


Adams County Legal Journal

Vol. 57

February 26, 2016

No. 42



Christy Settle
Trust Officer

Karen Arthur
Senior Trust Officer

Mark Bernier, CFA
Investment Officer

Debra Little, ChFC®
Trust Officer

**Benefit
from local,
experienced
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Karen Arthur
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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, March 10, 2016, at 8:30 a.m.

TYLER — Orphans' Court Action Number OC 156 2015. The First and Final Account of Clara Wivell Kaiser, the Accountant, Personal Representative in the Estate of Alma Tyler, Deceased, late of Adams County, Pennsylvania.

Kelly A. Lawver

2/26

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 19, 2015 for WAYNE MOBILE MANAGEMENT located at 240 Ram Dr., Apt. 121, Hanover, PA 17331. The name and address of each individual interested in the business is Kenneth Keck, 240 Ram Dr., Apt. 121, Hanover, PA 17331. This was filed in accordance with 54 PaC.S. 311.

2/26

NOTICE

NOTICE IS HEREBY GIVEN that Adams County Chapter of Trout Unlimited, Inc., a non-profit corporation, has been incorporated under the provisions of the Non-Profit Corporation Law of 1988, as amended.

David H. Stone, Esq.
Stone Lafaver & Shekletski
414 Bridge Street
P.O. Box E
New Cumberland, PA 17070

2/26

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 18th day of March 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. 10-SU-1859**BANK OF AMERICA NA**

vs

ERIC S. ANDERSON, SHARON E. ANDERSON

PROPERTY ADDRESS: 2189 TABLE ROCK ROAD, BIGLERVILLE, PA 17307
By virtue of a Writ of Execution No. 10-S-1859

Bank of America, N.A. Successor by Merger to BAC Home Loans Servicing, LP

v.
Eric S. Anderson
Sharon E. Anderson

owner(s) of property situate in the TOWNSHIP OF BUTLER, ADAMS County, Pennsylvania, being
2189 Table Rock Road, Biglerville, PA 17307-9778

Parcel No. 07 F09-0042-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$80,312.70

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 10-SU-121**M & T BANK**

vs

MICHAEL E APPLER

PROPERTY ADDRESS: 29 MAIN STREET, MCSHERRYSTOWN, PA 17344

By virtue of Writ of Execution No. 2010-S-121

M&T BANK S/B/M MANUFACTURERS AND TRADERS TRUST COMPANY

vs.

MICHAEL E. APPLER

29 Main Street Mcsherrystown, PA 17344

Borough of McSherrystown

Parcel No: 2-81

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$60,176.45

Attorneys for Plaintiff

KML Law Group, P.C.

No. 13-NO-1324**NEW OXFORD MUNICIPAL AUTHORITY**

vs

IRENE M. BELL

PROPERTY ADDRESS: 6 CASEY DRIVE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No.:

13-N-1324

New Oxford Municipal Authority

VS

IRENE M. BELL

owner of property situate in OXFORD

TOWNSHIP, New Oxford,

ADAMS County, Pennsylvania being:

6 Casey Drive, New Oxford,

Pennsylvania 17350

Parcel No.: 35010-0090---000

Improvements thereon: A RESIDENTIAL

DWELLING

Judgment Amount: \$1,170.70

Attorneys for Plaintiff

Stock and Leader

No. 13-SU-1140**U.S. BANK NATIONAL ASSOCIATION**

vs

STEPHEN H. BOYER, MATTHEW BOYER

PROPERTY ADDRESS: 221 EAST KING STREET, EAST BERLIN, PA 17316

By Virtue of Writ of Execution No. 2013-SU-1140

US BANK NATIONAL ASSOCIATION

VS

STEPHEN H BOYER

MATTHEW BOYER

Property Address: 221 East King Street, East Berlin, PA 17316

Borough of East Berlin

Parcel No. 10-007-0021-000

Judgment Amount: \$131,764.45

Improvements consist of a Residential Dwelling

Manley Deas Kochalski LLC

PO Box 165028

Columbus, OH 43216-5028

717-516-7660

No. 13-SU-502**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs

WILLIAM C. BRENT, LATRICIA S. BRENT

PROPERTY ADDRESS: 138 BRENT ROAD, AND 92 ACRES OF LAND

KNOWN AS TRACT 1 AND TRACT 2, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

2013-S-502

ACNB Bank

vs.

William C. Brent and Latricia S. Brent

Property Address: 138 Brent Road,

Fairfield, PA 17320 and 92 acres of land

known as Tract Nos. 1 and 2 adjoining

138 Brent Road, Fairfield, PA 17320

Township or Borough: Liberty Township and Hamiltonban Township

Parcel Nos.: 25-C16-82 and 25-C16-43

Improvements Thereon: Residential Dwelling and Farm Land
Judgment Amount: \$296,670.68
Attorneys for Plaintiff:

Puhl, Eastman & Thrasher

220 Baltimore Street

Gettysburg, PA 17325

No. 15-SU-453**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR T**

vs

BRANDON K. CAMPBELL, JESSICCA L. WONDER

PROPERTY ADDRESS: 59 TOWN CIRCLE, ABBOTTSTOWN, PA 17301

By virtue of Writ of Execution No.:

2015-SU-0000453

The Bank Of New York Mellon Fka The Bank Of New York, As Trustee For The Certificateholders Of The Cwabs, Inc., Asset-Backed Certificates, Series 2007-8,

vs.

