

# Adams County Legal Journal


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## IN THIS ISSUE

JANE N. ALLEN REVOCABLE TRUST OF 1993 AND JANE N. ALLEN, TRUSTEE FOR THE JANE N. ALLEN REVOCABLE TRUST OF 1993 V. ROBERT L. ALLEN AND DORIS M. ALLEN



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

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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 pursuant to the provisions of Section 311 of the Act of December 16, 1982, P.L. 1309, No. 295, codified as amended (54 Pa. C.S.A. §311), there was filed in the Office of the Secretary of the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations and Charitable Organizations, at Harrisburg, Pennsylvania an Application for Registration of Fictitious Name of LIFEWORX FRANCHISE CONSULTING, the address of the principal place of business being 320 Hunterstown-Hampton Road, Gettysburg, PA 17325. The name and address of the party to said registration is: VanHoutte Enterprises, Inc., 320 Hunterstown-Hampton Road, Gettysburg, PA 17325.

Puhl, Eastman & Thrasher  
Attorneys

7/1

JANE N. ALLEN REVOCABLE TRUST OF 1993 AND JANE  
N. ALLEN, TRUSTEE FOR THE JANE N. ALLEN  
REVOCABLE TRUST OF 1993 V. ROBERT L. ALLEN AND  
DORIS M. ALLEN

1. A court may enter summary judgment when the pleadings, depositions, answers to interrogatories, omissions and affidavits, and other materials demonstrate that there is no genuine issue as to any material fact and the moving party is entitled to judgment as a matter of law.

2. The Defendant also alleges that there is a factual issue of how much interest Plaintiff may charge and Defendant contends that Plaintiff is unable to charge the amount of interest alleged in paragraph 10 of Plaintiff's Second Amended Complaint in Mortgage Foreclosure because it is barred by the Doctrine of Laches.

3. The Doctrine of Laches must be pleaded in New Matter, which was done in this case. The Doctrine of Laches bars relief when the pleading indicates a lack of due diligence in failing to institute an action and such action results in prejudice to another from the lapse of time. The question of laches is factual and is determined by examining the circumstances of each case.

4. Based on Plaintiff's version of these events, Plaintiff could have brought an action in mortgage foreclosure at any point since June 1, 1986, and Defendants were obligated to make full payment on the debt on or about June 1, 1996. There does appear to be a genuine issue of material fact concerning whether the defense of laches is present in this case. Therefore, Plaintiff's Motion for Summary Judgment is denied.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,  
PENNSYLVANIA, CIVIL 2015-S-923, JANE N. ALLEN REVOCABLE  
TRUST OF 1993 AND JANE N. ALLEN,  
TRUSTEE FOR THE JANE N. ALLEN REVOCABLE TRUST OF 1993  
V. ROBERT L. ALLEN AND DORIS M. ALLEN.

Edward G. Puhl, Esq., Attorney for Plaintiff

John J. Mooney, III, Esq., Attorney for Defendant Doris M. Allen

Robert L. Allen, Pro Se Defendant

Wagner, J., June 2, 2016

## OPINION

Before the Court for disposition is a Motion for Summary Judgment filed by Jane N. Allen Revocable Trust of 1993 and Jane N. Allen, Trustee for the Jane N. Allen Revocable Trust of 1993, (Plaintiff). For reasons set forth herein, Plaintiff's Motion for Summary Judgment is Denied.

## BACKGROUND

On September 25, 1985, Robert L. Allen and Doris M. Allen made, executed, and delivered a mortgage in the original principle amount of \$115,000.00 to Jane N. Allen for real property at 1726 Hanover Street, Hanover, Oxford Township, Adams County, Pennsylvania 17331. The mortgage secured Defendant's bond in the amount of \$115,000.00, payable to Jane N. Allen, in monthly installments beginning June 1, 1986, with interest at the rate of 10% per annum, and with a maturity date 10 years from the date hereof. Jane N. Allen, the original mortgagee, assigned the mortgage to Plaintiff, Jane N. Allen Revocable Trust of 1993, by assignment dated April 13, 1993, and recorded in the Office of the Recorder of Deeds of Adams County, in Record Book 723 at page 334.

