

# Adams County Legal Journal

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## IN THIS ISSUE

### HEYWOOD BECKER, TRUSTEE OF HANOVERIAN TRUST AND HANOVERIAN TRUST VS. ZONING HEARING BOARD OF STRABAN TOWNSHIP / STRABAN TOWNSHIP

*This opinion is continued from last issue (10/23/2015)*



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, in compliance with the requirements of Section 311, of Act 1982 - 295 (54 Pa. C.S. 311), the undersigned entity (ies) announce their intention to file in the Office of the Secretary of the Commonwealth of Pennsylvania, on approximately October 1, 2015, a certificate for the conduct of business in Adams County, Pennsylvania, under the assumed or fictitious name, style or designation of GETTYSBURG LICENSED TOWN GUIDES, with its principal place of business at 44 Misty Court, Hanover, PA 17331. The character or nature of the business is walking tours of the town of Gettysburg.

10/30

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HEYWOOD BECKER, TRUSTEE OF HANOVERIAN TRUST  
AND HANOVERIAN TRUST V. ZONING HEARING BOARD  
OF STRABAN TOWNSHIP / STRABAN TOWNSHIP

*Continued from last issue (10/23/15)*

Appeal From Denial Of Variance

The real issue the parties focused upon before the Board pertained to Becker's request for a variance from the dimensional requirements of §140-15.C.(4)(c). As noted in *Orange Stones*, the zoning hearing board has original jurisdiction when deciding that question. This is not a situation where the zoning officer has made an initial determination which is being appealed to the board.

The Township's zoning ordinance provides that the Board has jurisdiction to consider applications for variances. §140-61.C.(1)(e). See also 53 P.S. §10909.1(a)(5). Furthermore, the ordinance sets forth the criteria the Board must consider when addressing a request for a variance.

§140.61. Zoning Hearing Board

...

D. Variances.

(1) The Zoning Hearing Board shall hear requests for variances where it is alleged that the provisions of this chapter inflict unnecessary hardship upon the applicant. ... The Board may grant a variance, provided that all of the following findings are made where relevant in a given case:

(a) That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot area or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located.

(b) That, because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this chapter and that the authorization of a variance is therefore neces-

sary to enable the reasonable use of the property.

(c) That such unnecessary hardship has not been created by the applicant.

(d) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

(e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.<sup>9</sup>

A party seeking a variance bears the burden of proving that an unnecessary hardship will result if the variance is not granted. *Society Created To Reduce Urban Blight v. Zoning Board of Adjustment*, 804 A.2d 116, 119-20 (Pa. Comwlth. Ct. 2002). This burden is a heavy one and a variance should be granted sparingly and only under exceptional circumstances. *Bernotas v. Zoning Hearing Board of City of Bethlehem*, 68 A.3d 1042, 1049 (Pa. Comwlth. Ct. 2013). Generally, the applicant can only establish unnecessary hardship by demonstrating either that the property 1) cannot be used for the permitted purpose; 2) can only be conformed at a prohibitive expense; or 3) has either no value or only a distress value for any permitted purpose. *Id.*

For the past 17 years the courts have, to some degree, distinguished a request for a use variance from a request for a dimensional variance. In *Hertzberg v. Zoning Board of Adjustment of Pittsburgh*, 721 A.2d 43 (Pa. 1998) our Supreme Court adopted a more relaxed standard of the five criteria for a dimensional variance in which the applicant is only requesting a “reasonable adjustment of the zoning regulations” in order to use the property consistent with the applicable regulations. One must consider multiple factors when faced with a dimensional variance request, including the economic detriment to the applicant if the variance is denied, the financial hardship created by any work necessary to bring the property into strict compliance with the regulations and, the characteristics of the surrounding neighborhood. *Id.* at 50. This does not mean that a dimensional variance must be granted if the zoning requirement prevents or financially burdens the owner’s ability to use the property exactly as

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<sup>9</sup> This language mimics the criteria set forth in the MPC at 53 P. S. §10910.2.

he wishes, even if it is a permitted use. Instead, the unreasonable economic burden must apply to all dimensionally compliant uses of the property, not just the one the owner wants to pursue. Thus, it is the property that must be subject to the unnecessary hardship not the applicant. *Yeager v. Zoning Hearing Board of the City of Allentown*, 779 A.2d 595, 598 (Pa. Comwlth. Ct. 2001).

At the hearing, Becker offered testimony that after our court determined the motel usage was abandoned and could not continue as an approved use<sup>10</sup> he simply had the residents of the nine “extended stay” units<sup>11</sup> execute leases and designated the units as apartments.<sup>12</sup> Each of these units is approximately 342 gross square feet.<sup>13</sup> The typical floor layout includes a foyer (22 net square feet), with closet, a bedroom/living room (182 net square feet), a kitchenette (27 net square feet) and bathroom (49 net square feet) totaling 282 net square feet.<sup>14</sup> Units No. 1, 2 and 3, as well as the former motel manager’s suite at the southern end of the building, have reportedly been unoccupied since Becker obtained the property; however, he desires to eventually convert these areas into two apartments of approximately 620 gross square feet each. Becker testified that it would be prohibitively expensive to rearrange the units so they meet the 750 square foot requirement whether he had to move walls or whether he had to demolish the building and begin anew. He felt that if the units were so converted, he could not generate income sufficient to offset those costs.<sup>15</sup> His architect supported that claim.<sup>16</sup>

As discussed above, the units do not come close to meeting the requirements of §140-15.C.(4)(c). However, in determining whether to grant a variance, the Board felt that it had to examine the request in light of standards in the zoning ordinance regarding the habitable floor area of the particular units involved. Habitable floor area is defined in the ordinance to mean

The sum of the horizontal areas of all rooms used for habitation, such as living room, dining room, kitchen and bedroom but not including hallways, stair, cellars, attics, service or utility rooms, bathrooms,

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<sup>10</sup> See Order and Opinion dated August 18, 2011 in *Becker v. Straban Township Zoning Hearing Board and Straban Township*, Docket No. 2010-S-382.