Brandon K. Campbell And Jessica L.

Wonder A/K/A Jessica L. Campbell

Property Address: 59 Town Circle,

Abbottstown Borough, Adams County,

Pennsylvania 17301

Parcel ID. No.: 1-4-100

Improvements thereon of the residential dwelling

Judgment Amount: \$259,140.88

Attorney for Plaintiff: Stephen M.

Hladik, Esquire

HLADIK, ONORATO & FEDERMAN, LLP

298 Wissahickon Avenue

North Wales, PA 19454

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

2/19, 2/26 & 3/04

SHERIFF SALES

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No. 14-SU-1438**NATIONSTAR MORTGAGE, LLC**

vs

JONATHAN CARUCCI, JENNIE J. CARUCCI

PROPERTY ADDRESS: 41
GETTYSBURG COURT, LITTLESTOWN,
PA 17340

By virtue of Writ of Execution No.:
14-SU-1438

Nationstar Mortgage LLC

vs.

Jonathan Carucci
and

Jennie J. Carucci

Property Address: 41 Gettysburg Court,
Littlestown, PA 17340

Township or Borough Partly in
Littlestown Township and partly in
Germany Township

PARCEL NO.: 27014-0020-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$246,791.59

ATTORNEYS FOR PLAINTIFF

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

No. 13-SU-1213**WELLS FARGO BANK, N.A.**

vs

KELLY L. COLEMAN

PROPERTY ADDRESS: 255 CHURCH
ROAD, ORRTANNA, PA 17353

BY VIRTUE OF WRIT OF EXECUTION

NO. 2013-SU-0001213

WELLS FARGO BANK NA

vs

KELLY L. COLEMAN

PROPERTY ADDRESS: 255 CHURCH
ROAD, ORRTANNA, PA 17353

Township of Franklin

Parcel No. 12-B09-0103-000

JUDGMENT AMOUNT: \$124,914.52

IMPROVEMENTS CONSIST OF A

RESIDENTIAL DWELLING

Manley Deas Kochalski, LLC.,

P.O. Box 165028, Columbus, OH 43216

(614) 222-4921

No. 14-SU-968**PENNYMAC LOAN SERVICES, LLC**

vs

ROBERT J. CZYZEWSKI, JR., LINDA CZYZEWSKI

PROPERTY ADDRESS: 14 WHITE
BIRCH DRIVE, LITTLESTOWN, PA
17340

By virtue of a Writ of Execution No.
14-SU-968

Pennymac Loan Services, LLC

VS

Robert Czyzewski, Jr a/k/a Robert J.

Czyzewski, Jr

Linda Czyzewski

owner(s) of property situate in the
BONNEAUVILLE BOROUGH, ADAMS
County,

Pennsylvania, being

14 White Birch Drive, Littlestown, PA
17340-9419

Parcel No. 06.010-0015

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$271,500.57

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-985**FIDELITY BANK**

vs

JEFFREY A. ELSBREE, SR., KAREN L. ELSBREE

PROPERTY ADDRESS: 12 BLUE
RIDGE TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

15-SU-985

Fidelity Bank

vs.

Jeffrey A. Elsbree, Sr. and Karen L.

Elsbree

Property Address: 12 Blue Ridge Trail,
Fairfield, Pennsylvania 17320

Carroll Valley Borough

Parcel ID No.: 43005-0069-000

Improvements thereon: Residential
Dwelling

Judgment Amount: \$248,436.72

Attorney for Plaintiff:

Hladik, Onorato & Federman, LLP

Stephen M. Hladik, Esquire

298 Wissahickon Avenue

North Wales, PA 19454

215-855-9521

No. 15-SU-948**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA")**

vs

FRANKLIN J. EPPERSON, JR.

PROPERTY ADDRESS: 1244

CHAMBERSBURG ROAD,

GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

15-SU-948

Federal National Mortgage Association
("FNMA")

v.

Franklin J. Epperson, Jr a/k/a Franklin

B. Epperson, Jr

owner(s) of property situate in the

CUMBERLAND TOWNSHIP, ADAMS
County,

Pennsylvania, being

1244 Chambersburg Road, Gettysburg,
PA 17325-7394

Parcel No. 09-E12-0086

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$146,190.45

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller

Sheriff of Adams County

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2/19, 2/26 & 3/04

SHERIFF SALES

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No. 15-SU-50**URBAN FINANCIAL OF AMERICA, LLC**

vs

**ESTATE OF CHARLES T. CONNER
C/O CHERYL L. SAMPEY, PERSONAL
REPRESENTATIVE, CHERYL L.
SAMPY, PERSONAL
REPRESENTATIVE OF THE ESTATE
OF CHARLES T. C. CHERYL L.
SAMPY, KNOWN HEIR OF THE
ESTATE OF CHARLES T.
CONNER, ROBERTA E. CONNER,
LAST RECORD OWNER, UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL
PERSONS, FIRMS, OR
ASSOCIATIONS, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS**
PROPERTY ADDRESS: 3801
BALTIMORE PIKE, LITTLESTOWN, PA
17340

