced to pay fines and costs.

Appellant filed a timely notice of appeal to the Pennsylvania Superior Court on April 1, 2016. The Concise Statement of Matters Complained of on Appeal filed April 22, 2016 raises two issues: (1) "Whether the Court abused its discretion in applying reasonable suspicion instead of probable cause as the requisite standard to the stop and therefore finding the stop to be valid;" (2) "Whether the Court abused its discretion in misappropriating the weight of the evidence

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<sup>1</sup> 75 Pa. C.S. § 3802(d)(1)(i).

<sup>2</sup> 75 Pa. C.S. § 3802(d)(1)(ii).

<sup>3</sup> 75 Pa. C.S. § 3802(d)(1)(iii).

<sup>4</sup> 75 Pa. C.S. § 3802(d)(2).

<sup>5</sup> 35 Pa. C.S. § 780-113(a)(31)(i).

<sup>6</sup> 35 Pa. C.S. § 780-113(a)(32).

<sup>7</sup> 75 Pa. C.S. § 1786(f).

<sup>8</sup> 75 Pa. C.S. § 3309(1).

<sup>9</sup> 75 Pa. C.S. § 3714(a).

<sup>10</sup> Counts 1, 2, and 3 all merged with Count 4 for sentencing purposes.

in favor of the testimony by the Officer, five months after the incident, over the police report which was filed contemporaneously to the traffic stop?”

Previously, this Court conducted an omnibus pre-trial hearing on October 19, 2015, pertaining to Appellant’s Motion to Suppress Evidence claiming that the officer’s stop of Appellant’s motor vehicle was not legally justified. Those issues have been addressed by this Court’s Opinion dated October 23, 2015, which is incorporated herein.

To emphasize the salient points from this Court’s prior Opinion, it is noted that the State Police Trooper effectuating the motor vehicle stop testified to specific driving behaviors that he observed, including abrupt swerving as well as weaving within the lane of travel at a time when other vehicles were in proximity to Appellant’s vehicle. The Trooper described it as “erratic driving.” Based upon the totality of the “erratic driving” observed by Trooper Jones, and considering his training and experience, he effectuated a motor vehicle stop on suspicion that Appellant may be driving under the influence of alcohol or a controlled substance.

The proper standard to be applied to a motor vehicle stop which is not based on a motor vehicle code violation directly observed by the Officer, but rather is based on suspicion of DUI, is a reasonable suspicion standard. An Officer must point to specific and articulable facts which led him to reasonably suspect a driver may be operating under the influence of alcohol or a controlled substance. When an offense is capable of further investigation, such as driving under the influence, the Courts apply a reasonable suspicion standard. **Commonwealth v. Chase**, 980 A.2d 108 (Pa. 2008). If the offense for which this traffic stop is made is not investigatory, such as the case of speeding or failing to obey a traffic signal, an Officer must then have probable cause to make the vehicle stop constitutional. **Id.**

Contrary to the issue raised by Appellant herein, the Court does not have “discretion” in determining which is the appropriate standard to be applied (i.e. reasonable suspicion versus probable cause.) If the Officer testifies that the purpose for the stop is that the driving behaviors cause him to suspect the driver was under the influence, a reasonable suspicion standard applies. If the Officer effectuated a motor vehicle stop based on some violation of the Pennsylvania Motor Vehicle Code, such as

speeding, failure to stop at a stop sign, failure to effectuate necessary turn signals or some other violation, the standard to be applied is probable cause. The “erratic driving” described by Trooper Jones is not a precise and specific motor vehicle code violation, but rather is language used by the Officer to summarize the totality of the driving behaviors that he oversaw which led him to suspect Appellant may be operating under the influence. Accordingly, the appropriate standard to be applied is reasonable suspicion which would allow the Officer to make a temporary motor vehicle stop in order to further investigate the cause of the erratic driving, specifically whether the operator was under the influence of alcohol or a controlled substance.

Therefore, for the reasons set forth in this Court’s prior Opinion on Appellant’s Omnibus Pre-Trial Motion, as further discussed herein, it is respectfully requested that the decision of the trial Court be affirmed.

Turning to the second issue presented by Appellant, it is noted that the trial in this case was a bench trial based upon a stipulated factual record. Those facts, as stipulated to by the parties, are part of the record in this case. The facts clearly demonstrate that the Defendant was operating a motor vehicle in Adams County. Upon the Trooper interacting with Appellant, he observed an odor of marijuana emanating from Appellant’s breath and also observed that Appellant had bloodshot, glossy eyes and that her tongue was green. Based on the Trooper’s training and experience, those are all signs of drug intoxication. Trooper Jones then asked Appellant to exit the vehicle to perform field sobriety testing during which she exhibited clues of impairment. Appellant then gave Trooper Jones consent to search her vehicle at which time he located Appellant’s purse on the passenger side of the vehicle inside of which he located a multicolored glass smoking device with marijuana residue, a small clear plastic baggie with a small amount of marijuana, and two white cigarettes with a small amount of marijuana. Appellant was the only occupant in the vehicle at the time. Trooper Jones transported Appellant to Gettysburg Hospital for chemical blood testing, and after being read her O’Connell/Implied Consent warnings, Appellant consented to a test. The blood was tested at NMS Laboratories, Inc. and revealed that Appellant had Diazepam – 200 ng/ML, Nordiazepam – 300 ng/ML, Alprazolam – 17 ng/ML, Delta 9 THC – 4.2 ng/ML, Delta 9 Carboxy THC – 5.0 ng/ML, Dihydrocodiene/Hydrocodol – Free – 6.0 ng/ML, Codeine – Free – 19 ng/ML, Hydrocodone – Free – 64 ng/ML in her

blood at the time of testing. Further, there is a stipulation that Appellant had a prior ARD/DUI conviction dated November 12, 2010 from Adams County, making the instant offense a second offense for sentencing purposes. The parties also stipulated that the substances outlined above impaired Appellant's ability to drive on May 9, 2015. Based upon all that foregoing stipulated factual information, this Court can hardly be deemed to have abused its discretion in relying on that stipulated factual information in finding Appellant guilty of all of the charges in this case.

