

ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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

Business Office – 117 BALTIMORE ST RM 305 GETTYSBURG PA 17325-2313. Telephone: (717) 334-1553

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

All rights reserved.

COURT OF COMMON PLEAS
ADAMS COUNTY

CIVIL ACTION LAW
Number 12-S-1429

OneWest Bank, FSB
v.

Joanne Richardson, known surviving heir of Howard M. Davies, deceased mortgagor and real owner, Arlene Davies Mangels, known surviving heir of Howard M. Davies, deceased mortgagor and real owner and All Unknown Surviving Heirs of Howard M. Davies, deceased mortgagor and real owner, Defendants

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

To: Joanne Richardson, known surviving heir of Howard M. Davies, deceased mortgagor and real owner, 1261 Matthew Drive, Huntingtown, Maryland 20639; Arlene Davies Mangels, known surviving heir of Howard M. Davies, deceased mortgagor and real owner, 15017 Whitegate Road, Silver Springs, Maryland 20905; All Unknown Surviving Heirs of Howard M. Davies, deceased mortgagor and real owner, 14 Trout Run Trail, Fairfield, Pennsylvania 17320.

Your house (real estate) at 14 Trout Run Trail, Fairfield, Pennsylvania 17320 is scheduled to be sold at Sheriff's Sale on July 18, 2014 at 10 a.m. at the Sheriff's Office of Adams County, Courthouse Room 4, 111-117 Baltimore Street, Gettysburg, PA 17325 to enforce the court judgment of \$174,335.42 obtained by OneWest Bank, FSB against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to OneWest Bank, FSB the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered.

You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS

EVEN IF THE SHERIFF'S SALE DOES
TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Donald Fennimore
Court Administrator
Adams County Courthouse
117 Baltimore Street
Gettysburg, Pennsylvania 17325
717-337-9846

ASSOCIATION DE LICENCIADOS
Donald Fennimore
Court Administrator
Adams County Courthouse
117 Baltimore Street
Gettysburg, Pennsylvania 17325
717-337-9846

McCabe, Weisberg and Conway, P.C.
By:
Terrence J. McCabe, Esq. - ID # 16496
Attorneys for Plaintiff
123 South Broad Street, Suite 1400
Philadelphia, Pennsylvania 19109
215-790-1010

4/17

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-366**BANK OF NEW YORK MELLON**
vs**WILLIAM L. ALBERT, BELINDA D. HARTMAN**

PROPERTY ADDRESS: 218 REBA DRIVE, NEW OXFORD, PA 17350
BY VIRTUE OF WRIT OF EXECUTION
No. 13-S-366
The Bank of New York Mellon f/k/a The Bank of New York as trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-11

v.
William L. Albert and Belinda D. Hartman

PROPERTY IN THE TOWNSHIP OF OXFORD TOWNSHIP, ADAMS COUNTY BEING PREMISES: 218 REBA DRIVE, NEW OXFORD, PA 17350
IMPROVEMENTS CONSIST OF: RESIDENTIAL DWELLING
Map and Parcel ID: 35J12-0214
JUDGMENT AMOUNT: \$380,834.43
SOLD AS THE PROPERTY OF: WILLIAM L. ALBERT & BELINDA D. HARTMAN
McCABE, WEISBERG & CONWAY, P.C.
123 SOUTH BROAD STREET, SUITE 1400, PHILADELPHIA, PA 19109
215-790-1010

No. 13-SU-349**WELLS FARGO BANK N.A.**
vs**DOUGLAS E. ALTHOFF, RAQUEL B. ALTHOFF**

PROPERTY ADDRESS: 144 PENN STREET, BIGLERVILLE, PA 17307
By virtue of Writ of Execution
No. 13-SU-349
Wells Fargo Bank, N.A.

vs.
Douglas E. Althoff, Raquel B. Althoff
144 Penn Street, Biglerville, PA 17307 (Biglerville Borough)
Parcel No. 05005-0017
Improvements thereon of Residential Dwelling
Judgment amount: \$145,267.99
ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 Sheffield Street, Suite 101, Mountainside, NJ 07092
908-233-8500

No. 10-SU-121**M&T BANK**
vs**MICHAEL E. APPLER**

PROPERTY ADDRESS: 29 MAIN STREET, McSHERRYSTOWN, PA 17344
BY VIRTUE OF A WRIT OF EXECUTION, Adams County
No. 2010-SU-121
M&T Bank s/b/m Manufacturers and Traders Trust Company
vs.

Michael E. Appler
PROPERTY IN THE BOROUGH OF McSHERRYSTOWN, ADAMS COUNTY, PENNSYLVANIA
BEING PREMISES: 29 MAIN STREET, McSHERRYSTOWN, PA 17344
IMPROVEMENTS CONSIST OF: RESIDENTIAL DWELLING SOLD AS THE PROPERTY OF MICHAEL APPLER
TAX I.D. #: 28-002-00081-000
JUDGMENT AMOUNT: \$60,176.45
McCABE, WEISBERG & CONWAY, P.C.
123 SOUTH BROAD STREET, SUITE 2080, PHILADELPHIA, PA 19109
215-790-1010

No. 13-SU-1322**U.S. BANK NATIONAL ASSOCIATION**
AS TRUSTEE FOR JP ALT 2006-S4
vs**SHAWN M. AULT**

PROPERTY ADDRESS: 111 HANOVER STREET, NEW OXFORD, PA 17350
By virtue of a Writ of Execution
No. 13-S-1322
U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR JP ALT 2006-S4
v.
SHAWN M. AULT
owner(s) of property situate in the NEW OXFORD BOROUGH, Adams County, Pennsylvania, being 111 HANOVER STREET, NEW OXFORD, PA 17350-1605
Parcel No. 34005-0153A--000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$177,989.20
Attorneys for Plaintiff
Phelan Hallinan, LLP

No. 13-SU-1325**SABR MORTGAGE LOAN 2008-1 REO**
SUBSIDIARY-1 LLC, BY ITS
SERVICER, OCWEN
vs**DAVID H. BAILEY**

PROPERTY ADDRESS: 2871 EMMITSBURG ROAD, GETTYSBURG, PA 17325
BY VIRTUE OF WRIT OF EXECUTION
No. 13-SU-1325
SABR MORTGAGE LOAN 2008-1 REO SUBSIDIARY-1 LLC, BY ITS SERVICER, OCWEN LOAN SERVICING, LLC
vs.
DAVID H. BAILEY

JUDGMENT AMOUNT: \$100,365.74

PROPERTY ADDRESS: 2871 Emmitsburg Road, Gettysburg, PA 17325
PARCEL ID NUMBER: 09E16-0063-000
ALL that tract of land lying and situate in Cumberland Township, Adams County, Pennsylvania, with improvements thereon consisting of Residential Real Estate.
STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976
215-572-8111

No. 13-SU-1076**FEDERAL NATIONAL MORTGAGE**
ASSOCIATION
vs**SUSAN MARIE BEHN, WILLIAM**
STEVE BEHN

PROPERTY ADDRESS: 889 TANEYTOWN ROAD, GETTYSBURG, PA 17325
BY VIRTUE OF WRIT OF EXECUTION
No. 13-SU-1076
Federal National Mortgage Association
v.