BY VIRTUE OF WRIT OF EXECUTION
NO. 15-S-50

Urban Financial of America, LLC
VS

ESTATE OF CHARLES T. CONNER
ROBERTA E. CONNER, LAST RECORD
OWNER

CHERYL L. SAMPY, KNOWN HEIR,
AND AS PERSONAL REPRESENTATIVE
OF THE ESTATE
OF CHARLES T. CONNER
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM
OR UNDER ROBERTA E. CONNER,
LAST RECORD OWNER
ALL THAT CERTAIN LOT OF LAND
SITUATE IN TOWNSHIP OF MOUNT
JOY,
ADAMS COUNTY, PENNSYLVANIA:
BEING KNOWN AS 3801 Baltimore
Pike, Littlestown, PA 17340
PARCEL NUMBER: 01-30-H16-00-
7800-00-0

IMPROVEMENTS: Residential Property
JUDGMENT AMOUNT: 127,881.40
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

No. 10-SU-2234**BANK OF NEW YORK MELLON
TRUST COMPANY NA**

vs

**SUSAN A. FLICKINGER, WILLIAM L.
FLICKINGER**

PROPERTY ADDRESS: 833 HANCOCK
DRIVE, GETTYSBURG, PA 17325
BY VIRTUE OF WRIT OF EXECUTION
NO. 10-S-2234
THE BANK OF NEW YORK MELLON
TRUST COMPANY, NATIONAL
ASSOCIATION
FKA THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS SUCCESSOR TO
JPMORGAN CHASE BANK, N.A. AS
TRUSTEE

VS

Suzan A. Flickinger and William L.
Flickinger

ALL that certain lot of ground situate,
lying and being in Mt. Joy Township,
Adams County,
Pennsylvania.

PROPERTY ADDRESS: 833 Hancock
Drive, Gettysburg, PA 17325
PARCEL ID NUMBER: 31-9-71
JUDGMENT AMOUNT: \$147,361.92
IMPROVEMENTS CONSIST OF A
RESIDENTIAL DWELLING
ATTORNEY FOR PLAINTIFF:
STERN & EISENBERG, PC
1581 MAIN STREET, SUITE 200
WARRINGTON, PA 18976
215-572-8111

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, N.A.

vs.

Kimberly A. Gilbert; Jeremy Gilbert
Property Address: 2496 Old Route 30,
Ortanna, Franklin Township, PA 17353
Parcel No. 12-B10-0042
Improvements thereon of Residential
Building
Judgment amount \$136,035.96
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OR 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: jfridfinnsdottir@manleydeas.com
Attorney for Plaintiff

No. 11-SU-467**WELLS FARGO BANK NA**

vs

**RONALD E. GORTH, DEBBIE M.
GORTH**

PROPERTY ADDRESS: 21 AUTUMN
DRIVE, GETTYSBURG, PA 17325
By Virtue of Writ of Execution No. 2011-
SU-0000467

WELLS FARGO BANK NA

VS

RONALD E. GORTH AKA RONALD E.
GORTH, JR

DEBBIE M GORTH

Property Address: 21 Autumn Drive,
Gettysburg, PA 17325
Borough of Bonneauville
Parcel No. 06-005-0097-0-000
Improvements consist of a Residential
Dwelling
Judgment Amount: \$268,032.75
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

No. 15-SU-159**WELLS FARGO BANK, NA**

vs

CHASTITY J. GROSS

PROPERTY ADDRESS: 5 LAKE MEADE
DRIVE, EAST BERLIN, PA 17316

By virtue of Writ of Execution No. 15-S-
159

Wells Fargo Bank, NA,

vs.

Chastity J. Gross,
5 Lake Meade Drive, East Berlin, PA
17316

Reading Township

Parcel No.: 36-105-0060-000

Improvements thereon: Residential
Dwelling

Judgment amount: \$166,579.73
MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire
ID No. 315501

1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400

Attorney for Plaintiff

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

2/19, 2/26 & 3/04

SHERIFF SALES

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No. 15-SU-99**SPECTRUM CREDIT UNION, F/K/A SPECTRUM FEDERAL CREDIT UNION A DIVISION**

vs

HUGO C. GUCKERT, III, SANDRA S. GUCKERT, UNITED STATES OF AMERICA

PROPERTY ADDRESS: 38 GARRISON FALLS DRIVE, GETTYSBURG, PA 17325
BY VIRTUE OF WRIT OF EXECUTION
NO: 15-SU-99

Spectrum Credit Union, f/k/a Spectrum Federal Credit Union
a division of Chevron Federal Credit Union

vs

Hugo C. Guckert, III and Sandra S. Guckert
and The United States of America
HAVING erected thereon a dwelling known as
38 Garrison Drive, Unit 49, Gettysburg, PA 17325
located in Mount Joy Township
UPI# 30-G18-120
Judgment Amount: \$54,038.99
Attorney for Plaintiff: Lois M Vitti, Esq.
215 Fourth Ave.
Pittsburgh PA 15222
412-281-1725

No. 15-SU-1000**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO B**

vs

MICHAEL HARRIS, HOLLY A. HARRIS

PROPERTY ADDRESS: 603 HARBAUGH VALLEY ROAD, FAIRFIELD, PA 17320
By virtue of Writ of Execution No.: 15-SU-1000
U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee
for First Franklin Mortgage Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2

vs.