Plaintiff avers that said mortgage is in default because payments of principle and interest, which became due and payable on June 1, 1986, and each month thereafter, have not been made, and the unpaid balance of principle, together with accrued interest, was not paid by the date the loan matured on June 1, 1996.

For purposes of this Motion for Summary Judgment, Plaintiff filed its second Amended Complaint in Mortgage Foreclosure on October 22, 2015. Defendant, Doris J. Allen (Defendant), filed an Answer to Second Amended Complaint with New Matter on November 12, 2015. Defendant, Robert L. Allen, did not file an Answer to Plaintiff's Motion for Summary Judgment, nor has he filed or answered any pleadings in this case. Plaintiff filed Plaintiff's Motion for Summary Judgment and Brief in Support of Plaintiff's Motion for Summary Judgment on January 7, 2016. Defendant filed Defendant's Answer to Plaintiff's Motion for Summary Judgment on February 4, 2016 and Defendant's Brief in Opposition to Plaintiff's Motion for Summary Judgment on February 11, 2016.

## LEGAL STANDARD

Under the Pennsylvania Rules of Civil Procedure, a court may enter summary judgment when the pleadings, depositions, answers to interrogatories, omissions and affidavits, and other materials demonstrate that there is no genuine issue as to any material fact and the moving party is entitled to judgment as a matter of law. Pa. R. Civ. P. 1035.2; *Strine v. Commonwealth*, 894 A.2d 733,737 (Pa. 2006); *Roche v. Ugly Duckling Car Sales, Inc.*, 879 A.2d 785, 789 (Pa. Super. 2005) (quotations and citations omitted). The burden of demonstrating the lack of any genuine issue of material fact falls upon the moving party, and, in ruling on the motion, the court must consider the record in the light most favorable to the non-moving party. *Id.* Summary judgment is only appropriate in those cases which are free and clear from doubt. *McConnaughey v. Building Components, Inc.*, 637 A.2d 1331, 1333 (Pa. Super. 1994).

However, where a motion for summary judgment has been supported with depositions, answers to interrogatories, or affidavits, the non-moving party may not rest on the mere allegations or denials in its pleadings. *Accu-Weather, Inc. v. Prospect Communications, Inc.*, 644 A.2d 1251, 1252 (Pa. Super. 1994). Rather, the non-moving party must, by affidavit, or in some other way provided for within the Rules of Civil Procedure, set forth specific facts showing that a genuine issue of material fact exists. *Id.* Furthermore, averments in a pleading to which a responsive pleading is required are admitted when not denied specifically or by necessary implication. Pa. R. C. P. 1029 (b). A general denial or demand of proof, except as provided by subdivision (c) and (e) of this rule shall have the same effect of an admission. *Id.*

In an action for mortgage foreclosure, the entry of summary judgment is proper if the mortgagor admits the mortgage is in default, that he has failed to pay interest on the obligation, and that the recorded mortgage is in the specified amount. *Bank of America, N.A. v. Gibson*, 102 A.3d 462, 464 (Pa. Super. 2014). A defendant's statements that he or she is without sufficient information to admit or deny plaintiff's statements regarding the principal and interest owed on a mortgage shall be deemed as admissions of those facts since, apart from the plaintiff, the defendant would be the only party who

would have sufficient knowledge on which to base a specific denial. *New York Guardian Mortgage Corp. v. Dietzel*, 524 A.2d 951, 952 (Pa. Super. 1987).

A holder of a mortgage has the right, upon default, to bring a foreclosure action or to sue on the bond accompanying the mortgage. *Cunningham v. McWilliams*, 714 A.2d 1054, 1056-7 (Pa. Super. 1998). The former is strictly an in rem proceeding, the purpose of which is to effect a judicial sale of the mortgaged property. *Rearick v. Elderton State Bank*, 97 A.3d 374, 383 (Pa. Super. 2014). In proceeding on the note or bond, the matter is in personam and the object is to obtain judgment against the obligor of the note. *Levitt v. Patrick*, 973 A.2d 581, 591 (Pa. Super. 2009). In the instant action Plaintiff is seeking an in rem judgment.