Susan Marie Behn and William Steve Behn
PROPERTY IN CUMBERLAND TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA.
BEING PREMISES: 889 TANEYTOWN ROAD, GETTYSBURG, PA 17325, ADAMS COUNTY, PA.
IMPROVEMENTS CONSIST OF: RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$228,297.07
Map and Parcel ID: 09F15-0012
SOLD AS THE PROPERTY OF SUSAN BEHN AND WILLIAM BEHN
McCABE, WEISBERG & CONWAY, P.C.
123 SOUTH BROAD STREET, SUITE 1400, PHILADELPHIA, PA 19109
215-790-1010

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

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

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

James Muller
Sheriff of Adams County
www.adamscounty.us

4/17, 25 & 5/2

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 12-SU-907**JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs

BARBARA A. BLACK, MICHAEL E. BLACK, CHRISTINA M. HISE

PROPERTY ADDRESS: 63 LOCUST DRIVE, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution
No. 12-SU-907

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

BARBARA A. BLACK, MICHAEL E. BLACK, CHRISTINA M. HISE

owner(s) of property situate in the UNION TOWNSHIP, Adams County, Pennsylvania, being 63 LOCUST DRIVE, LITTLESTOWN, PA 17340-9710
Parcel No. 151170024000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$266,799.66

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-1104**CITIMORTGAGE, INC.**

vs

BRANDON J. BOWLUS, LEANNE M. BOWLUS

PROPERTY ADDRESS: 10464 GOLF COURSE ROAD, FAYETTEVILLE, PA 17222

By virtue of a Writ of Execution

No. 13-SU-1104

CITIMORTGAGE, INC.

v.

BRANDON J. BOWLUS a/k/a

BRANDON BOWLUS, LEANNE M.

BOWLUS

owner(s) of property situate in FRANKLIN TOWNSHIP, Adams County, Pennsylvania, being 10464 GOLF COURSE ROAD, FAYETTEVILLE, PA 17222-8308

Parcel No. 12A09-0043---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$141,773.69

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 11-SU-1609**WELLS FARGO BANK NA**

vs

SHEILA L. BRIGGS, ARTHUR W. BRIGGS JR.

PROPERTY ADDRESS: 27 MAPLE STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution

No. 11-S-1609

Wells Fargo Bank, N.A.

vs.

Sheila L. Briggs, Arthur W. Briggs Jr.

27 Maple Street, Gettysburg, PA 17325

The Borough of Boonerville (Formerly Mt. Pleasant Township)

Parcel No. 06-005-0068

Improvements thereon of Residential Dwelling

Judgment Amount: \$204,848.91

ZUCKER, GOLDBERG & ACKERMAN,

LLC, 200 Sheffield Street, Suite 101

Mountainside, NJ 07092

908-233-8500

No. 13-SU-1575**NATIONSTAR MORTGAGE, LLC**

vs

ADRIAN C. BUCCHIONI

PROPERTY ADDRESS: 20 E WELL

DRIVE, EAST BERLIN, PA 17316

By virtue of Writ of Execution

No. 13-SU-1575

NATIONSTAR MORTGAGE, LLC

vs.

ADRIAN C. BUCCHIONI

20 Ewell Drive, East Berlin, PA 17316

Parcel No: 36.102-0048-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$191,840.07

Attorneys for Plaintiff

KML Law Group, P.C.

No. 13-SU-1274**PHH MORTGAGE CORPORATION****f/k/a PHH MORTGAGE SERVICES**

vs

DALE F. CARR III, WANDA L. CARR

PROPERTY ADDRESS: 20 YORK

SPRINGS-IDAVILLE ROAD a/k/a

20 IDAVILLE YORK SPRINGS ROAD,

IDAVILLE, PA 17337

By virtue of a Writ of Execution

No. 13-SU-1274

PHH MORTGAGE CORPORATION f/k/a

PHH MORTGAGE SERVICES

v.

DALE F. CARR III, WANDA L. CARR

owner(s) of property situate in

HUNTINGTON TOWNSHIP, Adams

County, Pennsylvania, being 20 YORK

SPRINGS-IDAVILLE ROAD a/k/a 20

IDAVILLE YORK SPRINGS ROAD,

IDAVILLE, PA 17337

Parcel No. 22G03-0080---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$98,812.75

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 10-SU-2606**BANK OF NEW YORK MELLON****TRUST COMPANY NA**

vs

BRIAN Z. COLDSMITH

PROPERTY ADDRESS: 34 MCGINLEY

DRIVE, FAIRFIELD, PA 17320

By virtue of A Writ of Execution

No. 2010-S-2606

The Bank of New York Mellon Trust

Company, National Association as

Grantor Trustee of the Protium Master

Grantor Trust

v.

Brian Z. Coldsmith

34 McGinley Drive, Fairfield, PA 17320

Fairfield Borough

Parcel No. 11007-0020

Improvements thereon: Residential

Dwelling

Judgment Amount: \$195,834.49

Attorneys for Plaintiff

Stern & Eisenberg, PC, 1581 Main

Street, Suite 200, The Shops at Valley

Square, Warrington, PA 18976

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

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

4/17, 25 & 5/2

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 12-SU-1668**BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK**

vs.

ALLEN S. COMPTON, AMY L. COMPTON

PROPERTY ADDRESS: 385 MONTCLAIR ROAD, GETTYSBURG, PA 17325

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

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-20

vs.

Allen S. Compton, Amy L. Compton owners of property situate in the TOWNSHIP OF STRABAN, Adams County, Pennsylvania, 385 Montclair Road, Gettysburg, PA 17325
Parcel No. 38G13-0080E-000
Improvements thereon: RESIDENTIAL SINGLE FAMILY DWELLING
Judgment Amount: \$308,050.28
Attorneys for Plaintiff: Parker McCay, PA, 9000 Midlantic Drive, Suite 300, P.O. Box 5054, Mount Laurel, New Jersey 08054

No. 13-SU-981**GREEN TREE SERVICING, LLC**

vs.

JEANNETTE H. COOK, THOMAS S. COOK

PROPERTY ADDRESS: 930 JOHNSON DRIVE, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 13-S-981

GREEN TREE SERVICING LLC

v.

JEANNETTE H. COOK, THOMAS S. COOK

owner(s) of property situate in MT. JOY TOWNSHIP, Adams County, Pennsylvania, being 930 JOHNSON DRIVE, GETTYSBURG, PA 17325-8903
Parcel No. 30109-0062---000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$272,096.54

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-305**WELLS FARGO BANK, N.A.**

vs.

KEITH A. CRAWMER, WENDY M. CRAWMER

PROPERTY ADDRESS: 10 FRONT STREET, McSHERRYSTOWN, PA 17344

By virtue of a Writ of Execution

No. 13-SU-305

WELLS FARGO BANK, N.A.

v.

WENDY M. CRAWMER, KEITH A. CRAWMER

owner(s) of property situate in McSHERRYSTOWN BOROUGH, Adams County, Pennsylvania, being 10 FRONT STREET, McSHERRYSTOWN, PA 17344-2110

Parcel No. 28002-0258---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$123,193.83

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 12-SU-988**BANK OF AMERICA NA**

vs.

STACY CREGGER, TROY CREGGER

PROPERTY ADDRESS: 40 SPRING TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution

No. 12-S-988

BANK OF AMERICA, N.A.,

SUCCESSOR BY MERGER TO BAC

HOME LOANS SERVICING, LP f/k/a

COUNTRYWIDE HOME LOANS

SERVICING, LP

vs.

STACY CREGGER & TROY CREGGER

40 Spring Trail, Fairfield, PA 17320

Parcel No: 43-023-0104 (Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$310,487.30

Attorneys for Plaintiff

KML Law Group, P.C.