Michael Harris

and

Holly A. Harris
Property Address: 603 Harbaugh Valley Road, Fairfield, PA 17320
Township or Borough: Liberty Township
PARCEL NO.: 25A 18-0040--000
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$199,839.00
ATTORNEYS FOR PLAINTIFF
SHAPIRO & DENARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
610-278-6800

No. 12-SU-814**WELLS FARGO BANK NA**

vs

CLINT F. HEINTZELMAN

PROPERTY ADDRESS: 116 STANLEY DRIVE, NEW OXFORD, PA 17350
BY VIRTUE OF WRIT OF EXECUTION
NO: 2012-SU-0000814
WELLS FARGO BANK NA
VS.

CLINT F HEINTZELMAN
PROPERTY ADDRESS: 116 STANLEY DRIVE, NEW OXFORD, PA 17350-9457
Township of Berwick
Parcel No. 04-K11-0048E-000
IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$191,726.59
Attorney for Plaintiff: Jana Fridfinnsdottir, Esq.
MANLEY DEAS KOCHALSKI LLC
PO Box 165028
Columbus, OH 43216-5028
614-222-4921

No. 15-SU-168**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO W**

vs

RAYMOND A. HOFF, KATHRYN R. STAUB

PROPERTY ADDRESS: 222 NORTH STREET, MCSHERRYSTOWN, PA 17344

By virtue of a Writ of Execution No. 15-S-168

U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Gsmgs Mortgage Loan Trust 2004-4 v.
Raymond A. Hoff
Kathryn R. Staub a/k/a Kathryn R. Hoff owner(s) of property situate in the MCSHERRYSTOWN BOROUGH, ADAMS County, Pennsylvania, being 222 North Street, McSherrystown, PA 17344-1413
Parcel No. 28,002-00-73 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$60,266.90

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-318**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LO**

vs

SHAWN D. HOFF, STEPHANIE L. RUMMEL

PROPERTY ADDRESS: 1504 CARLISLE PIKE, HANOVER, PA 17331

By virtue of Writ of Execution No 2014-SU-0000318

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WFI
Asset-Backed Certificates, Series 2006-WFI

vs.

Shawn D. Hoff and Stephanie L. Rummel AKA Stephanie L. Rummel
Property Address: 1504 Carlisle Pike, Hanover, Township of Oxford, Pennsylvania 17331
Parcel No. 35-L13-0014-000
Improvements thereon of Residential Building
Judgment Amount: \$123,294.76
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: jfridfinnsdottir@manleydeas.com
Attorney for Plaintiff

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James W. Muller
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No. 12-SU-1238**BANK OF NEW YORK MELLON**

vs

JOHN T. HUNT, CATHERINE C. HUNT

PROPERTY ADDRESS: 140 OLD ROUTE 30, MCKNIGHTSTOWN, PA 17343

By virtue of a Writ of Execution No. 12-SU-1238

The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificateholders of Cwabs, Inc., Asset Backed Certificates, Series 2004-Bc4 v.

John T. Hunt

Catherine C. Hunt

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

140 Old Route 30, Mcknightstown, PA 17343

Parcel No. 12DII-0067---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$135,017.01

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-728**EMBRACE HOME LOANS, INC.**

vs

MIGUEL S. JIMENEZ, LUISA M.**FLORENCIO**

PROPERTY ADDRESS: 2821 OLD CARLISLE ROAD, GARDNERS, PA 17324

BY VIRTUE OF WRIT OF EXECUTION NO. 2015-SU-0000728

EMBRACE HOME LOANS INC

vs

MIGUEL S. JIMENEZ & LUISA M. FLORENCIO

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

2821 Old Carlisle Road, Gardners, Pennsylvania 17324

TAX MAP AND PARCEL NUMBER: 40-G05-0006A

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$137,172.90

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Miguel S. Jimenez and Luisa M. Florencio McCabe, Weisberg and Conway, P.c. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

No. 15-SU-1021**WELLS FARGO BANK, NA AS SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL**

vs

GARY P. KOONTZ

PROPERTY ADDRESS: 5063 BALTIMORE PIKE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 15-S-1021

Wells Fargo Bank, NA as successor by merger to Wachovia Bank, National Association, vs.

Gary P. Koontz, 5063 Baltimore Pike, Littlestown, PA 17340

Germany Township

Parcel No.: 15-117-0011A-00

Improvements thereon: Residential Dwelling

Judgment amount: \$113,059.30

MILSTEAD & ASSOCIATES, LLC

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

No. 10-SU-1571**BANK OF NEW YORK MELLON**

vs

DORIS M. KRICHTEN

PROPERTY ADDRESS: 50 DANIEL LANE, F/K/A 450 MT. MISERY ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.:

10-S-1571

The Bank of New York Mellon, as Trustee for CIT Home Equity Loan Trust 2002-1

vs.

Doris M. Krichten

Property Address: 50 Daniel Lane f/k/a 450 Mt. Misery Road, New Oxford, PA 17350

Township or Borough: Oxford Township PARCEL NO.: K12-81C

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$118,722.16

ATTORNEYS FOR PLAINTIFF: Leslie J.

Rase, Esq.