Although it is not clear from the statement of errors complained of if Appellant is alleging that the Court abused its discretion in giving greater weight to the testimony of the trooper at the Suppression Hearing than it allegedly did to the written report authored close to the time of the traffic stop, it should be noted that the finder of fact is free to believe or to disbelieve all part or none of the testimony and evidence presented by any witness.

Well settled and long standing Appellate authority provides the following standard of review of a denial of a motion to suppress evidence:

The standard of review in addressing a challenge to the denial of a suppression motion is limited to determining whether the suppression court's factual findings are supported by the record and whether the legal conclusions drawn from those facts are correct. Because the Commonwealth prevailed before the Suppression Court, an [Appellate Court] may consider only the evidence of the Commonwealth and so much of the evidence for the Defense as remains un-contradicted when read in the context of the record as a whole. Where the Suppression Court's factual findings are supported by their record, [the Appellate Court is] bound by those findings and may reverse only if the Court's legal conclusions are erroneous.

**Commonwealth v. Jones**, 121 A.3d 524 (Pa. Super. 2015).

Accordingly, the stipulated factual record in this case clearly demonstrates that Appellant is guilty of all nine Counts. This Court cannot be deemed to have abused its discretion in applying the weight of the evidence when the written, stipulated trial record demonstrates the Appellant's guilt conclusively.

Accordingly, it is respectfully requested that the verdict and judgment of sentence be affirmed.

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 15th day of July 2016, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 13-SU-349****WELLS FARGO BANK NA**

vs

**DOUGLAS E. ALTHOFF, RAQUEL B. ALTHOFF**

PROPERTY ADDRESS: 144 PENN STREET, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No. 13-S-349 WELLS FARGO BANK, NA

vs

Douglas E. Althoff; Raquel B. Althoff  
144 Penn Street, Biglerville, PA 17307  
Borough of Biglerville

Parcel number 05005-0017  
Improvements thereon of Residential Dwelling Judgment amount  
\$145,267.99

MANLEY DEAS KOCHALSKI LLC P. O.  
Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**No. 12-TL-538****GETTYSBURG MUNICIPAL AUTHORITY**

vs

**DIANE M. AUCHTER**

PROPERTY ADDRESS: 217 NORTH STRATTON STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 12-TL-538 Gettysburg Municipal Authority

v.

Diane M. Auchter

Property located at: 217 North Stratton Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325  
Parcel No. 16007-0056---000

IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$9,630.13  
Attorney for Plaintiff:

Bernard A. Yannetti, Jr., Esq.  
HARTMAN & YANNETTI  
126 Baltimore Street  
Gettysburg, PA 17325

**No. 15-SU-1136****PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY M**

vs

**MICHAEL D. CAMPBELL, JESSICA REESE CAMPBELL**

PROPERTY ADDRESS: 215 CROUSE RD., LITTLESTOWN, PA 17340  
By virtue of Writ of Execution No.

15-SU-1136

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK

vs

**MICHAEL D. CAMPBELL & JESSICA REESE CAMPBELL**

215 Crouse Road Littlestown, PA 17340

Parcel No: 30G18-0003B-000

Mt. Joy Township

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$253,369.92

Attorneys for Plaintiff KML Law Group, P.C.

**No. 15-SU-1242****U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs****KIMBERLY A. CARPENTER, GEORGE E. CARPENTER, JR.**

PROPERTY ADDRESS: 67 WHITE OAK TREE ROAD, YORK SPRINGS, PA 17372 BY VIRTUE OF WRIT OF EXECUTION NO. 2015-SU-0001242 U.S. BANK NATIONAL ASSOCIATION, AS

TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

vs

**KIMBERLY A. CARPENTER AND GEORGE E. CARPENTER JR.**

ALL THAT CERTAIN tract of land situate and being in Huntington Township,

Adams County, Pennsylvania,

HAVING THEREON ERECTED A

DWELLING HOUSE KNOWN AS: 67

WHITE OAK TREE ROAD, YORK

SPRINGS, PA 17372

TAX MAP NO. 22-H05-0006M

JUDGMENT AMOUNT: \$180,102.81

PURCELL, KRUG & HALLER

1719 NORTH FRONT STREET

HARRISBURG, PA 17102

**No. 15-SU-1344****VANDERBILT MORTGAGE AND FINANCE, INC.**

vs

**PATRICK CASHOUR**

PROPERTY ADDRESS: 1 WEST HANOVER STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

15-su-1344 Vanderbilt Mortgage and Finance, Inc.

vs

Patrick Cashour

1 West Hanover Street, Gettysburg, PA

17325 Bonneauville Borough

Parcel No.: 06-005-0055-000

Improvements thereon: Residential Dwelling Judgment amount:

\$106,867.02

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

6/17, 6/24 & 7/01



## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 15th day of July 2016, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 14-NO-1246  
NEW OXFORD MUNICIPAL  
AUTHORITY**

**vs  
BENJAMIN T. COOL, SR., TRAVIS K. LYNCH**

PROPERTY ADDRESS: 33 COMMERCE STREET, NEW OXFORD, PA 17350  
By virtue of a Writ of Execution No.: 2014-NO-1246 New Oxford Municipal Authority