No. 13-SU-1523**PNC BANK, NATIONAL ASSOCIATION**

vs.

ALMA J.L. CROMWELL

PROPERTY ADDRESS: 20 WEST KING STREET, LITTLESTOWN, PA 17340

By virtue of Writ of Execution

No. 13-S-1523

PNC BANK, NATIONAL ASSOCIATION,

SUCCESSOR BY MERGER TO THE

NATIONAL CITY BANK, SUCCESSOR

BY MERGER TO NATIONAL CITY

MORTGAGE, A DIVISION OF

NATIONAL CITY BANK OF INDIANA

vs.

ALMA J.L. CROMWELL

20 West King Street, Littlestown, PA

17340

Parcel No: 27-008-0251-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$109,176.49

Attorneys for Plaintiff

KML Law Group, P.C.

No. 13-SU-155**BANK OF AMERICA NA**

vs.

JOSHUA B. CULVER

PROPERTY ADDRESS: 60 GALAXY DRIVE, HANOVER, PA 17331

By virtue of Writ of Execution

No. 13-S-155

BANK OF AMERICA, N.A.,

SUCCESSOR BY MERGER TO BAC

HOME LOANS SERVICING, LP f/k/a

COUNTRYWIDE HOME LOANS

SERVICING, LP

vs.

JOSHUA B. CULVER

60 Galaxy Drive, Hanover, PA 17331

Parcel No: 08-023-0066 (Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$168,283.76

Attorneys for Plaintiff

KML Law Group, P.C.

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

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

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

James Muller
Sheriff of Adams County

www.adamscounty.us

4/17, 25 & 5/2

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-356**BANK OF AMERICA, N.A.**

vs

WILLIAM D. CUSTER, PATRICIA V. CUSTER

PROPERTY ADDRESS: 39 SKI RUN TRAIL, FAIRFIELD, PA 17320

By virtue of a Writ of Execution

No. 13-SU-356

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP f/k/a COUNTRYWIDE HOME LOANS SERVICING, LP

v.

WILLIAM D. CUSTER, PATRICIA V. CUSTER owner(s) of property situate in the CARROLL VALLEY BOROUGH, Adams County, Pennsylvania, being 39 SKI RUN TRAIL, FAIRFIELD, PA 17320-8535

PARCEL NO. 43006-0095---000

(ACREAGE OR STREET ADDRESS)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$206,395.49

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-754**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

vs

ROBIN L. DANFELT

PROPERTY ADDRESS: 631 WEST KING STREET, ABBOTTSTOWN, PA 17301

BY VIRTUE OF A WRIT OF EXECUTION
Number: 13-S-754

Federal National Mortgage Association

v.

Robin L. Danfelt

PROPERTY IN THE BOROUGH OF ABBOTTSTOWN, ADAMS COUNTY AND PENNSYLVANIA. BEING PREMISES: 631 WEST KING STREET, ABBOTTSTOWN, PA 17301

IMPROVEMENTS CONSIST OF: RESIDENTIAL DWELLING SOLD AS THE PROPERTY OF: ROBIN DANFELT
TAX I.D. #: 01003-0002

JUDGMENT AMOUNT: \$246,830.23
McCABE, WEISBERG & CONWAY, P.C.,
123 SOUTH BROAD STREET, SUITE
1400, PHILADELPHIA, PA 19109
215-790-1010

No. 13-SU-1538**NATIONSTAR MORTGAGE, LLC**

vs

GERALD J. DORI III

PROPERTY ADDRESS: 6 OXFORD COURT, NEW OXFORD, PA 17350

By virtue of Writ of Execution

No. 2013-S-1538

NATIONSTAR MORTGAGE, LLC

vs.

GERALD J. DORI III

6 Oxford Court, New Oxford, PA 17350

Parcel No: 34.005-0184A--028

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$124,194.73

Attorneys for Plaintiff

KML Law Group, P.C.

No. 13-SU-1481**GREEN TREE SERVICING, LLC**

vs

MELVIN V. FILLMAN

PROPERTY ADDRESS: 2909 OXFORD ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution

No. 2013-SU-0001481

GREEN TREE SERVICING LLC

vs.

MELVIN V. FILLMAN

2909 Oxford Road, New Oxford, PA

17350

Parcel No: 40-108-0030-00

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$227,686.89

Attorneys for Plaintiff

KML Law Group, P.C.

No. 12-SU-719**US BANK NATIONAL ASSOCIATION**

vs

MICHAEL K. FYOCK JR.

PROPERTY ADDRESS: 44 FRIENDSHIP LANE, GETTYSBURG, PA 17325

By virtue of Writ of Execution

No. 12-SU-719

US Bank National Association, as

Trustee for Citigroup Mortgage Loan

Trust Inc., Asset-Backed Pass-Through

Certificates, Series 2005-WF2

vs.

Michael K. Fyock Jr.

44 Friendship Lane, Gettysburg, PA

17325 (Cumberland Township)

Parcel No. 09-E13-0264

Improvements thereon of Residential

Dwelling

Judgment Amount: \$306,171.95

ZUCKER, GOLDBERG & ACKERMAN,

LLC, 200 Sheffield Street, Suite 101,

Mountainside, NJ 07092

908-233-8500

No. 09-SU-744**JPMORGAN CHASE BANK
NATIONAL ASSOCIATION**

vs

YANET A. GARCIA, IVLSON**MORALES-LUCIANO**

PROPERTY ADDRESS: 20 PINE LANE,
NEW OXFORD, PA 17350

By virtue of a Writ of Execution

No. 2009-SU-0000744

JPMORGAN CHASE BANK, NATIONAL

ASSOCIATION s/b/m CHASE HOME

FINANCE LLC, s/b/m TO CHASE

MANHATTAN MORTGAGE

CORPORATION

v.

YANET A. GARCIA a/k/a YANET A.

GARCIA-ALVARADO IVLSON

MORALES-LUCIANO

owner(s) of property situate in OXFORD

TOWNSHIP, Adams County,

Pennsylvania, being 20 PINE LANE,

NEW OXFORD, PA 17350-9562

Parcel No. 35008-0126---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$177,846.63

Attorneys for Plaintiff

Phelan Hallinan, 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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

4/17, 25 & 5/2

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-698**WELLS FARGO BANK NA**

vs.

**CHRISTOPHER L. GARMAN,
RICHELLE GARMAN**

PROPERTY ADDRESS: 95 COUNTRY CLUB ROAD, ABBOTTSTOWN, PA 17301

By virtue of Writ of Execution

No. 13-SU-698

Wells Fargo Bank, NA

vs.

Christopher Garman, Richelle Garman
95 Country Club Road, Abbottstown,
PA 17301 (Borough of Abbottstown)
Parcel No. 01-004-0073-000
Improvements thereon of Residential
Dwelling

Judgment Amount: \$112,768.48

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

No. 12-SU-374**WELLS FARGO BANK NA**

vs.

**KIMBERLY A. GILBERT, JEREMY
GILBERT**

PROPERTY ADDRESS: 2496 OLD ROUTE 30, ORRTANNA, PA 17353

By virtue of Writ of Execution

No. 12-SU-374

Wells Fargo Bank, NA

vs.

Kimberly A. Gilbert, Jeremy Gilbert
2496 Old Route 30, Orrtanna, PA 17353
(Franklin Township)
Parcel No. 12-B10-0042
Improvements thereon of Residential
Dwelling

Judgment Amount: \$136,035.96

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

No. 13-SU-700**U.S. BANK NATIONAL ASSOCIATION**

vs.