<sup>11</sup> Unit No. 4 – 12, inclusive. Board Finding No. 9.

<sup>12</sup> N. T. 41-3.

<sup>13</sup> N. T. 59.

<sup>14</sup> Board Finding No. 13. Trust Ex. 2. N. T. 59-60.

<sup>15</sup> N.T. 32.

<sup>16</sup> N.T. 57-8.

closet nor unheated areas such as enclosed porches nor rooms without at least one window or skylight opening onto an outside yard or court.

§140-5. Definitions.<sup>17</sup> Under this definition, the Board found that the foyer and bathroom (71 square feet) of the typical unit at issue should not be included in the habitable floor area calculations.<sup>18</sup>

The Board was unable to determine the number of tenants residing in each unit. Becker testified that nine individuals signed leases for Units 4 – 12 but he was unable to state how many persons reside in each unit.<sup>19</sup> The Board felt this information was important because the required habitable square footage can vary depending upon the number of residents.<sup>20</sup> For example, an efficiency apartment<sup>21</sup> requires a minimum of 300 square feet of habitable floor area while other uses housing more individuals might require greater area. Units No. 4 – 12 include approximately 282 square feet of interior floor plan of which at least 71 square feet would be excluded under the Board's interpretation of habitable floor area.

The Board felt that Becker did not suffer a hardship with respect to the dimensional requirements, believing that he could comply or nearly comply by combining two units into one or by creating efficiency apartments. Consequently, the Board did not feel that the request represented the minimum relief that would deviate from the standards of the ordinance. The Board did acknowledge that the variance request would not alter the essential character of the neighborhood nor impair the development of adjacent property.

On appeal, Becker again argues that the Board's discussion of habitable floor area is irrelevant because he only sought a variance from the requirements of §140-15.C.(4)(c). Becker begins with the suggestion that the Board should have adopted the *Hertzberg* relaxed standard when considering his application for the dimensional variance, especially as it relates to the cost of compliance with ordinance standards. He contends that because conversion of the property in a fashion necessary to comply with the dimensional requirement is prohibitively expensive, the variance should have been granted. He insists that the Board erred when it ignored testimony to that effect.

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<sup>17</sup> Board Finding No. 12.

<sup>18</sup> Board Finding No. 13 and 14.

<sup>19</sup> N.T. 43-4.

<sup>20</sup> Board Finding No. 15.

<sup>21</sup> Meaning a dwelling unit for one person under the zoning ordinance.

Becker also contends that even if it was proper for the Board to examine habitable floor area in reaching its conclusion, it erred in subtracting the foyer area of each unit. He suggests that only the area of the bathroom (49 square feet) should have been excluded from the gross area of 342 square feet and that the resulting 293 square feet of space is so close to the 300 square foot minimum habitable floor area that the variance should have been granted.

The Board argues that Becker chose the multiplex use proposal he was seeking for the former motel building. That use requires 750 square feet of gross floor area, which Becker did not satisfy. That use also requires the largest habitable floor area, which his plan failed to satisfy. Becker did not apply for another use (i.e., conversion apartment or efficiency apartment or a mix thereof) that would have required less area. Therefore, he created his own hardship.

The Township argues that the burden is upon Becker to prove his entitlement to a variance and, in that regard, he failed to establish that the property could not meet one of the possible permitted uses but with less deviation. The Township suggests there are other uses, not advanced by Becker, which come much closer to what he is seeking. Furthermore, the Township argues that Becker has not only failed to present credible evidence that strict compliance with the dimensional requirements pose an economic hardship, but he also failed to present evidence that the requested deviation is the least amount of modification needed.

Initially, this Court agrees with Becker's argument that the Board improperly expanded its review beyond the dimensional variance he requested. Becker was seeking a permit for a multiplex use which is a use permitted by right within the MU-2 district. The only variance he requested from the requirements for a multiplex use was a dimensional variance from the requirements of §140-15.C.(4)(c). Therefore, it must be assumed that he was not seeking a variance of any other dimensional requirements (i.e., habitable floor area) and intended to or understood that he had to comply with them. It was, therefore, improper for the Board to analyze whether Becker was entitled to a variance from those other dimensional requirements.<sup>22</sup>

In turn, with that limitation in mind, our review becomes much

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<sup>22</sup> I recognize that in the eyes of the Board and the Township this might create a concern. However, the conclusion that the Board had to focus on the variance requested does not ignore the fact that Becker has to comply with other dimensional requirements. How the failure to address these other requirements presently can be resolved in the future is beyond the scope of our current review.

more focused. As stated repeatedly herein, §140-15.C.(4)(c) requires 750 square feet of area for each unit in a multiplex use. The evidence indicates that the typical unit Becker is proposing constitutes approximately 342 square feet or 45.6% of the required area. Such a request is not the typical “reasonable adjustment” normally associated with interior dimensional variances for residential units.