**v.  
Benjamin T. Cool, Sr. and Travis K. Lynch**

owner of property situate the BOROUGH OF NEW OXFORD, New Oxford, ADAMS County, Pennsylvania being:

33 Commerce Street, New Oxford, Pennsylvania 17350 Parcel No.: 34005-0209---000

Improvements thereon: RESIDENTIAL Judgment Amount: \$2,920.05 Attorneys for Plaintiff  
Stock and Leader

**No. 15-SU-332  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs  
JUANITA B. DAMILOSKI, TERESA MAE SENTZ**

PROPERTY ADDRESS: 940 HOFFMAN HOME ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 15-SU-332 Lsf9 Master Participation Trust

**v.  
Juanita B. Damioloski Teresa Mae Sentz**

owner(s) of property situate in the MT JOY TOWNSHIP, ADAMS County, Pennsylvania, being  
940 Hoffman Home Road, Gettysburg, PA 17325 Parcel No. 30,417-0011BB (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$155,067.41

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-1175  
WELLS FARGO BANK, N.A.**

**vs  
FREDERICK L. DAVIS, JACQUELINE B. CARROLL-DAVIS**

PROPERTY ADDRESS: 114 N. ORCHARD VIEW DRIVE, HANOVER, PA 17331

By virtue of Writ of Execution No. 15-SU-1175 WELLS FARGO BANK, N.A.

**vs  
Frederick L. Davis Jacqueline Carroll-Davis**

114 North Orchard View Drive Hanover, PA 17331  
Berwick Township Parcel No.: 04-L11-0234

Improvements thereon: Residential Dwelling Judgment amount: \$392,948.04  
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-1238  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs  
MARIANNE DEMPSEY**

PROPERTY ADDRESS: 2163 HUNTERSTOWN HAMPTON ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No. 15-SU-1238 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**vs  
MARIANNE DEMPSEY**  
2163 Hunterstown-Hampton Road New Oxford, PA 17350 Parcel No: 38032-0017-000

Straban Township  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$166,963.10  
Attorneys for Plaintiff KML Law Group, P.C.

**No. 15-SU-1206  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs  
TERRI L. ESALEY**

PROPERTY ADDRESS: 13 LOCUST STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.: 15-SU-1206 JPMorgan Chase Bank, National Association vs

Terri L. Esaley  
Property Address 13 Locust Street, Gettysburg, PA 17325 Township or Borough: Borough of Bonneauville PARCEL NO.: 06008-0044

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$201,152.33  
ATTORNEYS FOR PLAINTIFF SHAPIRO & DENARDO, LLC

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

**No. 15-SU-997  
VENTURES TRUST 2013-I-H-R BY  
MCM CAPITAL PARTNER, LLC, ITS  
TRUSTEE**

**vs  
JASON D. FOIT, YVONNE D. TULLY**  
PROPERTY ADDRESS: 240 AMANDA DRIVE, LITTLISTOWN, PA 17340  
By Virtue of Writ of Execution No. 15-SU-997

VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNERS, LLC, ITS TRUSTEE

**vs  
JASON D. FOIT and YVONNE D. TULLY**  
240 AMANDA DRIVE, LITTLISTOWN, PA 17340 GERMANY TOWNSHIP Parcel # 15, H18-121

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$252,945.34 plus interest from February 10, 2016 to July 15, 2016, at per diem rate of \$32.79.

HILL WALLACK LLP ATTORNEYS 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

6/17, 6/24 & 7/01

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 15th day of July 2016, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 16-SU-102**  
**PENNYMAC LOAN SERVICES, LLC**

**vs**  
**RYAN D. GLADHILL, JENNIFER D. KUHN**  
 PROPERTY ADDRESS: 174 WEST KING STREET, LITTLTOWN, PA 17340  
 By virtue of a Writ of Execution No. 16-SU-102 Pennymac Loan Services, LLC

**v.**  
 Ryan D. Gladhill  
 Jennifer D. Kuhns a/k/a Jennifer D. Gladhill  
 owner(s) of property situate in the LITTLTOWN BOROUGH, ADAMS County, Pennsylvania, being 174 West King Street, Littletown, PA 17340 Parcel No. 27008-0217---000 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$132,226.34  
 Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-1170**  
**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-12**

**vs**  
**SILVIA E. HERNANDEZ, SALOMON HERNANDEZ**  
 PROPERTY ADDRESS: 65 VALLEY DRIVE, HANOVER, PA 17331  
 By virtue of a Writ of Execution No. 15-S-1170

The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2004-12 v.

Silvia E. Hernandez Salomon Hernandez

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

65 Valley Drive, Hanover, PA 17331-8602  
 Parcel No. 08,010-0032 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$162,174.40  
 Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-1243**  
**U.S. BANK NATIONAL ASSOCIATION**

**vs**  
**GARLAND P. HOLLENBACH**  
 PROPERTY ADDRESS: 102 JESSICA DRIVE, GETTYSBURG, PA 17325  
 By virtue of Writ of Execution No. 14-S-1243  
 U.S. BANK NATIONAL ASSOCIATION  
**vs**  
 GARLAND P. HOLLENBACH  
 102 JESSICA DRIVE, GETTYSBURG, PA 17325 BONNEAUVILLE BOROUGH  
 PARCEL NO.: 06-005-0132  
 IMPROVEMENTS THEREON: RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$216,643.49  
 ATTORNEYS FOR PLAINTIFF  
 POWERS, KIRN & ASSOCIATES, LLC

**No. 10-SU-1586**  
**DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE, SERIES 2006-QS17**

**vs**  
**FRANK WILLIAM HONEYCUTT**  
 PROPERTY ADDRESS: 1068 CENTENNIAL AVE., HANOVER, PA 17331  
 By virtue of a Writ of Execution No. 10-S-1586  
 Deutsche Bank Trust Company  
 Americas as Trustee, Series 2006-QS17 v.