**DAVID J. GRANGER, NICOLE L.
GRANGER**

PROPERTY ADDRESS: 5324 CARLISLE PIKE, NEW OXFORD, PA 17350

By virtue of Writ of Execution

No. 13-SU-700

U.S. BANK NATIONAL ASSOCIATION
(TRUSTEE FOR PENNSYLVANIA

HOUSING FINANCE AGENCY,
PURSUANT TO A TRUST INDENTURE
DATED AS OF APRIL 1, 1982)

vs.

DAVID J. GRANGER and NICOLE L.
GRANGER

5324 Carlisle Pike, New Oxford, PA
17350

Parcel No: 36.001-0034

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$107,551.22

Attorneys for Plaintiff

KML Law Group, P.C.

No. 13-SU-1344**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

GREGORY D. HALLER

PROPERTY ADDRESS: 1670 IRON

SPRINGS ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution

No. 13-SU-1344

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION

v.

GREGORY D. HALLER

owner(s) of property situate in

HAMILTONBAN TOWNSHIP, Adams

County, Pennsylvania, being 1670 IRON

SPRINGS ROAD, FAIRFIELD, PA

17320-9782

Parcel No. 18B16-0095---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$186,353.57

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-1404**PHH MORTGAGE CORPORATION**

vs.

DEENA K. HILL

PROPERTY ADDRESS: 829 COMPANY
FARM ROAD, ASPERS, PA 17304

By virtue of a Writ of Execution

No. 13-SU-1404

PHH MORTGAGE CORPORATION

v.

DEENA K. HILL

owner(s) of property situate in TYRONE

TOWNSHIP, Adams County,

Pennsylvania, being 829 COMPANY

FARM ROAD, ASPERS, PA 17304-9434

Parcel No. 40H06-0003A---OOO

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$149,614.15

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-1369**JPMC SPECIALTY MORTGAGE LLC**

vs.

PAUL L. HUFF JR.

PROPERTY ADDRESS: 6 VIOLET

TRAIL, FAIRFIELD, PA 17320

By virtue of a Writ of Execution

No. 13-SU-1369

JPMC SPECIALTY MORTGAGE LLC
v.

PAUL L. HUFF JR.

owner(s) of property situate in the
CARROLL VALLEY BOROUGH, Adams

County, Pennsylvania, being 6 VIOLET

TRAIL, FAIRFIELD, PA 17320-8259

Parcel No. 43002-0023---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$115,776.94

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 11-SU-773**US BANK NATIONAL ASSOCIATION**

vs.

CONNIE HUGHES

PROPERTY ADDRESS: 649 3RD

STREET, HANOVER, PA 17331

By virtue of Writ of Execution

No. 11-S-773

US Bank National Association, as

Trustee for Citigroup Mortgage Loan

Trust 2006-WFHE4, Asset-Backed

Pass-Through Certificates, Series 2006-

WFHE4

vs.

Roy L. Hughes, Deceased, Connie

Hughes, 649 3rd Street, Hanover, PA

17331 (Conewago Township)

Parcel No. 01-08-008-0137

Improvements thereon of Residential

Dwelling

Judgment Amount: \$170,484.54

ZUCKER, GOLDBERG & ACKERMAN,

LLC, 200 Sheffield Street, Suite 101,

Mountainside, NJ 07092

908-233-8500

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

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

4/17, 25 & 5/2

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-569**SUNTRUST MORTGAGE, INC.**

vs

ZACHARIAS T. JAMES, CAMILLE CLARKE-JAMES

PROPERTY ADDRESS: 20 WHITE PINE DRIVE, ORRTANNA, PA 17353

By virtue of Writ of Execution

No. 13-SU-569

SUNTRUST MORTGAGE, INC.

vs.

ZACHARIAS T. JAMES, CAMILLE CLARKE-JAMES, 20 WHITE PINE DRIVE, ORRTANNA, PA 17353 FRANKLIN TOWNSHIP PARCEL NO.: (12)-B09-0038L IMPROVEMENTS THEREON: RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$302,366.08 ATTORNEYS FOR PLAINTIFF POWERS, KIRN & JAVARDIAN, LLC

No. 13-SU-744**PHH MORTGAGE CORPORATION**

vs

JAIME P. JOHANSSON

PROPERTY ADDRESS: 59 DIANA DRIVE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution

No. 13-SU-744

PHH MORTGAGE CORPORATION

vs.

JAIME P. JOHANSSON

owner(s) of property situate in the READING TOWNSHIP, Adams County, Pennsylvania, being 59 DIANA DRIVE, NEW OXFORD, PA 17350-9671

Parcel No. 36J08-0056---000

(Acreage or street address)

Improvements thereon: Mobile Home

Judgment Amount: \$89,624.39

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-112**WELLS FARGO BANK NA**

vs

KENNETH L. LAWRENCE

PROPERTY ADDRESS: 243 FORREST

DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution

No. 13-S-112

Wells Fargo Bank, N.A.

vs.

Kenneth L. Lawrence, 243 Forrest Drive, Gettysburg, PA 17325 (Mount Joy Township)

Parcel No. 31-006-0035

Improvements thereon of Residential Dwelling

Judgment Amount: \$136,459.47

ZUCKER, GOLDBERG & ACKERMAN,

LLC, 200 Sheffield Street, Suite 101,

Mountainside, NJ 07092

908-233-8500

No. 13-SU-1252**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST**

vs

MELANIE E. LITTLE-HEFFNER, RAY A. HEFFNER

PROPERTY ADDRESS: 2061

SHIPPENSBURG ROAD, BIGLERVILLE,

PA 17307

BY VIRTUE OF A WRIT OF EXECUTION

NO. 13-S-1252

U.S. Bank National Association, as

Trustee for J.P. Morgan Mortgage Trust

2006-S1

vs.

Melanie E. Little-Heffner a/k/a Melanie

E. Heffner and Ray A. Heffner

PROPERTY IN THE MENALLEN

TOWNSHIP, ADAMS COUNTY,

PENNSYLVANIA BEING PREMISES:

2061 SHIPPENSBURG ROAD,

BIGLERVILLE, PA 17307

IMPROVEMENTS CONSIST OF:

RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF:

MELANIE LITTLE-HEFFNER

JUDGMENT AMOUNT: \$126,264.21

Map and Parcel ID: 29B05-0023

McCABE, WEISBERG & CONWAY, P.C.

123 SOUTH BROAD STREET, SUITE

1400, PHILADELPHIA, PA 19109

215-790-1010

No. 13-SU-1268**US BANK NATIONAL ASSOCIATION**

vs

SCOTT A. LIVINGSTON, COREEN M. LIVINGSTON

PROPERTY ADDRESS: 4 PLEASANT

STREET, NEW OXFORD, PA 17350

By virtue of a Writ of Execution

No. 13-S-1268

US BANK NATIONAL ASSOCIATION,

AS TRUSTEE FOR STRUCTURED

ASSET SECURITIES CORPORATION,

MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2006-EQ1

vs.

SCOTT A. LIVINGSTON, COREEN M.

LIVINGSTON, owner(s) of property

situate in NEW OXFORD BOROUGH,

Adams County, Pennsylvania, being

4 PLEASANT STREET, NEW OXFORD,

PA 17350-1616

Parcel No. 34008-0013---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$161,874.28

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-1020**ONEWEST BANK, FSB**

vs

RICHARD B. LONG

PROPERTY ADDRESS: 54 MAPLE

DRIVE, HANOVER, PA 17331

BY VIRTUE OF A WRIT OF EXECUTION

Adams County Number: 13-S-1020

OneWest Bank, FSB

vs.