The sole reason Becker raises in support of his request is that it would be prohibitively expensive to convert the nine units in question into units that would meet the stated requirement. His evidence in that regard was not discussed in the Board’s Decision.<sup>23</sup> Becker testified that it would cost \$16,000 to move or replace an interior wall and to re-configure the area comprising Units 4 – 12 would cost approximately \$90,000.<sup>24</sup> However, he offered no contractor estimates supporting these figures. Furthermore, it is not clear that any interior walls need to be removed in order to combine two existing units into a single unit. A careful review of Trust Exhibit 2 reveals a significant likelihood that eight of the units (No. 5 – 12) could be combined into four units (combine 5 and 6; 7 and 8; 9 and 10; and 11 and 12) by simply creating an entry way between the two combined units near one of the front doors. Other than this passageway, the remainder of the common interior wall could remain in place. Using Becker’s figures, this would increase the gross area of each combined unit to approximately 684 square feet and would only require an 8.8% deviation from the requirements of the ordinance. Additionally, the same exhibit shows there is an enclosed area of unknown dimension behind Unit No. 4 with an opening into that area. There has been no testimony that this area cannot be joined with Unit No. 4 to increase its gross area. Consequently, Becker has not shown that the deviation requested is the least modification necessary to secure the permitted use.<sup>25</sup>

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<sup>23</sup> The Board, as the fact finder, was entitled to accept some, part, all or none of a witness’ testimony.

<sup>24</sup> N.T. 32.

<sup>25</sup> Even though Becker has alleged that compliance would be prohibitively expensive and has only vaguely discussed remodeling, demolition and/or reconstruction costs without supporting documentation he also has not included any analysis of revenue potential from combined units. Without a complete study of the expense involved in obtaining compliance and the revenue potential a zoning hearing board and/or a court is unable to determine whether, in fact, an unnecessary hardship will result if the variance is not granted. Furthermore, both the Township and the Board have hinted that there are other permitted uses such as efficiency apartments that Becker could pursue as an alternative use for the property. I have chosen not to address those possibilities because they go beyond the specific variance request made to the Board.



Accordingly, the attached Order is entered.

ORDER OF COURT

AND NOW, this 24th day of September, 2015, for the reasons set forth in the attached Memorandum Opinion, the Appeal filed by Heywood Becker, Trustee of Hanoverian Trust, and the Hanoverian Trust, in the above-captioned matter is denied.

## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 20th day of November 2015, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

**No. 13-SU-1596  
CITIMORTGAGE, INC.**

vs.

**NADINE ADAMS**  
PROPERTY ADDRESS: 5607  
HANOVER ROAD, HANOVER, PA  
17331  
By virtue of Writ of Execution No.  
13-SU-1596  
CitiMortgage, Inc.

vs.

Nadine Adams  
5607 Hanover Road  
Hanover, PA 17331  
Conewago Township  
Parcel No.: 08,1C14-0108  
Improvements thereon: Residential  
Dwelling  
Judgment amount: \$78,136.08  
MILSTEAD & ASSOCIATES, LLC  
BY: Robert W. Williams, Esquire  
ID No. 315501  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff

**No. 15-SU-100  
BANK OF NEW YORK MELLON, AS  
TRUSTEE FOR CIT HOME EQUITY  
LOAN TRUST 200**

vs.

**CLARENCE R. ALTICE, WENDY S.  
ALTICE**  
PROPERTY ADDRESS: 139 GROUND  
OAK CHURCH ROAD, GARDNERS, PA  
17324  
By Virtue of Writ of Execution Number  
2015-SU-0000100  
THE BANK OF NEW YORK MELLON,  
AS TRUSTEE FOR CIT HOME EQUITY  
LOAN TRUST 2003-1

vs.

**CLARENCE R. ALTICE & WENDY S.  
ALTICE**  
139 GROUND OAK CHURCH ROAD,  
GARDNERS, PA 17324  
HUNTINGTON TOWNSHIP  
Parcel No. 22G-04-0115  
IMPROVEMENTS CONSIST OF A  
RESIDENTIAL DWELLING  
JUDGEMENT AMOUNT: \$142,663.35  
Richard M. Squire & Associates, LLC  
One Jenkintown Station, Suite 104  
115 West Avenue,  
Jenkintown, PA 19046  
215-886-8790

**No. 14-SU-408  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**MARK E. BASORE, AMY C. BASORE**  
PROPERTY ADDRESS: 101 SOUTH  
COLLEGE AVENUE, NEW OXFORD, PA  
17350  
By Virtue of Writ of Execution No. 2014-  
SU-408  
JPMorgan Chase Bank National  
Association

vs.

Mark E. Basore and Amy C. Basore  
All that certain piece or parcel or Tract  
of land situate Borough of New Oxford,  
Adams County, Pennsylvania, and  
being known as  
101 South College Avenue, New  
Oxford, Pennsylvania 17350  
TAX MAP AND PARCEL NUMBER:  
34005-0178  
THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling  
REAL DEBT: \$235,236.95  
SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF: Mark E.  
Basore and Amy C. Basore  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**No. 15-SU-572  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**RAYMOND H. BOWERS, LISA A.  
BOWERS**  
PROPERTY ADDRESS: 2 LOCUST  
STREET, GETTYSBURG, PA 17325  
By virtue of a Writ of Execution No.  
15-S-572  
JPMorgan Chase Bank, National  
Association

vs.