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

No. 15-SU-1129**PNC BANK, NATIONAL ASSOCIATION**

vs

PAUL E. MAINS, JESSE MAINS

PROPERTY ADDRESS: 3 BLOSSOM LANE, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No.

15-SU-1129

PNC BANK, NATIONAL ASSOCIATION vs.

PAUL E. MAINS & JESSE MAINS a/k/a JESSE HUBBARD

Property Address: 3 Blossom Lane Biglerville, PA 17307

Menallen Township

Parcel No: 29E07-0080-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$303,957.06

Attorneys for Plaintiff

KML Law Group, P.C.

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

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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

2/19, 2/26 & 3/04

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 18th day of March 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. 15-SU-648
CITIMORTGAGE, INC.

vs
BETTY MANNO, LORA A. WRIGHT, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF TIMOTHY R., UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS

PROPERTY ADDRESS: 305 MUD COLLEGE ROAD, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No. 2015-SU-648
CitiMortgage, Inc.

v.
Betty G. Manno, individually and in her capacity as Custodian for Wyatt J. Martin and
Timothy R. Martin, Jr.
Lora A. Wright, in Her Capacity as Administratrix of The Estate of Timothy R. Martin, Sr

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming

Right, Title or Interest From or Under Timothy R. Martin, Sr., Deceased owner(s) of property situate in MT JOY TOWNSHIP, ADAMS County, Pennsylvania, being
305 Mud College Road, Littlestown, PA 17340-9218

Parcel No. 30H17-0008A--000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$206,141.57
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-1251
MID ATLANTIC FARM CREDIT ACA

vs
MARSH CREEK PROPERTIES LLC
PROPERTY ADDRESS: 3 PARCELS OF VACANT LAND, CHAMBERSBURG ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 15-SU-1251
MidAtlantic Farm Credit, ACA

vs.
Marsh Creek Properties, LLC
Address: 3 Parcels of Vacant Land, Chambersburg Road, Gettysburg, PA

17325
Township of Franklin
Parcel No. 12D11-0005D-000
Improvements Thereon: Vacant Land
Judgment Amount: \$542,805.41, plus interest and costs
Attorneys for Plaintiff
Stevens & Lee
111 N. Sixth Street
Reading, PA 19603-0679

No. 15-SU-124
WELLS FARGO BANK, N.A.

vs
JOSEPH A. MAUST
PROPERTY ADDRESS: 1550 GOLDENVILLE ROAD, GETTYSBURG, PA 17325
By virtue of Writ of Execution No 2015-SU-124
Wells Fargo Bank, N.A.

vs.
Joseph A. Maust
Property Address: 1550 Goldenville Road, Gettysburg, Butler Township, Pennsylvania 17325
Parcel No. 07-E10-0015-000
Improvements thereon of Residential Building
Judgment Amount: \$106,839.68
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: jfridfinnsdottir@manleydeas.com
Attorney for Plaintiff

No. 15-SU-929
HSBC BANK USA, N.A.

vs
BRIAN D. MCGEE, KYLE P. MCGEE
PROPERTY ADDRESS: 41 LOTTIE LANE, NEW OXFORD, PA 17350
By Virtue of Writ of Execution No. 15-SU-929
HSBC Bank USA NA
VS
Brian McGee a/k/a Brian D. McGee and
Kyle McGee a/k/a Kyle P. McGee
All that certain piece or parcel or Tract of land situate Oxford Township, Adams County, Pennsylvania, and being known as:

41 Lottie Lane, New Oxford, Pennsylvania 17350
TAX MAP AND PARCEL NUMBER: 35J12-0300-000
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$281,235.73
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Brian McGee a/k/a Brian D. McGee and Kyle McGee a/k/a Kyle P. McGee
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 14-SU-470

CITIMORTGAGE INC., S/B/M TO CITIFINANCIAL MORTGAGE COMPANY, INC.

vs
MARY M. MILLER
PROPERTY ADDRESS: 649 CURTIS DRIVE, GETTYSBURG, PA 17325
By virtue of a Writ of Execution No. 14-SU-470
CitiMortgage Inc., s/b/m to Citifinancial Mortgage Company, Inc.

v.
Mary Miller a/k/a Mary M. Miller owner(s) of property situate in MT PLEASANT TOWNSHIP, ADAMS County, Pennsylvania, being 649 Curtis Drive, Gettysburg, PA 17325-8949
Parcel No. 32105-0119---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$138,079.06
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
2/19, 2/26 & 3/04

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 18th day of March 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-SU-1170
CARRINGTON MORTGAGE
SERVICES, LLC**

vs
LISA A. MILLER-STOVER, ROBERT A STOVER
PROPERTY ADDRESS: 4010 CARLISLE PIKE, NEW OXFORD, PA 17350
BY VIRTUE OF WRIT OF EXECUTION NO. 2014-SU-0001170
CARRINGTON MORTGAGE SERVICES LLC
VS
LISA A MILLER-STOVER
ROBERT A STOVER
PROPERTY ADDRESS: 4010 CARLISLE PIKE, NEW OXFORD, PA 17350
Hamilton Township
Parcel No. 17K10-0004---000
IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$130,040.91
RICHARD M. SQUIRE & ASSOCIATES, LLC
115 West Avenue, Suite 104
Jenkintown, PA 19046
215-886-8790