Richard B. Long

PROPERTY IN THE TOWNSHIP OF

CONEWAGO, COUNTY OF ADAMS

AND COMMONWEALTH OF

PENNSYLVANIA.

BEING PREMISES: 54 MAPLE DRIVE,

HANOVER, PA 17331

PARCEL NO. 08021-0022C

IMPROVEMENTS CONSIST OF:

RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF:

RICHARD B. LONG & HELEN LONG

JUDGMENT AMOUNT: \$132,817.08

McCABE, WEISBERG & CONWAY, P.C.

123 SOUTH BROAD STREET, SUITE

1400, PHILADELPHIA, PA 19109

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

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

4/17, 25 & 5/2

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 10-SU-1927**BANK OF NEW YORK MELLON TRUST COMPANY NA**

vs

BUDDY LOVELL

PROPERTY ADDRESS: 6 ASH DRIVE, LITTLESTOWN, PA 17340
BY VIRTUE OF A WRIT OF EXECUTION
Adams County Number: 10-S-1927
THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE HOLDERS OF THE MLMI SURF TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-BC4

v.

Buddy Lovell

PROPERTY IN THE BONNEAUVILLE BOROUGH, ADAMS COUNTY, PENNSYLVANIA
BEING PREMISES: 6 ASH DRIVE, LITTLESTOWN, PA 17340
IMPROVEMENTS CONSIST OF: LOT SOLD AS THE PROPERTY OF: BUDDY LOVELL
PARCEL NO. 06-010-0008
JUDGMENT AMOUNT: \$174,248.02
McCABE, WEISBERG & CONWAY, P.C.
123 SOUTH BROAD STREET, SUITE 1400, PHILADELPHIA, PA 19109
215-790-1010

No. 13-SU-1345**WEST COAST REALTY SERVICES, INC.**

vs

SARANNE McCULLOUGH

PROPERTY ADDRESS: 21 McCLELLAN DRIVE, EAST BERLIN, PA 17316
BY VIRTUE OF A WRIT OF EXECUTION
NO. 13-SU-1345
West Coast Servicing, Inc.

v.

SARANNE McCULLOUGH

ALL THAT CERTAIN LOT OF LAND SITUATE IN READING TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 21 McClellan Drive, (Reading Township), East Berlin, PA 17316
PARCEL NUMBER: 36-105-0072
IMPROVEMENTS: Residential Property
JUDGMENT AMOUNT \$32,996.06
ATTORNEY FOR PLAINTIFF
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

No. 13-SU-239**U.S. BANK NATIONAL ASSOCIATION vs****LAURA M. MICHAEL, RICHARD K. MICHAEL**

PROPERTY ADDRESS: 105 COLORADO AVENUE, LITTLESTOWN, PA 17340
BY VIRTUE OF A WRIT OF EXECUTION
NO. 13-SU-239

U.S. Bank, National Association, as Trustee for C-BASS 2007-CB2 Trust, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB2

v.

LAURA MICHAEL, RICHARD K. MICHAEL

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF LITTLESTOWN, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 105 Colorado Avenue, Littlestown, PA 17340

PARCEL NUMBER: 01-27-007-0140-00-000

IMPROVEMENTS: Residential Property
JUDGMENT AMOUNT: \$318,998.30

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400, pleadings@udren.com

No. 13-SU-637**WELLS FARGO BANK NA**

vs

BRENDA L. MOHNEY

PROPERTY ADDRESS: 6167 OLD HARRISBURG ROAD, YORK SPRINGS, PA 17372

By virtue of a Writ of Execution

No. 13-S-637

WELLS FARGO BANK, N.A.

v.

BRENDA L. MOHNEY a/k/a BRENDA MOHNEY, owner(s) of property situate in HUNTINGTON TOWNSHIP, Adams County, Pennsylvania, being 6167 OLD HARRISBURG ROAD, YORK SPRINGS, PA 17372-9550

Parcel No. 22105-0071---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$180,351.47

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 12-SU-560**CITIFINANCIAL SERVICES INC.**

vs

WILLIAM D. NEWTON

PROPERTY ADDRESS: 949 HERRS RIDGE ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution

No. 12-S-560

CITIFINANCIAL SERVICES, INC.

v.

WILLIAM D. NEWTON, owner(s) of property situate in the CUMBERLAND TOWNSHIP, ADAMS County, Pennsylvania, being 949 HERRS RIDGE ROAD, GETTYSBURG, PA 17325-8402
Parcel No. 09F12-0107---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$137,899.40
Attorneys for Plaintiff
Phelan Hallinan, LLP

No. 13-SU-658**JPMORGAN CHASE BANK, N.A.**

vs

LISA J. PIERCE, MARK A. ZUCCONI

PROPERTY ADDRESS: 3285 BIGLERVILLE ROAD, BIGLERVILLE, PA 17307

BY VIRTUE OF A WRIT OF EXECUTION
NO. 13-S-658

JPMorgan Chase Bank, National Association

v.

Lisa J. Pierce and Mark A. Zucconi
Property in Butler Township, Adams County, Pennsylvania.

BEING PREMISES: 3285 Biglerville Road, Biglerville, PA 17307

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: Mark A.

Zucconi and Lisa J. Pierce

Map and Parcel ID: 07F08-0073C

JUDGMENT AMOUNT: \$212,575.73

McCABE, WEISBERG AND CONWAY,

P.C., 123 SOUTH BROAD STREET,

SUITE 1400, PHILADELPHIA, PA 19109

215-790-1010

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

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

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

James Muller
Sheriff of Adams County

www.adamscounty.us

4/17, 25 & 5/2

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-506**THE BANK OF NEW YORK MELLON
vs****PEYTON L. POOL SR, BRENDA K.
POOL**

PROPERTY ADDRESS: 81 FAWN HILL ROAD, HANOVER, PA 17331
BY VIRTUE OF A WRIT OF EXECUTION
NO. 13-SU-506

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 Bear Stearns Asset-Backed Securities, Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-2

v.
Peyton L. Pool Sr. and Brenda K. Pool
PROPERTY IN THE BERWICK TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA BEING PREMISES 81 FAWN HILL ROAD, HANOVER, PA 17331

IMPROVEMENTS CONSIST OF:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$583,239.94

SOLD AS THE PROPERTY OF:

PEYTON POOL & BRENDA POOL
Map and Parcel ID: 04-L11-0244
McCABE, WEISBERG & CONWAY, P.C.
123 SOUTH BROAD STREET, SUITE 1400, PHILADELPHIA, PA 19109
215-790-1010

No. 13-SU-1393**WILMINGTON SAVINGS FUND
SOCIETY, FSB, ET AL.****vs
MICHAEL REDMOND JR., STACY J.
COPENHAVER**

PROPERTY ADDRESS: 21 NORTH JOHNAMAC COURT, LITTLSTOWN, PA 17340

By virtue of Writ of Execution
No. 2013-SU-1393

Wilmington Savings Fund Society, FSB, Not its Individual Capacity But Solely as Trustee of the Primestar-H Fund I Trust c/o Statebridge Company, LLC
vs.