Raymond H. Bowers  
Lisa A. Bowers  
owner(s) of property situate in the  
BONNEAUVILLE BOROUGH, ADAMS  
County, Pennsylvania, being  
2 Locust Street, Gettysburg, PA 17325-  
7831  
Parcel No. 06,005-0066  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$13,499.11  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-700  
PNC BANK, NATIONAL  
ASSOCIATION, SUCCESSOR BY  
MERGER TO BLC BANK NATION**

vs.

**SHAWN ALLEN BOWMAN**  
PROPERTY ADDRESS: 178 GLADHILL  
ROAD, FAIRFIELD, PA 17320  
By virtue of Writ of Execution No. 15-S-  
700  
PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO BLC  
BANK NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO BANK  
OF HANOVER AND TRUST COMPANY  
vs.  
SHAWN ALLEN BOWMAN  
178 Gladhill Road Fairfield, PA 17320  
Liberty Township  
Parcel No: 01-25-A18-0030  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$144,994.07  
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.

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  
10/23, 10/30 & 11/6

## 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 20th day of November 2015, 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-374**

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES**

vs.

**DAVID L. BROCKHOEFT, DENA M. BROCKHOEFT, U.S. DEPARTMENT OF JUSTICE**

PROPERTY ADDRESS: 13 HELEN TRAIL, FAIRFIELD, PA 17320  
By virtue of a Writ of Execution, No. 15-SU-374

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 2007-15 c/o  
Specialized Loan Servicing LLC

vs.

David L. Brockhoef  
Dena M. Banda Brockhoef  
owners of property situate in the BOROUGH OF CARROLL VALLEY, Adams County, Pennsylvania  
13 Helen Trail, Fairfield, PA 17320  
Parcel No. 43016-0043-0000  
Improvements thereon: RESIDENTIAL SINGLE FAMILY DWELLING  
Judgment Amount: \$447,981.68  
Attorneys for Plaintiff:  
Parker McCay, PA  
9000 Midlantic Drive, Suite 300  
P.O. Box 5054  
Mount Laurel, New Jersey 08054

**No. 15-SU-385**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.

**JOHN B. BURTOP, JESSICA E. BURTOP**

PROPERTY ADDRESS: 570 GABLERS ROAD, GARDNERS, PA 17324  
By virtue of Writ of Execution No.: 15-SU-385  
JPMorgan Chase Bank, National Association

vs.

John B. Burtop  
and  
Jessica E. Burtop  
Property Address 570 Gablers Road, Gardners, PA 17324  
Township or Borough: Menallen

Township

PARCEL NO.: 29F05-0003B-000  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$181,841.10  
ATTORNEYS FOR PLAINTIFF  
SHAPIRO & DENARDO, LLC  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
610-278-6800

**No. 12-SU-496**

**WELLS FARGO BANK NA**

vs.

**KATHRYN ERSOZ, DAVID J. FORMAN**  
PROPERTY ADDRESS: 53 COUNTRY DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 12-S-496

Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Bank of America Alternative Loan Trust  
2006-8, Mortgage Pass-Through Certificates, Series 2006-8

vs.

Kathryn Ersoz, David Forman  
53 Country Drive, Gettysburg, PA 17325  
MOUNT PLEASANT TOWNSHIP  
Parcel No. 32-004-0100-000  
Improvements thereon are Residential Dwelling  
Judgment Amount: \$226,847.59  
Hladik, Onorato & Federman, LLP  
Thomas M. Federman, Esquire; Danielle Boyle-Ebersole, Esquire; and Stephen M. Hladik, Esquire

**No. 15-SU-120**

**NEW WINDSOR STATE BANK**

vs.

**TIMOTHY B. EVANS, CYNTHIA A. BRAGLIO**

PROPERTY ADDRESS: 495 STONESIFER DRIVE, LITTLESTOWN, PA 17340  
By Virtue of Writ of Execution No. 15-SU-120  
New Windsor State Bank

vs.

Timothy P. Evans and Cynthia A. Braglio  
Property Address: 495 Stonesifer Drive, Littlestown, PA 17340  
Littlestown Borough  
Tax ID # 37 012-0055  
Improvements Thereon of the Residential Dwelling  
Judgment amount of \$180,674.81 plus judgment interest at the legal rate from the date of entry of judgment  
Attorneys for plaintiff:  
RONALD J. DRESCHER  
Drescher & Associates, P.A.  
4 Reservoir Circle  
Suite 107  
Baltimore, Maryland 21208  
(410) 484-9000

**No. 15-SU-672**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.

**JAMES DARRYL FLYNN**

PROPERTY ADDRESS: 739 LATIMORE ROAD, YORK SPRINGS, PA 17372  
By virtue of Writ of Execution No.:

15-SU-672

JPMorgan Chase Bank, National Association

vs.