**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 the 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: \$188,693.06
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-92
THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. F/K/A THE
BANK OF NEW YORK TRUST
COMPANY, N.A.**

vs
**STERLING J. MYERS, ORIGINAL
MORTGAGOR, JEAN L. MYERS,
ORIGINAL MORTGAGOR AND REAL
OWNER**
PROPERTY ADDRESS: 2942 HANOVER PIKE, HANOVER, PA 17331
By virtue of Writ of Execution No. 2015-SU-0000092
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A.
AS SUCCESSOR-IN-INTEREST TO JP MORGAN CHASE, NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION
REPERFORMING LOAN REMIC TRUST SERIES 2004-R3
vs.
Sterling J. Myers, Original Mortgagor and
Jean L. Myers, Original Mortgagor and Real Owner
Property Address: 2942 Hanover Pike, Hanover, PA 17331
Conewago Township
Parcel No.: 08-L-15-0015-000
Improvements thereon: Residential Dwelling
Judgment amount: \$57,101.64
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. 13-SU-872
WELLS FARGO BANK, N.A.**

vs
TRAVIS JON OVERHOLTZER, ERICA LYNN OVERHOLTZER
PROPERTY ADDRESS: 532 PRINCE ST., LITTLTOWN, PA 17340
By virtue of Writ of Execution No. 13-S-872
WELLS FARGO BANK, NA
VS.
Travis J. Overholtzer; Erica L. Overholtzer
532 Prince Street, Littlestown, PA 17340
Borough of Littlestown
Parcel No. 2L47-004-0006-000
Improvements thereon of Residential Building
Judgment amount \$191,369.23
MANLEY DEAS KOCHALSKI LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921

**No. 15-SU-280
WELLS FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC.**

vs
JO ANN OYLER, GROVER C. BEASLEY, JR.
PROPERTY ADDRESS: 3405 CHAMBERSBURG ROAD, BIGLERVILLE, PA 17307
By virtue of a Writ of Execution No. 15-SU-280
Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc.
v.
Jo Ann Oyler a/k/a Jo Ann Briggeman Grover C. Beasley, Jr.
owner(s) of property situate in the FRANKLIN TOWNSHIP, ADAMS County, Pennsylvania, being:
3405 Chambersburg Road, Biglerville, PA 17307-9598
Parcel No. 12,010-0088
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$120,105.62
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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

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James W. Muller
Sheriff of Adams County

www.adamscounty.us

2/19, 2/26 & 3/04

SHERIFF SALES

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No. 15-SU-879**WELLS FARGO BANK, N.A.**

vs

PAUL MICHAEL PHILLIPS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF PAUL E. PHILLIPS

PROPERTY ADDRESS: 19 GLENWOOD DRIVE, BIGLERVILLE, PA 17307

By virtue of a Writ of Execution No.

15-SU-879

Wells Fargo Bank, N.A.

v.

Paul Michael Phillips, in His Capacity as Executor and Devisee of The Estate of Paul

Elwood Phillips a/k/a Paul E. Phillips owner(s) of property situate in the ARENDTSTVILLE BOROUGH, ADAMS County,

Pennsylvania, being

19 Glenwood Drive, Biglerville, PA 17307-9650

Parcel No: 02006-0157-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$112,408.70

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-796**WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2**

vs

DEBORA K. POLAND, STEVEN W. POLAND

PROPERTY ADDRESS: 114 RAMPIKE HILL ROAD, BENDERSVILLE, PA 17306

By Virtue of Writ of Execution No. 2015-SU-0000796

Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2001-A, Asset-Backed

Certificates, Series 2001- A

VS

DEBORA K POLAND and STEVEN W. POLAND

Property Address: 114 Rampike Hill,

Bendersville, PA, 17306

Borough of Bendersville

PARCEL ID: 03004-0002-000

Improvements consist of a Residential Dwelling

Judgment Amount: \$117,434.10

Stern & Eisenberg, P.C.

M. Troy Freedman, Esq.

1581 Main Street, Suite 200

Warrington PA 18976

215-572-8111

No. 15-SU-1056**BRANCH BANKING AND TRUST COMPANY**

vs

DAVID E. POWERS

PROPERTY ADDRESS: 726 FISH AND GAME ROAD, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No

15-SU-1056

Branch Banking and Trust Company

vs.

David E. Powers

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

being:

726 Fish and Game Road, East Berlin, PA 17316-9549

Parcel No. 36L06-0013---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$127,293.83

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-939**NATIONSTAR MORTGAGE LLC**

vs

THELMA REIFSNIDER, MARY**FRANCES REIFSNIDER**

PROPERTY ADDRESS: 30 COLORADO AVE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 2015-S-939

Nationstar Mortgage LLC

vs.

Thelma Reifsnider

Mary F. Reifsnider aka Mary Reifsnider

Property Address: 30 Colorado Avenue, Littlestown, PA 17340

Littlestown Borough

Parcel No.: 27-1-1016

Improvements thereon: Residential

Dwelling

Judgment amount: \$146,539.50

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. 12-SU-952**JAMES B. NUTTER & COMPANY**

vs

GENEVIEVE M. SCHOFIELD, JAMES**GLOTFELTY, HEIR TO ESTATE OF****GENEVIEVE SCHOFIELD, CATHLEEN**

T.