Michael Redmond Jr. and Stacy J. Copenhaver a/k/a Stacy J. Redmond 21 North Johnamac Court, Littlestown, PA 17340, situate in the Borough of Littlestown, Adams County, Pennsylvania
Parcel No. 27-004-0018

Improvements thereon consist of Residential Real Estate
Judgment Amount: \$179,007.43
Attorneys for Plaintiff
Stern & Eisenberg, PC, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976

No. 12-SU-1537**BANK OF NEW YORK MELLON
vs****JEFFREY WADE RHOTEN**

PROPERTY ADDRESS: 105 HILL ROAD, HANOVER, PA 17331

By virtue of a Writ of Execution
No. 2012-SU-1537

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13

vs.

Jeffrey W. Rhoten, owners of property situate in the TOWNSHIP OF MT.

PLEASANT, Adams County, Pennsylvania, 105 Hill Road, Hanover, PA 17331

Parcel No. 32J13-0057J-000

Improvements thereon: RESIDENTIAL SINGLE FAMILY DWELLING

Judgment Amount: \$101,928.12

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

No. 13-SU-1524**WELLS FARGO BANK, N.A.**

vs

**TIFFANI M. RUGGERIE, DONALD
JAMES RUGGERIE JR.**

PROPERTY ADDRESS: 111 CREST VIEW DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution

No. 13-S-1524

WELLS FARGO BANK, N.A.

v.

TIFFANI M. RUGGERIE, DONALD J. RUGGERIE JR., owner(s) of property situate in READING TOWNSHIP, Adams County, Pennsylvania, being 111 CREST VIEW DRIVE, EAST BERLIN, PA 17316-9579

Parcel No. 36L08-0146---000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$203,445.81

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-468**WELLS FARGO BANK NA
vs****HOLLY MARIE SCHAFFER**

PROPERTY ADDRESS: 229 SOUTH COLUMBUS AVENUE, LITTLSTOWN, PA 17340

By virtue of Writ of Execution

No. 13-SU-468

Wells Fargo Bank, N.A.

vs.

Holly M. Schaffer
229 South Columbus Avenue,
Littlestown, PA 17340 (Borough of Littlestown)

Parcel No. 27-013-0045-000

Improvements thereon of Residential Dwelling

Judgment amount \$163,814.97

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

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

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

4/17, 25 & 5/2

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-719**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs.

STEVEN E. SCHLOSSER, ERIN R. SCHLOSSER

PROPERTY ADDRESS: 360 SHIPPENSBURG ROAD, BIGLERVILLE, PA 17307

By virtue of Writ of Execution
No. 2013-S-719

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

Steven E. Schlosser and Erin R. Schlosser, Defendants

Defendant's Property Address: 360 Shippensburg Road, Biglerville, PA 17307

Township or Borough: Menallen Township

Parcel No.: 29-C07-0004B
Improvements Thereon: Residential Dwelling

Judgment Amount: \$238,329.47
Attorneys for Plaintiff:

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

No. 13-SU-845**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs.

JAMES E. SHAFFER, MELISSA K. SHAFFER

PROPERTY ADDRESS: 15 SHAFFER LANE, FAIRFIELD, PA 17320

By virtue of Writ of Execution
No. 2013-S-845

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

James E. Shaffer and Melissa K. Shaffer, Defendants

Defendant's Property Address: 15 Shaffer Lane, Fairfield, PA 17320

Township or Borough: Hamiltonban Township

Parcel No.: 18-B14-0030A
Improvements Thereon: Residential Dwelling

Judgment Amount: \$62,592.04
Attorneys for Plaintiff:

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

No. 13-SU-1192**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.

TRACY M. SHERMAN, CHERYL A. SHERMAN

PROPERTY ADDRESS: 1005 IRISHTOWN ROAD, NEW OXFORD, PA 17350

By virtue of a Writ of Execution
No. 13-S-1192

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
v.

TRACY M. SHERMAN, CHERYL A. SHERMAN, owner(s) of property situate in OXFORD TOWNSHIP, Adams County, Pennsylvania, being 1005 IRISHTOWN ROAD, NEW OXFORD, PA 17350-9542

Parcel No. 35J12-0105---000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$141,428.93

Attorneys for Plaintiff
Phelan Hallinan, LLP

No. 13-SU-1023**WELLS FARGO BANK, N.A.**

vs.

BARBARA A. SMITH, JOHN C. BALEK, ROBERT L. BALEK, ROSEMARY F. KIRCH, JOYCE H. WEAVER

PROPERTY ADDRESS: 1880 STONEY POINT ROAD, EAST BERLIN, PA 17316

By virtue of a Writ of Execution
No. 13-S-1023

WELLS FARGO BANK, N.A.
v.

BARBARA A. SMITH, in her capacity as Co-Executor and Devisee of the Estate of JOSEPH F. BALEK; ROBERT L. BALEK, in his capacity as Co-Executor and Devisee of the Estate of JOSEPH F. BALEK; ROSEMARY F. KIRCH, in her capacity as Devisee of the Estate of JOSEPH F. BALEK; JOYCE H. WEAVER, in her capacity as Devisee of the Estate of JOSEPH F. BALEK; JOHN C. BALEK, in his capacity as Devisee of the Estate of JOSEPH F. BALEK

owner(s) of property situate in the Adams County, Pennsylvania, being 1880 STONEY POINT ROAD, EAST BERLIN, PA 17316-9722

Parcel No. 36-K06-0011
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$217,838.58

Attorneys for Plaintiff
Phelan Hallinan, LLP

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$217,838.58

Attorneys for Plaintiff
Phelan Hallinan, LLP

No. 10-SU-1714**JPMORGAN CHASE BANK, N.A.**

vs.

KAREN L. SMITH, THE EXECUTOR OF THE ESTATE OF JAMES E. SMITH, DECEASED

PROPERTY ADDRESS: 73 FRUITWOOD

TRAIL, FAIRFIELD, PA 17320

BY VIRTUE OF WRIT OF EXECUTION
NO. 10-SU-1714

JPMORGAN CHASE BANK NATIONAL ASSOCIATION, successor by merger to CHASE HOME FINANCE, LLC
vs.

KAREN L. SMITH, The Executor of the Estate of James E. Smith, Deceased

73 FRUITWOOD TRAIL, FAIRFIELD, PA 17320

Carroll Valley Borough, formerly Liberty Township, County of Adams, Commonwealth of Pennsylvania

PARCEL NO: 43-040-0052

JUDGMENT AMOUNT: \$268,011.00

IMPROVEMENTS: RESIDENTIAL DWELLING

SHAPIRO & DENARDO, LLC, 3600 HORIZON DRIVE, SUITE 150, KING OF PRUSSIA, PA 19406, 610-278-6800

No. 13-SU-1409**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.

JODIE F. SNEED

PROPERTY ADDRESS: 164 NORTH MAIN STREET, BIGLERVILLE, PA 17307

By virtue of Writ of Execution
No. 13-S-1409

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.

JODIE F. SNEED

164 North Main Street, Biglerville, PA 17307

Parcel No: 05.001-0012-0000
(Acreage or street address)

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$207,263.04

Attorneys for Plaintiff

KML Law Group, P.C.

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

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

4/17, 25 & 5/2

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-1520**GREEN TREE SERVICING, LLC**
vs**LINDA M. SPIELMAN**

PROPERTY ADDRESS: 1777
BUCHANAN VALLEY ROAD,
ORRTANNA, PA 17353

By virtue of Writ of Execution

No. 13-SU-1520

GREEN TREE SERVICING, LLC

vs.