James D. Flynn  
Property Address: 739 Latimore Road, York Springs, PA 17372  
Township or Borough: Latimore Township

PARCEL NO.: 23102-0028  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$71,905.94  
ATTORNEYS FOR PLAINTIFF  
Shapiro & DeNardo, LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
610-278-6800

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

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  
10/23, 10/30 & 11/6

## 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 20th day of November 2015, 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-407**

**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION OR**  
**vs.**

**NATHANIEL D. FRANCISCO,**  
**GERARD P. MICHAELS, REBECCA A. BENNETT**

PROPERTY ADDRESS: 21 ZEIGLER MILL ROAD, GETTYSBURG, PA 17325  
By Virtue of Writ of Execution No. 15-SU-407

Federal National Mortgage Association  
vs.

Nathaniel Francisco, Gerard Michaels and Rebecca A. Bennett

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

21 Zeigler Mill Road, Gettysburg, Pennsylvania 17325

TAX MAP AND PARCEL

NUMBER:07F09-0004

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$143,383.51

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Nathaniel

Francisco, Gerard Michaels and

Rebecca A. Bennett

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

**No. 15-SU-422**

**CITIFINANCIAL SERVICING LLC**

**vs.**

**SUSAN A. HARLOW, CHARLES A. HARLOW**

PROPERTY ADDRESS: 230 TALL OAKS ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

15-SU-422

Citifinancial Servicing LLC

vs.

Susan A. Harlow

Charles A. Harlow

owner(s) of property situate in the MT

PLEASANT TOWNSHIP, ADAMS

County, Pennsylvania, being

230 Tall Oaks Road, Gettysburg, PA

17325

Parcel No. 32H12-0118A--000

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$54,247.79

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-582**

**MEMBERS 1ST FEDERAL CREDIT UNION**

**vs.**

**JEANNE P. HOWELL**

PROPERTY ADDRESS: 145 W. WATER STREET, ABBOTTSTOWN, PA 17301

By Virtue of Writ of Execution No. 2015-SU-582

Members 1st Federal Credit Union

vs.

Jeanne P. Howell

145 West Water Street, Borough of

Abbottstown, Adams County, PA 17301

Parcel No. 01004-0003

Improvements consist of a Residential

Dwelling

Judgment Amount: \$3,678.68

Christopher E. Rice, Esquire

Martson Law Offices

10 East High Street

Carlisle, PA 17013

(717) 243-3341

**No. 15-SU-63**

**WELLS FARGO BANK NA**

**vs.**

**RICHARD R. HUNTZINGER**

(DECEASED), UNKNOWN HEIRS,

SUCCESSORS, ASSIGNS AND ALL

PERSONS

PROPERTY ADDRESS: 568 HOOKER

DRIVE, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

15-SU-63

Wells Fargo Bank, NA

vs.

Unknown Heirs, Successors, Assigns,

and All Persons, Firms, or Associations

Claiming Right, Title or Interest From or

Under Richard R. Huntzinger, Deceased

owner(s) of property situate in MT.

PLEASANT TOWNSHIP, ADAMS

County, Pennsylvania, being

568 Hooker Drive, Gettysburg, PA

17325-8951

Parcel No. 32,105-0095

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$87,233.82

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-391**

**LSF8 MASTER PARTICIPATION TRUST**

**vs.**

**TRACY L. INNERST**

PROPERTY ADDRESS: 294 LABOR

CAMP ROAD, GARDNERS, PA 17324

By virtue of a Writ of Execution No.

15-SU-391

Lsf8 Master Participation Trust

vs.

Tracy L. Innerst a/k/a Tracy L. Snader

a/k/a Tracy Snader-Innerst

owner(s) of property situate in the

HUNTINGTON TOWNSHIP, ADAMS

County, Pennsylvania, being

294 Labor Camp Road, Gardners, PA

17324-9772

Parcel No. 22G03-0116-000

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$126,829.11

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-482**

**CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC**

**vs.**

**SUSAN M. KING GREEN**

PROPERTY ADDRESS: 250 OLD

RAILROAD ROAD, BIGLERVILLE, PA

17307

By virtue of Writ of Execution No. 2015-

SU-482

CitiMortgage, Inc., successor by merger

to ABN AMRO Mortgage Group, Inc.,

vs.

Susan M. King Green,

Property Address: 250 Old Railroad

Road, Biglerville, PA 17307

Menallen Township

Parcel No.: 29D05-0025

Improvements thereon: Residential

Dwelling

Judgment amount: \$198,667.29

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

10/23, 10/30 & 11/6

## 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 20th day of November 2015, 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-592**  
**WELLS FARGO BANK, NA, AS**  
**TRUSTEE, ON BEHALF OF THE**  
**HOLDERS OF STRUCTURED ASSET**  
**MORTGAGE**

vs.

**LARRY D. LAUGHMAN**  
 PROPERTY ADDRESS: 219 S.  
 LINCOLN DRIVE, HANOVER, PA 17331  
 By virtue of Writ of Execution No.  
 15-SU-592  
 Wells Fargo Bank, NA, as Trustee, on  
 behalf of the holders of Structured  
 Asset Mortgage  
 Investments II, Inc., Bear Stearns  
 Mortgage Funding, Trust 2007-AR4,  
 Mortgage Pass Through  
 Certificates, Series 2007-AR4

vs.