Frank W. Honeycutt  
 owner(s) of property situate in the TOWNSHIP OF MOUNT PLEASANT, ADAMS County, Pennsylvania, being 1068 Centennial Avenue, Hanover, PA 17331-9087 Parcel No. 32J14-0041A---000 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$164,349.23  
 Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-1415**  
**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-B**

**vs**  
**CLAIR L. HOOVER, RUTH L. HOOVER**  
 PROPERTY ADDRESS: 2620 CARLISLE PIKE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No. 15-S-1415  
 The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Popular Abs, Inc. Mortgage Pass-Through Certificates Series 2005-B v.

Clair L. Hoover, Ruth L. Hoover  
 owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS County, Pennsylvania, being 2620 Carlisle Pike, New Oxford, PA 17350-9364 Parcel No. 35K11-0105A---000  
 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$256,746.07  
 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.

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James W. Muller  
 Sheriff of Adams County

www.adamscounty.us

6/17, 6/24 & 7/01

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 15th day of July 2016, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 14-TL-508****GETTYSBURG MUNICIPAL AUTHORITY**

vs

**VISHAAL J. KANSAGRA, ROSHAN J. KANSAGRA**

PROPERTY ADDRESS: 20 NORTH WASHINGTON STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-TL-508 Gettysburg Municipal Authority

v.

Vishaal J. Kansagra and Roshan J. Kansagra

Property located at: 20 North Washington Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325

Parcel No. 16007-0198---000

IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$11,000.00 Attorney for Plaintiff: Bernard A. Yannetti, Jr., Esq. HARTMAN & YANNETTI

126 Baltimore Street  
Gettysburg, PA 17325

**No. 14-TL-31****GETTYSBURG MUNICIPAL AUTHORITY**

vs

**VISHAAL J. KANSAGRA, ROSHAN J. KANSAGRA**

PROPERTY ADDRESS: 257 & 259 SOUTH WASHINGTON STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-TL-31 Gettysburg Municipal Authority

v.

Vishaal J. Kansagra and Roshan J. Kansagra

Property located at: 257 and 259 South Washington Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325

Parcel No. 16010-0231---000

IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$3,717.78 Attorney for Plaintiff: Bernard A. Yannetti, Jr., Esq. HARTMAN & YANNETTI

126 Baltimore Street  
Gettysburg, PA 17325

**No. 14-TL-30****GETTYSBURG MUNICIPAL AUTHORITY**

vs

**VISHAAL J. KANSAGRA, ROSHAN J. KANSAGRA**

PROPERTY ADDRESS: 255 SOUTH WASHINGTON STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-TL-30 Gettysburg Municipal Authority

v.

Vishaal J. Kansagra and Roshan J. Kansagra

Property located at: 255 South Washington Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325

Parcel No. 16010-0232---000

IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$5,598.13 Attorney for Plaintiff: Bernard A. Vannetti, Jr., Esq. HARTMAN & YANNETTI

126 Baltimore Street  
Gettysburg, PA 17325

**No. 15-SU-1418****U.S. BANK N.A., AS LEGAL TITLE TRUSTEE FOR TRUMAN 2013 SC3 TITLE TRUST**

vs

**HEATHER K. KELLER, SHAWN R. KELLER**

PROPERTY ADDRESS: 38 CONEWAGO PARK DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No.

15-SU-1418

U.S. Bank N.A., as Legal Title Trustee for Truman 2013 SC3 Title Trust v.

Heather K. Keller AND Shawn R. Keller owner(s) of property situate in READING TOWNSHIP, Adams County, Pennsylvania, being:

38 Conewago Park Drive, East Berlin, PA 17316 Parcel No. 36-L07-0048-000 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$100,951.94

Attorneys for Plaintiff

Romano, Garubo & Argentieri, LLC 52 Newton Avenue  
Woodbury, NJ 08096

**No. 16-SU-87****DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC**

vs

**RICHARD HOWARD LENKER, JUDY LYNN LENKER**

PROPERTY ADDRESS: 206 JACOBS STREET, EAST BERLIN, PA 17316

By virtue of Writ of Execution No.

16-SU-87

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

vs

**RICHARD H. LENKER & JUDY L. LENKER**

206 Jacobs Street East Berlin, PA 17316 East Berlin Borough  
Parcel No: 10006-0053-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$204,428.35

Attorneys for Plaintiff KML Law Group, P.C.

**No. 15-SU-1301****FIRST CAPITAL FEDERAL CREDIT UNION**

vs

**DENTON E. LEPPA**

PROPERTY ADDRESS: 1030 LINDEN AVENUE, MCSHERRYSTOWN, PA 17344

By Virtue of Writ of Execution No.:

15-SU-1301 First Capital Federal Credit Union

v.

Denton E. Leppa

1030 Linden Avenue, McSherrystown, Conewago Township, Adams County, Pennsylvania, 17344

Parcel No. 08004-0021

Improvements thereon: Residential

Dwelling Judgment Amount: \$65,725.25

Paul G. Lutz, Esquire

Griffith Strickler Lerman Solymos & Calkins 110 South Northern Way  
York PA 17402

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

Sheriff of Adams County

www.adamscounty.us

6/17, 6/24 & 7/01

## SHERIFF SALES

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**No. 16-SU-90****QUICKEN LOANS INC.**

vs

**WILLIAM P. LIVELSBERGER**

PROPERTY ADDRESS: 410 SOUTH STREET, MCSHERRYSTOWN, PA 17344

By virtue of Writ of Execution No. 16-SU-90 QUICKEN LOANS INC.

vs

**WILLIAM P. LIVELSBERGER**

410 South Street Mcsherrystown, PA 17344 Borough of McSherrystown  
Parcel No: 28006-0048-000  
(Acreage or street address)  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$102,419.10  
Attorneys for Plaintiff KML Law Group, P.C.