LINDA M. SPIELMAN

1777 Buchanan Valley Road, Orrtanna,
PA 17353

Parcel No: 12.C08-00013

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$101,547.05

Attorneys for Plaintiff

KML Law Group, P.C.

No. 13-SU-222**WELLS FARGO BANK NA**
vs**ROBERT A. STRAUSBAUGH**

PROPERTY ADDRESS: 13 SUNSET
AVENUE, NEW OXFORD, PA 17350

By virtue of Writ of Execution

No. 13-SU-222

Wells Fargo Bank, N.A., successor by
merger to Wells Fargo Home Mortgage,
In

vs.

Robert A. Strausbaugh, 13 Sunset
Avenue, New Oxford, PA 17350 (New
Oxford Borough)

Parcel No. 34-008-0048-000

Improvements thereon of Residential
Dwelling

Judgment amount \$163,745.94

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

No. 12-SU-538**BANK OF AMERICA NA**
vs**JOHN L. SULLIVAN**

PROPERTY ADDRESS: 690 BUCHANAN
VALLEY ROAD, ORRTANNA, PA 17353

By virtue of a Writ of Execution

No. 12-S-538

BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP f/k/a

**COUNTRYWIDE HOME LOANS
SERVICING, LP**
vs.

JOHN L. SULLIVAN, owner(s) of
property situate in the FRANKLIN
TOWNSHIP, ADAMS County,
Pennsylvania, being 690 BUCHANAN
VALLEY ROAD, ORRTANNA, PA 17353-
9542

Parcel No. 12B09-0001E---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$49,570.24

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 11-SU-1632**WELLS FARGO BANK NA**
vs**JASON P. SUMMERS, JESSICA H.
ROSI**

PROPERTY ADDRESS: 4 SYCAMORE
COURT, LITTLESTOWN, PA 17340

By virtue of Writ of Execution

No. 2011-S-1632

Wells Fargo Bank, N.A.

vs.

**JASON P. SUMMERS, JESSICA H.
ROSI**

4 Sycamore Court, Littlestown, PA
17340 (Borough of Bonneauville)

Parcel No. 06-009-0114A-000

Improvements thereon of Residential

Dwelling

Judgment Amount: \$265,278.13

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

No. 13-SU-1147**SOVEREIGN BANK, N.A.**
vs**KATHLEEN M. TESTA**

PROPERTY ADDRESS: 75 EAST YORK
STREET, BIGLERVILLE, PA 17307

By virtue of a Writ of Execution

No. 13-SU-1147

SANTANDER BANK, N.A., FORMERLY
KNOWN AS SOVEREIGN BANK, N.A.
v.

KATHLEEN M. TESTA, owner(s) of
property situate in BIGLERVILLE

BOROUGH, Adams County,
Pennsylvania, being 75 EAST YORK

STREET, BIGLERVILLE, PA 17307

Parcel No. 05003-0115A--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$47,369.65

Attorneys for Plaintiff

Phelan Hallinan, LLP

No. 13-SU-1122**BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING**
vs**STEVEN G. THOMAN, BARBARA A.
THOMAN**

PROPERTY ADDRESS: 123 WEST
WATER STREET, ABBOTTSTOWN, PA
17301

By virtue of a Writ of Execution

No. 13-SU-1122

BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING, LP f/k/a
COUNTRYWIDE HOME LOANS
SERVICING, LP

v.

STEVEN G. THOMAN a/k/a STEVEN
THOMAS, BARBARA A. THOMAN a/k/a
BARBARA THOMAN, owner(s) of
property situate in the ABBOTTSTOWN
BOROUGH, ADAMS County,
Pennsylvania, being 123 WEST WATER
STREET, ABBOTTSTOWN, PA 17301-
9547

Parcel No. 01004-0005---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$186,796.39

Attorneys for Plaintiff

Phelan Hallinan, LLP

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

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

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

James Muller
Sheriff of Adams County

www.adamscounty.us

4/17, 25 & 5/2

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 16th day of May 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-1352**NAVY FEDERAL CREDIT UNION**

vs

AMY K. WATERMAN, DENNIS M. GREENE

PROPERTY ADDRESS: 6 MATTHEW DRIVE, NEW OXFORD, PA 17350
BY VIRTUE OF WRIT OF EXECUTION
Adams County Number: 13-S-1352
Navy Federal Credit Union
v.

Amy K. Waterman and Dennis M. Greene

PROPERTY IN THE TOWNSHIP OF OXFORD, ADAMS COUNTY, COMMONWEALTH OF PENNSYLVANIA.

BEING PREMISES: 6 MATTHEW DRIVE, NEW OXFORD, PA 17350
IMPROVEMENTS CONSIST OF: RESIDENTIAL DWELLING
SOLD AS THE PROPERTY OF: DENNIS GREENE
PARCEL NO. 35013-0084
JUDGMENT AMOUNT: \$283,793.53
McCABE, WEISBERG & CONWAY, P.C., 123 SOUTH BROAD STREET, SUITE 1400, PHILADELPHIA, PA 19109
215-790-1010

No. 10-SU-623**JPMORGAN CHASE BANK, N.A.**

vs

JOHN ALFONSO WEGA, SUSAN ANN WEGA

PROPERTY ADDRESS: 252 MUD COLLEGE ROAD, LITTLESTOWN, PA 17340
By virtue of a Writ of Execution
No. 10-S-623
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
v.

JOHN ALFONSO WEGA, SUSAN ANN WEGA, owner(s) of property situate in the TOWNSHIP OF MOUNT JOY, Adams County, Pennsylvania, being 252 MUD COLLEGE ROAD, LITTLESTOWN, PA 17340-9216
Parcel No. 30-H17-53 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$270,370.22
Attorneys for Plaintiff
Phelan Hallinan, LLP

No. 10-SU-1639**DEUTSCHE BANK NATIONAL TRUST COMPANY**

vs

DOUGLAS L. WOLF, KIMBERLY L. WOLF

PROPERTY ADDRESS: 303 HARRISBURG STREET, EAST BERLIN, PA 17316
BY VIRTUE OF WRIT OF EXECUTION
ADAMS COUNTY NO. 2010-S-1639
Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset Backed Pass-Through Certificates, Series 2002-4
v.

Douglas L. Wolf and Kimberly L. Wolf
JUDGMENT AMOUNT: \$88,201.58
PROPERTY ADDRESS: 303 Harrisburg Street, East Berlin, PA 17316
PARCEL ID NUMBER: 10-4-76
ALL THAT IMPROVED lot situate in the Borough of East Berlin, Adams County, Pennsylvania
Improvements thereon consisting of Residential Real Estate
STERN & EISENBERG, PC, 1581 MAIN STREET, SUITE 200, WARRINGTON, PA 18976, 215-572-8111

No. 12-SU-1429**ONEWEST BANK, FSB**

vs

HOWARD M. DAVIES EST., JOANNE RICHARDSON, ARLENE DAVIES MANGELS

PROPERTY ADDRESS: 14 TROUT RUN TRAIL, FAIRFIELD, PA 17320
BY VIRTUE OF WRIT OF EXECUTION
NO. 2012-SU-1429
One West Bank, FSB
v.