Larry D. Laughman  
 Property Address: 219 S. Lincoln Drive,  
 Hanover, PA 17331  
 Conewago Township  
 Parcel No.: (08)-009-0299  
 Improvements thereon: Residential  
 Dwelling  
 Judgment amount: \$170,868.32  
 MILSTEAD & ASSOCIATES, LLC  
 BY: Robert W. Williams, Esquire  
 ID No. 315501  
 1 E. Stow Road  
 Marlton, NJ 08053  
 (856) 482-1400  
 Attorney for Plaintiff

**No. 15-SU-359**  
**M&T BANK S/B/M WITH**  
**MANUFACTURERS AND TRADERS**  
**TRUST COMPANY**

vs.

**GORDON B. LUCKENBAUGH, JR. AS**  
**EXECUTOR OF THE ESTATE OF**  
**GORDON B. LUCKENBAUGH SR**  
 PROPERTY ADDRESS: 35 FRANKLIN  
 COURT, MCSHERRYSTOWN, PA 17344  
 By virtue of Writ of Execution No. 2015-  
 SU-0000359  
 M&T BANK S/B/M WITH:  
 MANUFACTURERS & TRADERS  
 TRUST COMPANY

vs.

GORDON B. LUCKENBAUGH JR. as  
 Executor of the Estate of Gordon B.  
 Luckenbaugh Sr. a/k/a Gordon B.  
 Luckenbaugh, Deceased  
 35 Franklin Court, Mcsherrystown, PA  
 17344

Conewago Township  
 Parcel No: 08-101-0013  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$46,374.38  
 Attorneys for Plaintiff  
 KML Law Group, P.C.

**No. 15-SU-137**  
**BANK OF AMERICA, N.A.**

vs.

**AURELLIA P. MESSERSMITH,**  
**CHUCK W. MESSERSMITH**  
 PROPERTY ADDRESS: 329 GREEN  
 SPRINGS ROAD, HANOVER, PA 17331  
 By virtue of Writ of Execution No. 15-  
 SU-137  
 BANK OF AMERICA, N.A.

vs.

AURELIA P. MESSERSMITH & CHUCK  
 W. MESSERSMITH  
 329 Green Spring Road, Hanover, PA  
 17331  
 Township Of Berwick  
 Parcel No: 04-L12--0064  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$136,603.86  
 Attorneys for Plaintiff  
 KML Law Group, P.C.

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

vs.

**STEPHANIE M. MORALES, ROBERT**  
**PAUL MORALES**  
 PROPERTY ADDRESS: 205 KOHLER  
 MILL ROAD, NEW OXFORD, PA 17350  
 By virtue of Writ of Execution No.  
 14-SU-124  
 M&T BANK

vs.

STEPHANIE M. MORALES & ROBERT  
 P. MORALES  
 205 Kohler Mill Road New Oxford, PA  
 17350  
 Borough of New Oxford  
 Parcel No: 34-007-0053  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$149,557.79  
 Attorneys for Plaintiff  
 KML Law Group, P.C.

**No. 12-SU-975**  
**BANK OF NEW YORK MELLON**

vs.

**FERNANDO MOYA, OLGA MOYA**  
 PROPERTY ADDRESS: 24  
 GLENNWOOD DRIVE, ARENDTSTVILLE,  
 PA 17303  
 By virtue of Writ of Execution No.  
 12-SU-975  
 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 2006-11

vs.

Fernando Moya & Olga Moya  
 24 Glennwood Drive, Arendtsville, PA

17303  
 Borough of Arendtsville  
 Parcel No. 02-006-0151  
 Improvements thereon are Residential  
 Dwelling  
 Judgment Amount: \$207,663.32  
 HLADIK, ONORATO & FEDERMAN, LLP  
 Thomas M. Federman, Esquire;  
 Danielle Boyle-Ebersole, Esquire; and  
 Stephen M. Hladik, Esquire

**No. 14-SU-509**  
**NATIONSTAR MORTGAGE, LLC**

vs.

**BRENDA L. MYERS, ROBERT L.**  
**MYERS**  
 PROPERTY ADDRESS: 665  
 ABBOTTSTOWN PIKE,  
 ABBOTTSTOWN, PA 17301  
 By virtue of Writ of Execution No.:  
 14-SU-509  
 Nationstar Mortgage LLC

vs.

Brenda L. Myers and Robert L. Myers  
 Property Address: 665 Abbottstown  
 Pike, Abbottstown, PA 17301  
 Township or Borough: Berwick  
 Township  
 PARCEL NO.: 04L11-0020A  
 IMPROVEMENTS THEREON: A  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$112,657.76  
 ATTORNEYS FOR PLAINTIFF  
 Shapiro & DeNardo, LLC  
 3600 Horizon Drive, Suite 150  
 King of Prussia, PA 19406  
 610-278-6800

Notice directed to all parties in interest  
 and claimants that a schedule of distri-  
 bution 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 sched-  
 ule unless exceptions are filed thereto  
 within (10) ten 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 W. Muller  
 Sheriff of Adams County

www.adamscounty.us  
 10/23, 10/30 & 11/6

## 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 20th day of November 2015, 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-1086**

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES**

vs.

**STEVEN L. PETERSON**

PROPERTY ADDRESS: 133 N. STRATTON STREET, GETTYSBURG, PA 17325  
By virtue of Writ of Execution No. 14-SU-1086

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 2007-1

vs.

Steven L. Peterson  
133 N. Stratton Street, Gettysburg, PA 17325  
Borough of Gettysburg  
Parcel No. 16-7-131  
Improvements thereon are Residential Dwelling  
Judgment Amount: \$229,983.03  
Hladik, Onorato & Federman, LLP  
Thomas M. Federman, Esquire; Danielle Boyle-Ebersole, Esquire; and Stephen M. Hladik, Esquire

**No. 15-SU-681**

**PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION**

vs.