**No. 12-SU-1595****REGIONS BANK**

vs

**SAMUEL JOSEPH MAY, WENDY CAROL MAY**

PROPERTY ADDRESS: 22 FAWN HILL DRIVE, HANOVER, PA 17331  
By virtue of Writ of Execution No. 12-SU-1595 Regions Bank

v.

Samuel Joseph May and Wendy Carol May, 22 Fawn Hill Drive, Hanover, PA 17331 Berwick Township  
Parcel No. 04L11-0272  
Improvements thereon are Residential Dwelling Judgment Amount: \$333,952.43  
Mattleman, Weinroth and Miller Alicia M. Sandoval, Esquire.

**No. 14-SU-1227****BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP**

vs

**JAMES F. MCCUBBIN, MELONY A. MCCUBBIN**

PROPERTY ADDRESS: 1035 BARTS CHURCH ROAD, HANOVER, PA 17331  
By virtue of Writ of Execution No.: 14-S-1227

Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Servicing, LP fka Countrywide Home Loans Servicing, LP vs

James F. McCubbin and Melony A. McCubbin

Property Address: 1035 Barts Church Road, Hanover, PA 17331 Union Township  
Parcel I.D. No.: 41K17-0103  
Improvements thereon of the residential dwelling Judgment Amount: \$273,351.55  
Attorney for Plaintiff: Stephen M. Hladik, Esquire Hladik, Onorato & Pearlstone, LLP  
298 Wissahickon Avenue North Wales, PA 19454

**No. 16-SU-74****ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs

**JOHN D. MCGLAUGHLIN, DORIS L. MCGLAUGHLIN, CATHY J. MCGLAUGHLIN**

PROPERTY ADDRESS: 24 FINCH TRAIL, FAIRFIELD, PA 17320  
By virtue of Writ of Execution No. 2016-SU-74

ACNB BANK, formerly known as Adams County National Bank vs  
JOHN D. MCGLAUGHLIN, DORIS L. MCGLAUGHLIN & CATHY J. MCGLAUGHLIN 24 FINCH TRAIL, FAIRFIELD, PA 17320  
CARROLL VALLEY BOROUGH  
Parcel ID Number: 43-035-0128---000  
IMPROVEMENTS THEREON:  
Residential Dwelling JUDGMENT AMOUNT: \$75,367.23  
Attorneys for Plaintiff Sharon E. Myers, Esquire CGA Law Firm  
135 North George Street York, PA 17401  
717-848-4900

**No. 16-SU-64****M&T BANK**

vs

**TAMMY J. MCLAREN, JOHN W. MCLAREN**

PROPERTY ADDRESS: 142 BOYER STREET, LITTLESTOWN, PA 17340  
By virtue of Writ of Execution No. 16-S-64 M&T BANK  
vs  
TAMMY J. MCLAREN & JOHN W. MCLAREN

142 Boyer Street Littlestown, PA 17340  
Borough of Littlestown  
Parcel No: 27-011-019200-0  
(Acreage or street address)  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$195,374.24  
Attorneys for Plaintiff KML Law Group, P.C.

**No. 14-TL-641****GETTYSBURG MUNICIPAL AUTHORITY**

vs

**JESSE M. MILLER, MEGHAN T. RIORDAN**

PROPERTY ADDRESS: 55 WEST HIGH STREET, GETTYSBURG, PA 17325  
By virtue of Writ of Execution No. 14-TL-641 Gettysburg Municipal Authority  
VS

Jesse M. Miller and Meghan T. Riordan  
Property located at: 55 West High Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325  
Parcel No. 16010-0181---000  
IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$3,582.73  
Attorney for Plaintiff: Bernard A. Yannetti, Jr., Esq. HARTMAN & YANNETTI  
126 Baltimore Street  
Gettysburg, PA 17325

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than (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.

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James W. Muller  
Sheriff of Adams County

www.adamscounty.us  
6/17, 6/24 & 7/01

## SHERIFF SALES

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**No. 16-SU-95****ACNB BANK**

vs

**LYNN C. MOUNTAIN**

PROPERTY ADDRESS: 105  
CONEWAGO STREET, ARENDTSVILLE,  
PA 17303

By virtue of Writ of Execution No. 2016-S-95 ACNB BANK

vs

**LYNN C. MOUNTAIN, a/k/a LYNN C.****SCHLOSSER**

105 CONEWAGO STREET,  
ARENDTSVILLE, PA 17303  
ARENDTSVILLE BOROUGH  
Parcel ID Number: 02-004-0035---000

**IMPROVEMENTS THEREON:**

Residential Dwelling JUDGMENT

AMOUNT: \$116,806.27

Attorneys for Plaintiff Sharon E. Myers,  
Esquire CGA Law Firm

135 North George Street York, PA  
17401

717-848-4900

**No. 15-SU-275****SELENE FINANCE, LP**

vs

**CHRISTOPHER NORRIS, ASHLEY NORRIS**

PROPERTY ADDRESS: 220 NORTH  
STREET, MCSHERRYSTOWN, PA  
17344

By virtue of Writ of Execution No.:

15-SU-275 Selene Finance LP

vs

Ashley Norris and Christopher Norris

Property Address: 220 North St,  
McSherrystown, PA 17344 Township or

Borough: McSherrystown Borough

PARCEL NO.: 28002-0072-00-000

**IMPROVEMENTS THEREON: A****RESIDENTIAL DWELLING JUDGMENT**

AMOUNT: \$191,474.60

**ATTORNEYS FOR PLAINTIFF**

Shapiro & DeNardo, LLC 3600 Horizon  
Drive, Suite 150 King Of Prussia, PA  
19406 610-278-6800

**No. 15-SU-1226****FULTON BANK, N.A.**

vs

**WENDY S. PENWELL, EDMOND ROY PENWELL**

PROPERTY ADDRESS: 199 FISH AND  
GAME ROAD, NEW OXFORD, PA  
17350

By virtue of a Writ of Execution No.