### DISCUSSION

Defendant contends that summary judgment is inappropriate because there were factual concerns about Plaintiff's calculation of mortgage payments and interest owed. In Defendant's Answer to Plaintiff's Second Amended Complaint in Mortgage Foreclosure, Defendant responded that they were without sufficient knowledge or information to form an opinion as to the truth of Plaintiff's allegations in the Complaint related to mortgage payments made and the amount due under the mortgage, including interest.

Plaintiff attached relevant loan documents to Plaintiff's Second Amended Complaint in Mortgage Foreclosure showing the Defendants' signed the Note and mortgage documents on September 25, 1985. Defendant cannot rely on her alleged lack of knowledge of the facts surrounding her own mortgage account. As the mortgager, Defendant is deemed to have knowledge regarding the specifics of the mortgage agreement into which she and her husband entered and whether or not they have satisfied their obligations under the agreement.

As noted above, Defendant has only generally denied the amount owed and has offered no evidence disputing this amount, even though Defendant should have record of payments made. A mortgager's general denial as to the amount owed in a pleading in mortgage foreclosure is considered an admission because the mortgager and the lender are the only entities that would have

sufficient information upon which to base a specific denial. ***First Wisconsin Trust Company v. Strausser***, 653 A.2d 688, 692 (Pa. Super. 1995). Therefore, this issue does not raise a factual concern.

The Defendant also alleges that there is a factual issue of how much interest Plaintiff may charge and Defendant contends that Plaintiff is unable to charge the amount of interest alleged in Paragraph 10 of Plaintiff's Second Amended Complaint in Mortgage Foreclosure because it is barred by the Doctrine of Laches.

The Doctrine of Laches must be pleaded in New Matter (Pa. R.C.P. 1030(a)), which was done in this case. The Doctrine of Laches bars relief when the pleading indicates a lack of due diligence in failing to institute an action and such action results in prejudice to another from the lapse of time. ***Commonwealth ex rel Baldwin v. Richard***, 751 A. 2d 647, 651 (Pa. 2000). The question of laches is factual and is determined by examining the circumstances of each case. ***Leedom v. Thomas***, 373 A. 2d 1329 (Pa. 1977).

In this case, the Defendants signed the mortgage and bond on September 25, 1985, and that interest on the bond began accruing on June 1, 1986, and the loan matured ten (10) years from that date, on June 1, 1996. Based on Plaintiff's version of these events, Plaintiff could have brought an action in mortgage foreclosure at any point since June 1, 1986 and Defendants were obligated to make full payment on the debt on or about June 1, 1996.

There does appear to be a genuine issue of material fact concerning whether the defense of laches is present in this case. Therefore, Plaintiff's Motion for Summary Judgment is Denied. Accordingly, the attached Order is entered.

#### ORDER OF COURT

AND NOW, this 2nd day of June, 2016, for the reasons set forth in the attached Opinion, the Motion for Summary Judgment filed by Plaintiff on January 7, 2016, is denied.

## 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., LITTELSTOWN, 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 Marilton, 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, PC.

**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, LITTLSTOWN, 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, LITTLSTOWN, 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

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**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.

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. 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. LEPP0**

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. Leppo

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 1100 South Northern Way  
York, PA 17402

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James W. Muller

Sheriff of Adams County

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6/17, 6/24 & 7/01

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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

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James W. Muller

Sheriff of Adams County

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6/17, 6/24 &amp; 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

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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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James W. Muller  
Sheriff of Adams County

www.adamscounty.us

6/17, 6/24 & 7/01



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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 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 LLOYD ANDREW HERSHEY, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Executrix: Hester A. Hershey, 989 Abbottstown Pike, Hanover, PA 17331

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

**ESTATE OF KEVIN W. LANE, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Dorothy A. Lane: c/o Barbara Jo Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

Attorney: Barbara Jo Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

**SECOND 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, Orttanna, 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

**THIRD 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 McKonley, Esq., 119 Baltimore Street, Hanover, PA 17331