**ANN T. PIATAK, AS ADMINISTRATRIX OF THE ESTATE OF MICHAEL PIATAK JR., DECEASED**

PROPERTY ADDRESS: 8 DEER TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No. 15-SU-681

PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION

vs.

ANN T. PIATAK as Administratrix of the Estate of Michael Piatak Jr., Deceased  
8 Deer Trail Fairfield, PA 17320  
Borough of Carroll Valley  
Parcel No: 43.024-0031-000  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$232,273.71  
Attorneys for Plaintiff

KML Law Group, P.C.

**No. 15-SU-433**

**NATIONSTAR MORTGAGE LLC**

vs.

**AMY J. SAUNDERS REED, KEITH REED**

PROPERTY ADDRESS: 25 CROSS VIEW TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.

15-SU-433

Nationstar Mortgage LLC

vs.

Amy J. Saunders Reed aka Amy Saunders aka Amy J. Saunders, Real Owner and Original Mortgagor and Keith Reed aka Keith A. Reed, Original Mortgagor

25 Cross View Trail, Fairfield, PA 17320

Carroll Valley Borough

Parcel No.: 41-56

Improvements thereon: Residential

Dwelling

Judgment amount: \$300,701.53

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire

ID No. 315501

1 E. Stow Road

Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

**No. 15-SU-204**

**HSBC BANK USA, N.A.**

vs.

**JOANNE SNYDER**

PROPERTY ADDRESS: 40 EAST HANOVER STREET, GETTYSBURG, PA 17325

BY VIRTUE OF WRIT OF EXECUTION

NO. 15-SU-204

HSBC Bank USA, N.A.

vs.

**JOANNE SNYDER**

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF BONNEAUVILLE, ADAMS COUNTY,

PENNSYLVANIA:

BEING KNOWN AS 40 East Hanover

Street, Gettysburg, PA 17325

PARCEL NUMBER: 005-0090

IMPROVEMENTS: Residential Property

JUDGMENT AMOUNT: \$86,509.12

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

**No. 15-SU-780**

**BANK OF AMERICA, N.A.**

vs.

**LINDA L. STITELY**

PROPERTY ADDRESS: 439 SOUTH COLUMBUS AVENUE, LITTLESTOWN, PA 17340

BY VIRTUE OF WRIT OF EXECUTION

NO. 15-S-780

Bank of America, N.A.

vs.

LINDA L. STITELY

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF LITTLESTOWN, ADAMS COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 439 South Columbus Avenue, Littlestown, PA 17340  
PARCEL NUMBER: 27-011-0172-000  
IMPROVEMENTS: Residential Property  
JUDGMENT AMOUNT: \$194,132.37  
UDREN LAW OFFICES, P.C.  
WOODCREST CORPORATE CENTER  
111 WOODCREST ROAD, SUITE 200  
CHERRY HILL, NJ 08003-3620  
856-669-5400

**No. 14-SU-1431**

**HSBC BANK USA, N.A.**

vs.

**KEVIN M. SWARTZBAUGH**

PROPERTY ADDRESS: 48 RED BIRD

LANE, GETTYSBURG, PA 17325

By Virtue of Writ of Execution No. :

2014-SU-1431

HSBC Bank USA, NA

vs.

Kevin M. Swartzbaugh

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

48 Red Bird Lane, Gettysburg,

Pennsylvania 17325.

TAX MAP AND PARCEL NUMBER:

06002-0014

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$175,808.60

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Kevin M.

Swartzbaugh

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

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

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

10/23, 10/30 & 11/6

## SHERIFF SALES

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**No. 14-SU-1021**

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**PATRICIA A. SWOPE, LARRY L. SWOPE**

PROPERTY ADDRESS: 80 CROOKED CREEK ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-SU-1021

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.

**PATRICIA A. SWOPE & LARRY L. SWOPE**

80 Crooked Creek Road Gettysburg, PA 17325

Franklin Township

Parcel No: 12-E11-0058

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$256,426.93

Attorneys for Plaintiff

KML Law Group, P.C.

**No. 13-SU-654**

**JPMORGAN CHASE BANK  
NATIONAL ASSOCIATION**

vs.

**EVELYN JOYCE TEFFT**

PROPERTY ADDRESS: 70 CROOKED CREEK ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

13-S-654

JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC

vs.

Evelyn J. Tefft

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

70 Crooked Creek Road, Gettysburg, PA 17325-7419

Parcel No. 12E11-0057-000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$264,324.49

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-49**

**PNC BANK, NATIONAL ASSOCIATION**

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, JAMIE L. KINT, KNOWN HEIR OF ROXANNE D. KINT AND JAMES R. KINT, JOSHUA L. KINT, KNOWN HEIR OF ROXANNE D. KINT AND JAMES R. KINT, TODD M. KINT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROXANNE D. KINT, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**

PROPERTY ADDRESS: 10 SHRIVERS CORNER ROAD, GETTYSBURG, PA 17325

BY VIRTUE OF WRIT OF EXECUTION

NO. 15-SU-49

PNC Bank, National Association

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROXANNE D. KINT, LAST RECORD OWNER**