Joanne Richardson, known surviving heir of Howard M. Davies, deceased mortgagor and real owner, Arlene Davies Mangels, known surviving heir of Howard M. Davies, deceased mortgagor and real owner and All Unknown Surviving Heirs of Howard M. Davies, deceased mortgagor and real owner
BEING KNOWN AS: 14 Trout Run Trail, Fairfield, Pennsylvania 17320
CARROLL VALLEY BOROUGH, FORMERLY HAMILTONBAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA
Map and Parcel ID: 43-006-0072
IMPROVEMENTS: RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$174,335.42
McCABE, WEISBERG AND CONWAY, P.C., 123 South Broad Street, Suite 1400, Philadelphia, Pennsylvania 19109
215-790-1010

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

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

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

James Muller
Sheriff of Adams County

www.adamscounty.us

4/17, 25 & 5/2

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 Friday, May 2, 2014 at 8:30 a.m.

MOREHEAD—Orphans' Court Action Number OC-28-2014. The First and Final Account of Debra Hanlon, Bonnie L. Steich and Charles Michael Morehead, Co-Executors of the Estate of Chas M. Morehead Jr. a/k/a Charles M. Morehead Jr., Deceased, late of Union Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

4/17 & 25

NOTICE

NOTICE IS HEREBY GIVEN that Molly R. Mudd intends to apply in open court for admission to the Bar of the Court of Common Pleas of Adams County, Pennsylvania, on June 6, 2014, and that she intends to practice law as an Assistant Solicitor in the Solicitor's Office, County of Adams, 111 Baltimore Street, Room 8, Gettysburg, Pennsylvania 17325.

4/17, 25 & 5/2

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 AUDREY M. CLARK, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Personal Representative: Ruth C. Green, 2238 Harney Road, Littlestown, PA 17340

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

ESTATE OF SUZANNE S. GARCIA a/k/a SUZANNE GARCIA, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executor: Counsel Trust Company, c/o Wanda M. Chilcoat, Principal Trust Officer, 224 St. Charles Way, Suite 100, York, PA 17402

Attorney: Timothy J. Shultis, Esq., Shultis Law, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331

ESTATE OF DONALD L. GERVER, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Executor: Elwood D. Gerver, c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552

Attorney: Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552

ESTATE OF IRVIN L. SMITH SR. a/k/a IRVIN L. SMITH, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Co-Executors: Susan E. Gardner, 5200 Old Harrisburg Road, York Springs, PA 17372; Mike Smith, 55 North Main Street, Biglerville, PA 17307

Attorney: John C. Zepp III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

ESTATE OF NIRZA SPEARS, DEC'D

Late of the Borough of Abbottstown, Adams County, Pennsylvania

Administrator: Micky L. Spears, 544 West King Street, Abbottstown, PA 17301

Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331

ESTATE OF DONALD E. STINE, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Roger L. Stine, c/o John D. Miller Jr., Esq., MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401-2424

Attorney: John D. Miller Jr., Esq., MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401-2424

ESTATE OF BRUCE L. WAGNER a/k/a BRUCE LAMONT WAGNER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Richard E. Wagner, 235 Carey Lane, Gettysburg, PA 17325

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

SECOND PUBLICATION**ESTATE OF NANCY SANDERS BLACK, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executrices: Connie T. Thompson, 1381 Highland Avenue Road, Gettysburg, PA 17325; Kimberly E. Strickhouser, P.O. Box 443, 23 4th Street, Biglerville, PA 17307

ESTATE OF REGINA L. KEEFER, DEC'D

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

Executrix: BreAnne Rugh, 409 South Tennessee Avenue, Martinsburg, WV 25401

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

ESTATE OF HAZEL H. KNAUB, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Personal Representative: Steven K. Knaub, c/o Jessica F. Greene, Esq., Keystone Elder Law P.C., 555 Gettysburg Pike, Suite C-100, Mechanicsburg, PA 17055

Attorney: Jessica F. Greene, Esq., Keystone Elder Law P.C., 555 Gettysburg Pike, Suite C-100, Mechanicsburg, PA 17055

ESTATE OF SHIRLEY A. MILLER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Randy J. Miller and John J. Miller, 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

ESTATE OF FRANCIS L. MUMMERT, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Douglas L. Mummert, 2070 Fish & Game Road, Littlestown, PA 17340; James L. Mummert, 45 Briarwood Boulevard, Hanover, PA 17331

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

THIRD PUBLICATION**ESTATE OF DONALD B. ARENTZ, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: James D. Arentz, 363 Chimney Road, Rincon, GA 31326; Brian L. Arentz, 29 Country Drive, Gettysburg, PA 17325

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

ESTATE OF DORIS V. BARNES, DEC'D

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

Executor: Michael E. Wicks, 9026 Greylock Street, Alexandria, VA 22308

Attorney: Dennis M. Twigg, Esq., Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157

ESTATE OF FRANCES L. BATTERSBY, DEC'D

Late of the Borough of Fairfield, Adams County, Pennsylvania

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

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

ESTATE OF CARL F. KATSU, DEC'D

Late of the Borough of Biglerville, Adams County, Pennsylvania

Executor: Geoffrey W. Katsu, 802 Yvette Drive, Forest Hill, MD 21050

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

ESTATE OF SALLY A. LONG, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executors: Elizabeth A. Miranda, 337 Main Street, McSherrystown, PA 17344; Michael J. Hockensmith, 1050 Fairview Drive, Hanover, PA 17331

Attorney: David C. Smith, Esq., 754 Edgegrove Road, Hanover, PA 17331

THIRD PUBLICATION (CONTINUED)**ESTATE OF HARMAN C. MILLHIMES
a/k/a HARMAN CHARLES MILLHIMES,
DEC'D**

Late of the Borough of Abbottstown,
Adams County, Pennsylvania

Executor: Scott A. Millhimes, 85 Hunter
Circle, Abbottstown, PA 17301

Attorney: Stonesifer and Kelley, P.C.,
209 Broadway, Hanover, PA 17331

ESTATE OF RUTH A. NIX, DEC'D

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

Executrix: Candice A. Stark, c/o
Sharon E. Myers, Esq., CGA Law
Firm, PC, 135 North George Street,
York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA
Law Firm, PC, 135 North George
Street, York, PA 17401

ESTATE OF BETTY M. SCOTT, DEC'D

Late of Straban Township, Adams
County, Pennsylvania

Co-Executors: George B. Scott, 11
Clearview Road, Dillsburg, PA
17019; William A. Scott, 616
Palisades Drive, Pacific Palisades,
CA 90272

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

ESTATE OF DAVID L. SPIESE, DEC'D

Late of Franklin Township, Adams
County, Pennsylvania

Executor: Norbert W. Schieber, 760 G
Buchanan Valley Road, Orrtanna,
PA 17353

Attorney: John C. Zepp III, Esq., P.O.
Box 204, 8438 Carlisle Pike, York
Springs, PA 17372

**ESTATE OF MARY ELIZABETH
SWISHER, DEC'D**

Late of Conewago Township, Adams
County, Pennsylvania

Executors: James N. Swisher, 528
South Franklin Street, Hanover, PA
17331; Dorcas M. Swisher Peck,
212 North East Street, P.O. Box 13,
South Vienna, OH 45369

Attorney: Ronald J. Hagarman, Esq.,
110 Baltimore Street, Gettysburg,
PA 17325

ESTATE OF VESTA T. WARREN, DEC'D

Late of the Borough of Bendersville,
Adams County, Pennsylvania

Executor: Vincent Wayne Warren, c/o
Jared S. Childers, Esq., R. Thomas
Murphy & Associates, P.C., 2005
East Main Street, Waynesboro, PA
17268

Attorney: Jared S. Childers, Esq., R.
Thomas Murphy & Associates, P.C.,
2005 East Main Street, Waynesboro,
PA 17268