15-S-1226 Fulton Bank, N.A.

v.

Wendy S. Penwell, Edmond R. Penwell  
owner(s) of property situate in the  
OXFORD TOWNSHIP, ADAMS County,  
Pennsylvania, being

199 Fish and Game Road, New Oxford,  
PA 17350-9514 Parcel No. 35,013-  
0007D

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING Judgment Amount:

\$33,056.12

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-980****US BANK NATIONAL ASSOCIATION**

vs

**TRAVIS R. REED, KANDACE J.****KREIGLINE**

PROPERTY ADDRESS: 3246 OLD HWY  
30, ORRTANNA, PA 17353

By virtue of Writ of Execution No. 14-S-  
980

US BANK NATIONAL ASSOCIATION AS  
TRUSTEE FOR CRMSI REMIC SERIES  
2006-01 REMIC PASS-THROUGH  
CERTIFICATES SERIES 2006-01

vs

Travis R. Reed and 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. 15-SU-452****THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS****TRUSTEE FOR THE HOLDERS OF****THE EQCC ASSET BACKED****CERTIFICATES, SERIES 2001-1 F**

vs

**SHEILA E. RILEY**

PROPERTY ADDRESS: 1050 OLD  
WAYNESBORO ROAD, FAIRFIELD, PA  
17320

By virtue of Writ of Exeuction No.:

15-S-452

The Bank of New York Mellon, fka The  
Bank of New York, as Trustee for the  
Holders of the EQCC Asset Backed  
Certificates, Series 2001-1 F

vs

Sheila E. Riley

Property Address: 1050 Old

Waynesboro Road, Fairfield, PA 17230

Hamiltonban and Liberty Townships

Parcel I.D. No.: 18A17-0074

Improvements thereon of the residential  
dwelling Judgment Amount: \$44,832.63

Attorney for Plaintiff: Stephen M.

Hladik, Esquire Hladik, Onorato &

Pearlstone, LLP

298 Wissahickon Avenue North Wales,

PA 19454

**No. 14-SU-487****U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE****PENNSYLVANIA HOUSING FINANCE****AGENCY vs****NIKKIA T. ROWE, THE SECRETARY****OF HOUSING AND URBAN****DEVELOPMENT**

PROPERTY ADDRESS: 62

SPRINGFIELD DRIVE, NEW OXFORD,

PA 17350 BY VIRTUE OF WRIT OF

EXECUTION NO. 2014-SU-0000487

U.S. BANK NATIONAL ASSOCIATION,  
AS

TRUSTEE FOR THE PENNSYLVANIA

HOUSING FINANCE AGENCY

vs

NIKKIA T. ROWE AND THE

SECRETARY OF HOUSING AND

URBAN DEVELOPMENT

62 SPRINGFIELD DRIVE, NEW

OXFORD, PA 17350

Hamilton Township

TAX MAP NO. 17K09-0065

Having thereon erected a dwelling

house Judgment Amount: \$235,701.52

Purcell, Krug & Haller 1719 North Front

Street Harrisburg, PA 17102

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/17, 6/24 & 7/01

## SHERIFF SALES

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**No. 13-TL-164  
GETTYSBURG MUNICIPAL  
AUTHORITY**

**vs  
JAMES E. RUDISILL, KAREN A.  
RUDISILL**

PROPERTY ADDRESS: 245 NORTH STRATTON STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 13-TL-164 Gettysburg Municipal Authority

v.  
James E. Rudisill and Karen A. Rudisill Property located at: 245 North Stratton Street, Gettysburg, Gettysburg Borough, Adams County, PA 17325 Parcel No. 16007-0064--000 IMPROVEMENTS THEREON: a residence is constructed on the property Judgment Amount: \$6,916.42 Attorney for Plaintiff: Bernard A. Yannetti, Jr., Esq. HARTMAN & YANNETTI  
126 Baltimore Street  
Gettysburg, PA 17325

**No. 15-SU-1386  
LSF9 MASTER PARTICIPATION  
TRUST**

**vs  
EDWARD H. SAUER, LOIS D. SAUER**

PROPERTY ADDRESS: 1271 ABBOTTSTOWN PIKE, HANOVER, PA 17331 BY VIRTUE OF WRIT OF EXECUTION NO.: 15-SU-1386 LSF9 MASTER PARTICIPATION TRUST VS

EDWARD H. SAUER & LOIS D. SAUER All that certain piece or parcel or Tract of land situate Township of Berwick, Adams County, Pennsylvania, and being known as 1271 Abbottstowns Pike, Hanover, Pennsylvania 17331 TAX MAP AND PARCEL NUMBER: 4,L11-158 THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$108,414.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Edward H. Sauer and Lois D. Sauer McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

**No. 15-SU-401  
DEUTSCHE BANK TRUST COMPANY  
AMERICAS, AS TRUSTEE FOR  
RESIDENTIAL ACCREDIT LOANS,  
INC.**

**vs  
JESSE JOY SPEAK, III, ANGELA L.  
SPEAK**

PROPERTY ADDRESS: 240 MUD COLLEGE ROAD, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No. 2015-SU-0000401 Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS6 Rali 2006-QS6 v.