GLOTFELTY, HEIR TO ESTATE OF**GENEVIEVE SCHOFIELD, CATHLEEN****T. LEAP F/K/A CATHLEEN T.****GLOTFELTY, IN HER****CAPACITY AS HEIR, THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS**

PROPERTY ADDRESS: 518 GRANT DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

12-SU-952

JAMES B. NUTTER & COMPANY

vs.

DAVID GLOTFELTY, IN HIS CAPACITY

OF HEIR TO THE ESTATE OF

GENEVIEVE

SCHOFIELD

CATHLEEN T. GLOTFELTY, IN HER

CAPACITY OF HEIR TO THE ESTATE

OF

GENEVIEVE SCHOFIELD

JAMES GLOTFELTY, IN HIS CAPACITY

OF HEIR TO THE ESTATE OF

GENEVIEVE

SCHOFIELD

THE UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND ALL

PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT,

TITLE OR INTEREST FROM OR UNDER

GENEVIEVE

SCHOFIELD, DECEASED

PROPERTY ADDRESS: 518 GRANT

DRIVE, GETTYSBURG, PA 17325

MT PLEASANT TOWNSHIP

PARCEL NO.: (32)-102-0067

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$141,534.32

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

2/19, 2/26 & 3/04

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 18th day of March 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. 15-SU-883**VALLEY NATIONAL BANK**

vs

DOUGLAS M. SHUFFLER, LINDA J. SHUFFLER

PROPERTY ADDRESS: LOT 19 PHEASANT MEADOWS, ABBOTTSTOWN, PA 17301
By virtue of Writ of Execution No. 15-SU-883

VALLEY NATIONAL BANK

vs.

DOUGLAS M. SHUFFLER LINDA J. SHUFFLER

PROPERTY ADDRESS: LOT 19 PHEASANT MEADOWS, ABBOTTSTOWN, PA 17301
HAMILTON TOWNSHIP
PARCEL NO.: 1-42
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$66,747.35
ATTORNEYS FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC

No. 15-SU-1124**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY**

vs

MICHAEL A. STEVENS, KATHRYN L. STEVENS

PROPERTY ADDRESS: 36 BRIARWOOD BOULEVARD, HANOVER, PA 17331

By virtue of Writ of Execution No. 15-S-1124

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO.

vs.

MICHAEL A. STEVENS & KATHRYN L. STEVENS

Parcel No: 41-K18-0030R-000
Property Address: 36 Briarwood Boulevard Hanover, PA 17331
Union Township
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$22,643.48

Attorneys for Plaintiff
KML Law Group, P.C.

No. 10-SU-56**VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNER, LLC, ITS TRUSTEE**

vs

STEPHANIE TALPAS, STEVE TALPAS
PROPERTY ADDRESS: 1226 PINE RUN ROAD, ABBOTTSTOWN, PA 17301
By virtue of Writ of Execution No. 10-S-56

VENTURES TRUST 2013-I-H-R, BY MCM CAPITAL PARTNERS, LLC, its trustee

vs.

STEVE M. TALPAS and STEPHANIE A. TALPAS

PROPERTY ADDRESS: 1226 PINE RUN ROAD, ABBOTTSTOWN, PA 17301
Parcel No.: 17-K09-0018E-000
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$205,991.64
Hill Wallack LLP
Attorneys for Plaintiff

No. 15-SU-74**CITIMORTGAGE, INC.**

vs

RUSSELL L. WALKER, JR., GLENDA T. WALKER

PROPERTY ADDRESS: 39 SPRUCE LANE, NEW OXFORD, PA 17350
By virtue of Writ of Execution No. 15-SU-74
CITIMORTGAGE, INC.

vs.

RUSSELL L. WALKER, JR
GLENDA T. WALKER
PROPERTY ADDRESS: 39 SPRUCE LANE, NEW OXFORD, PA 17350
OXFORD TOWNSHIP
PARCEL NO.: 35-010-0040-000
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$109,501.64
ATTORNEYS FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC

No. 15-SU-714**WELLS FARGO BANK, N.A.**

vs

NATHAN J. WALTON

PROPERTY ADDRESS: 415 THIRD STREET, HANOVER, PA 17331
By virtue of a Writ of Execution No. 15-S-714

Wells Fargo Bank, N.A.

v.

Nathan J. Walton
owners of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 415 Third Street, Hanover, PA 17331-4913
Parcel No. 08,008-0192
(Acreage or street address)
Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$97,517.59

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-1015**WELLS FARGO BANK, N.A.**

vs

SONJA L. WILLIAMS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARTHA I. PETERS

PROPERTY ADDRESS: 346 LINCOLN WAY WEST, NEW OXFORD, PA 17350
By virtue of a Writ of Execution No. 2015-SU-1015
Wells Fargo Bank, N.A.

v.

Sonja L. Williams, in Her Capacity as Executrix and Devisee of The Estate of Martha I. Peters a/k/a Martha Irene Peters a/k/a Martha Peters owner(s) of property situate in the Borough of New Oxford, ADAMS County, Pennsylvania, being 346 Lincoln Way West, New Oxford, PA 17350-1009

Parcel No. 34004-0024---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$93,183.82

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

2/19, 2/26 & 3/04

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 18th day of March 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. 15-SU-676

PNC BANK, NATIONAL ASSOCIATION

vs

KATHY PETITE WOLF

PROPERTY ADDRESS: 1036 700 ROAD, NEW OXFORD, PA 17350
By virtue of Writ of Execution No. 15-S-676

PNC BANK, NATIONAL ASSOCIATION
vs.