Jesse J. Speak a/k/a Jesse J. Speak, III Angela L. Speak owner(s) of property situate in the ADAMS County, MOUNT JOY TOWNSHIP Commonwealth of Pennsylvania, being 240 Mud College Road, Littlestown, PA 17340-9216 Parcel No. 30H17-0052-000

(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$232,113.07

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-149  
U.S. BANK NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS TRUSTEE OF OWS  
REMIC TRUST 2015-1 vs  
DEBORAH STANKIEWICZ, CARTER E.  
STANLEY**

PROPERTY ADDRESS: 2198 WAYNESBORO PIKE, FAIRFIELD, PA 17320

By virtue of Writ of Execution No. 16-S-149

U.S. Bank National Association, not in its individual capacity but solely as Trustee of OWS REMIC Trust 2015-1 vs Deborah Stankewicz and Carter E. Stanley 2198 Waynesboro Pike, Fairfield, PA 17320 situate in the Township of Hamiltonban, Adams County Pennsylvania Parcel No. 18 B17-0069

Improvements thereon consist of Residential Real Estate Judgment amount: \$214,926.31 Stern & Eisenberg, PC Attorneys for Plaintiff  
1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976

**No. 15-SU-761  
FV-I, INC., IN TRUST FOR MORGAN  
STANLEY MORTGAGE CAPITAL  
HOLDINGS, LLC**

**vs  
MICHAEL J. STANKO, BARBARA  
ANN STANKO**

PROPERTY ADDRESS: 2 UNION VIEW DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.: 15-S-761

FV-I, Inc., in Trust for Morgan Stanley Mortgage Capital Holdings, LLC vs Michael J. Stanko and Barbara Stanko Property Address: 2 Union View Drive, Gettysburg, PA 17328 Cumberland Township

Parcel I.D. No.: (9) F12-262 Improvements thereon of the residential dwelling Judgment Amount: \$381,973.71

Attorney for Plaintiff: Stephen M. Hladik, Esquire Hladik, Onorato & Pearlstone, LLP  
298 Wissahickon Avenue North Wales, PA 19454

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

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James W. Muller  
Sheriff of Adams County

www.adamscounty.us

6/17, 6/24 & 7/01



## SHERIFF SALES

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**No. 15-SU-1321**

**WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11**

vs

**DONNA L. STRAKA**

PROPERTY ADDRESS: 124 WHEATLAND DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 15-SU-1321

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11

vs

**DONNA L. STRAKA**

124 Wheatland Drive Gettysburg, PA 17325 Mount Pleasant Township Parcel No: 32-004-0047-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$153,244.80

Attorneys for Plaintiff KML Law Group, P.C.

**No. 14-SU-1176**

**WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3**

vs

**FRANK E. WALKER, PATRICIA A. WALKER**

PROPERTY ADDRESS: 145 FEESER ROAD, LITTLESTOWN, PA 17340 BY VIRTUE OF WRIT OF EXECUTION NO. 14-SU-1176

Wells Fargo Bank, National Association as

Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

vs

**FRANK E WALKER PATRICIA A. WALKER**

ALL THAT CERTAIN LOT OF LAND SITUATE IN GERMANY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 145 Feeser Road, Littlestown, PA 17340 PARCEL NUMBER: 15-116-0072-000 IMPROVEMENTS: Residential Property JUDGMENT AMOUNT: \$329,201.24 UDREN LAW OFFICES, P.C. WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620 856-669-5400

**No. 16-SU-73**

**LSF9 MASTER PARTICIPATION TRUST**

vs

**JENNIFER WEIMER, BEN WEIMER**

PROPERTY ADDRESS: 96 CONEWAGO DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No. 16-SU-73 Lsf9 Master Participation Trust

v.

Jennifer Weimer, Ben Weimer owner(s) of property situate in the ADAMS County, Pennsylvania, being 96 Conewago Drive, East Berlin, PA 17316-9444

Reading Township Parcel No. 36-L08-0005

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$155,851.22

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-1177**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

vs

**JOHN L. WILSON, SR.**

PROPERTY ADDRESS: 6505 BALTIMORE PIKE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. : 14-SU-1177 Federal National Mortgage Association ("Fannie Mae") vs John L. Wilson, Sr.

Property Address: 6505 Baltimore Pike, Littlestown PA 17340 Township or Borough: Germany Township

PARCEL NO.: 15J18-0058B--000

IMPROVEMENTS THEREON:

Residential Dwelling JUDGMENT

AMOUNT: \$179,718.98

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

**No. 15-SU-1406**

**WELLS FARGO BANK, N.A.**

vs

**BARBARA WILSON**

PROPERTY ADDRESS: 505 COLEMAN ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

15-S-1406 Wells Fargo Bank, N.A.

v.