KATHY P. WOLF

PROPERTY ADDRESS: 1036 700 Road
New Oxford, PA 17350

Hamilton Township

Parcel No: 17K09-0042G-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$126,468.83

Attorneys for Plaintiff

KML Law Group, P.C.

No. 12-SU-461

GMAC MORTGAGE, LLC

vs

BRYAN YOUNG, WENDY YOUNG

PROPERTY ADDRESS: 65 FILBERT STREET, HANOVER, PA 17331

By virtue of Writ of Execution No.

12-SU-461

GMAC Mortgage, LLC

vs.

Bryan Young and Wendy Young

Property Address: 65 Filbert Street,
Hanover, PA 17331

Conewago Township

Parcel No.: 01-08-010-0029-00-000

Improvements thereon: Residential
Dwelling

Judgment amount: \$230,240.10

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

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

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

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

James W. Muller

Sheriff of Adams County

www.adamscounty.us

2/19, 2/26 & 3/04

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 FRANCES LAUREN CHRISTIE, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Darrelle L. Will, 1655 Magin Lane, Westminster, MD 21157

ESTATE OF ALICE G. DABORN a/k/a ALICE LILLIAN DABORN, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executrix: Alice D. Berry, P.O. Box 628, East Dennis, MA 02641

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

ESTATE OF G. MARION HAAR, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executors: Peggy J. Poist, Diane M. Nonemaker, Joyce E. Haar, 615 Old Mill Road, Abbottstown, PA 17350

Attorney: Teeter, Teeter & Teeter, 108 West Middle Street, Gettysburg, PA 17325

ESTATE OF REBECCA L. HICKMAN, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Administrator: Michael Hickman, c/o Clayton A. Lingg, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

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

ESTATE OF JOHN W. KEISER, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Co-Executors: Michael W. Keiser, 905 Low Dutch Road, Gettysburg, PA 17325; Nadine M. Sheaffer, 1288A Granite Station Road, Gettysburg, PA 17325; Sara L. Stull, 871 Herts Ridge Road, Gettysburg, PA 17325; Dennis H. Keiser, 900 Low Dutch Road, Gettysburg, PA 17325

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

ESTATE OF MARGUERITE M. KLUNK a/k/a MARGUERITE M. HARTLAUB, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executrix: Deborah A. Wilson, 70 Panther Drive, Hanover, PA 17331

Attorney: Danielle Dolch, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

ESTATE OF JAMES LAMAR SENSENIG, SR., a/k/a JAMES L. SENSENIG, SR. AND JAMES L. SENSENIG, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Jay L. Sensenig, 992 Shanks Church Road, Greencastle, PA 17225

Attorney: J. Edgar Wine, Esq., Dick, Stein, Schemel, Wine & Frey, LLP, 119 East Baltimore Street, Greencastle, PA 17225

ESTATE OF J. MARIE TSCHUDIN a/k/a JOSEPHINE MARIE TSCHUDIN, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executor: Lawrence W. Tschudin, 35 Mummert Dr., Littlestown, PA 17340

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

SECOND PUBLICATION

ESTATE OF CHARLOTTE V. HAGERMAN, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Patrick F. Bowman, 317 N. Third St., McSherrystown, PA 17344

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

ESTATE OF DOUGLAS RAE LAWVER, SR., DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Angela Lawver Miller, 1890 Carrolls Tract Rd., Orrtanna, PA 17353

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

ESTATE OF BONNIE MAE MECHALSKE, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Marjorie Anne Covington, c/o James P. Sheppard, Esq., 22 East Middle Street, Gettysburg, PA 17325

Attorney: James P. Sheppard, Esq., 22 East Middle Street, Gettysburg, PA 17325

THIRD PUBLICATION

ESTATE OF RICHARD E. HELLER, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Martha Reiker, 11 Carly Drive, New Oxford, PA 17350

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

ESTATE OF BETTY D. KLINE, a/k/a BETTY JANE KLINE, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executors: Victoria E. Wojtkowiak, 1889 Arthurs Court, York, PA 17408; Jeffrey S. Kline, 386 Green Ridge Road, New Oxford, PA 17350

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

ESTATE OF MARY ELLEN MAUST, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Daniel P. Krueger, 4820 Glenville Road, Glen Rock, Pennsylvania 17327

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

ESTATE OF AUDRIA MARDELL MCQUAIN, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Mickey Del McQuain, 25 Brae Drive, Lillington, NC 27546

ESTATE OF LEGER OLIVIER, DEC'D

Late of Union Township, Adams County, Pennsylvania

Eric Olivier, 18901 Angpenglow Lane, Brookeville, MD 20833

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

ESTATE OF ELIZABETH ROOD, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Linda S. Miller, c/o Douglas G. Miller, Esq., Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013

Douglas G. Miller, Esq., Irwin & McKnight, P.C., 60 West Pomfret Street, Carlisle, PA 17013