Barbara Wilson

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

505 Coleman Road, Gettysburg, PA 17325-8244 Parcel No. 38H11-0022---000

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount:

\$173,650.06

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

6/17, 6/24 & 7/01

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 15th day of July 2016, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 16-SU-14**  
**SANTANDER BANK, N.A.**

**vs**  
**HAROLD W. WRIGHT**  
PROPERTY ADDRESS: 509 POPLAR STREET, HANOVER, PA 17331  
BY Virtue of Writ of Execution No. 16-S-0014 SANTANDER BANK, N.A.  
**vs**  
HAROLD W. WRIGHT  
509 Poplar Street, Hanover, PA 17331  
Conewago Township  
Parcel No. 08009-0311  
IMPROVEMENTS THEREON:  
Residential Dwelling House JUDGMENT AMOUNT: \$140,457.11  
Attorneys for Plaintiff: Gross McGinley, LLP  
Thomas A. Capehart, Esquire

**No. 15-SU-195**  
**M&T BANK**

**vs**  
**CARL A. YINGLING**  
PROPERTY ADDRESS: 39 MAIN STREET, MCSHERRYSTOWN, PA 17344  
By virtue of Writ of Execution No. 2015-SU-0000195 M&T BANK  
**vs**  
CARL A. YINGLING  
39 Main Street, McSherrystown, PA 17344 McSherrystown Borough  
Parcel No: 28-002-0084-000  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$126,477.31  
Attorneys for Plaintiff KML Law Group, P.C.

**No. 15-SU-1104**  
**U.S. BANK NATIONAL ASSOCIATION**

**vs**  
**DEBORA S. ZEPP**  
PROPERTY ADDRESS: 19 DELAWARE AVENUE, LITTLESTOWN, PA 17340  
By virtue of Writ of Execution No.: 15-SU-1104  
U.S. Bank National Association vs Debora S. Zepp  
Property Address: 19 Delaware Avenue, Littlestown, PA 17340 Township or Borough: Borough of Littlestown  
PARCEL NO.: 27-007-0060  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$190,400.44  
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  
Sheriff of Adams County  
[www.adamscounty.us](http://www.adamscounty.us)  
6/17, 6/24 & 7/01





**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 JAMES G. ADAIR, DEC'D**

Late of Mount Joy Township, Adams County, Pennsylvania

Executors: Mary L. Redding, 776 Good Intent Road, Gettysburg, PA 17325; James R. Berwager, 2335 Baltimore Pike, Gettysburg, PA 17325

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

**ESTATE OF SUZANNE THOMAS AHLBERG a/k/a SUZANNE T. AHLBERG, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Amy Ellen Ahlberg, c/o C. Taylor Katherman, Esq., Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994

Attorney: C. Taylor Katherman, Esq., Stock and Leader, Susquehanna Commerce Center East, 221 W. Philadelphia Street, Suite 600, York, PA 17401-2994

**ESTATE OF LOUISE M. DEARDORFF, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Carol L. Deardorff, 825 Buchanan Valley Road, Ortanna, PA 17353

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

**ESTATE OF MARGARET ETHEL DUVAL, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Co-Executors: Margaret Joann Connolly, 467 Lexington Way, Littlestown, PA 17340; George Edwin Duval, Jr., 500 Wicklow Court, Forest Hill, MD 21050

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

**ESTATE OF BARBARA A. HUFNAGEL, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Benjamin F. Hufnagel, Jr., 80 Witmer Road, Hanover, PA 17331; David A. Hufnagel, 534 Ridge Avenue, McSherrystown, PA 17344; Anthony S. Hufnagel, 80 Witmer Road, Hanover, PA 17331

Attorney: Thomas E. Miller, Esq., Law Office of Thomas E. Miller, Esquire LLC, 249 York Street, Hanover, PA 17331

**ESTATE OF DARRELL L. PRIEST, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Nicholas A. Priest, 9698 Patriot Blvd. Apt 932, Ladson, SC 29456

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

**SECOND PUBLICATION****GEORGE W. BROWN, JR. a/k/a GEORGE WASHINGTON BROWN, JR., DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: Michael Edward Brown, 362 Longstreet Drive, Gettysburg, PA 17325

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

**ESTATE OF BERNARD C. COLE, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: Christopher P. Smith, 50 Henry Street, Hanover, PA 17331; James C. Smith, 152 Skylite Drive, Hanover, PA 17331

**ESTATE OF WILLIAM B. KREBS, DEC'D**

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

Executor: Thomas John Andrew Krebs, 930 Cortleigh Drive, York, PA 17402

**ESTATE OF ROBERT JAMES LEARY a/k/a ROBERT J. LEARY, DEC'D**

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

Executrix: Judith Margaret Leary, 125 Pleasant View Ct., East Berlin, PA 17316

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

**ESTATE OF PAUL E. SELL, JR., DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Personal Representative: Douglas P. Sell, 4736 Inman Dr., Lexington, KY 40513

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

**THIRD PUBLICATION****ESTATE OF FLOYD ROBERT ARMSTRONG, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Donna H. Armstrong, PO Box 188, Fairfield, PA 17320

**ESTATE OF RAYMOND G. BOCCABELLA, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executor: James Daniel Boccabella, PO Box 399, Olney, MD 20830

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

**ESTATE OF VERNA MARIE GUYTON, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Bruce Edgar Guyton, 12120 Axline Road, Lovettsburg, VA 20180

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

**ESTATE OF EDITH DEVENEY HINKLE a/k/a EDITH D. HINKLE, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Tami W. Bubbs, c/o Ronald Perry, Esq., Katherman, Heim & Perry, 345 East Market Street, York, PA 17403

Attorney: Ronald Perry, Esq., Katherman, Heim & Perry, 345 East Market Street, York, PA 17403

**ESTATE OF KENNETH W. MAUST, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Linda A. Hartman, 325 Worten Road, Baltimore, MD 21221

Attorney: Clayton A. Ling, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

**ESTATE OF SARA B. RANDALL, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Executor: Carol Beam, 349 Potato Rd., Aspers, PA 17304

**ESTATE OF TENNY M. WADDELL, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Co-Executrices: Shelby L. Pentz, 29 Garland Court, Carlisle, PA 17013; Karen W. Helwig, 1010 Belmont Road, Gettysburg, PA 17325