**BEAU J. KINT, KNOWN HEIR OF ROXANNE D. KINT AND JAMES R. KINT**

**JAMIE L. KINT, KNOWN HEIR OF ROXANNE D. KINT AND JAMES R. KINT**

**JOSHUA L. KINT, KNOWN HEIR OF ROXANNE D. KINT AND JAMES R. KINT**

**TODD M. KINT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROXANNE D. KINT, AND AS KNOWN HEIR OF ROXANNE D. KINT AND JAMES R. KINT**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES R. KINT, LAST RECORD OWNER**

**ALL THAT CERTAIN LOT OF LAND SITUATE IN BUTLER TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 10 Shrivens Corner Road, Gettysburg, PA 17325**

PARCEL NUMBER: (07)-F09-0029

IMPROVEMENTS: Residential Property

JUDGMENT AMOUNT: \$48,469.66

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

1-856-669-5400

**No. 15-SU-568**

**M&T BANK**

vs.

**DAVID SCOTT UTZ, DAWN UTZ**  
PROPERTY ADDRESS: 165 WEST IMPERIAL DRIVE, ASPERS, PA 17304  
By Virtue of Writ of Execution No. 2015-SU-568

M&T Bank

vs.

David Scott Utz and Dawn Utz a/k/a Dawn M. Utz

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

165 West Imperial Drive, Aspers, Pennsylvania 17304.

TAX MAP AND PARCEL NUMBER: 29 F05-0183---000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$215,608.38

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: David Scott

Utz and Dawn Utz a/k/a Dawn M. Utz

McCabe, Weisberg and 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 (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

10/23, 10/30 & 11/6



## 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 20th day of November 2015, 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.:

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**No. 15-SU-98****GREEN TREE SERVICING, LLC**

vs.

**CRAIG STEVEN WAGAMAN, JOADY MARIE WAGAMAN**

PROPERTY ADDRESS: 1310

PEEPTOWN ROAD, ABBOTTSTOWN, PA 17301

By Virtue of Writ of Execution No. 2015-SU-98

Green Tree Servicing LLC

vs.

Craig S. Wagaman, a/k/a Craig

Wagaman and Joady Wagaman

All that certain piece or parcel or Tract

of land situate Hamilton, Adams

County, Pennsylvania, and being known as:

1310 Peepytown Road, Abbottstown, Pennsylvania 17301.

TAX MAP AND PARCEL NUMBER:

17K09-0013

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$206,287.31

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Craig S.

Wagaman, a/k/a Craig Wagaman and

Joady Wagaman

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

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

10/23, 10/30 & 11/6

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**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 RAYMOND HOAK, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Administrator: Richard L. Hoak, Jr., c/o Bruce C. Bankenstein, Esq., Manifold & Bankenstein, 48 South Duke Street, York, PA 17401-1454

Attorney: Bruce C. Bankenstein, Esq., Manifold & Bankenstein, 48 South Duke Street, York, PA, 17401-1454

**ESTATE OF MEGHAN T. MCKINNEY**

Late of Menallen Township, Pennsylvania  
Administrators: Douglas G. McKinney, Box 501, Biglerville, PA 17307-0501; Kimberly A. Killen, 739 Bendersville Wenksville Road, Aspers, PA 17304

Attorney: Elyse E. Rogers, Esq., Saidis, Sullivan & Rogers, 635 North 12th Street, Suite 400 Lemoyne, PA 17043

**ESTATE OF S. KENNETH OGG, a/k/a STANLEY KENNETH OGG, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executrix: Helen M. Ogg, 6220 Baltimore Pike, Littlestown, PA 17340

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

**ESTATE OF REGINA M. ROSENTERER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Virginia J. Dixon, 41 Pin Oak Lane, Gettysburg, PA 17325; Linda R. Shinnars, 40 Christopher Lee Drive, New Oxford, PA 17350

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

**ESTATE OF AGNES L. SMITH, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Gloria J. Miller, 1240 Westminster Ave., Hanover, PA 17331

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

**ESTATE OF ADA A. WOLF, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Executrices: Christine W. Poole, Darlene W. Shrader and Shelby W. Barrett, c/o Genevieve E. Barr, Esq., 11 Carlisle Street, Suite 301 Hanover, PA 17331

Attorney: Genevieve E. Barr, Esq., 11 Carlisle Street, Suite 301 Hanover, PA 17331

**SECOND PUBLICATION****ESTATE OF PATRICIA A. BAUMGARDNER, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Tricia Dee Baumgardner, 1772 Gaynor Road, Columbus, OH 43227

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

**ESTATE OF FRED W. BRANTLINGER, a/k/a FRED W. BRANTLINGER, JR., DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executors: Elaine Strevig and Linda Hill, c/o Donald W. Dorr, Esq., 846 Broadway, Hanover, PA, 17331

Attorney: Donald W. Dorr, Esq., 846 Broadway, Hanover, PA, 17331

**ESTATE OF MARY R. COLGAN a/k/a MARY C. SMITH, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Christopher J. Smith, 161 Seneca Dr., Hanover, PA 17331

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

**ESTATE OF ELIZABETH F. HUETTNER, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Co-Executors: Mr. Harold Russell Huettner, 207 W. Guernsey Road, Biglerville, PA 17307; Mr. Daniel Frederick Huettner, 567 Ithiel Gordon Road, Vienna, ME 04360; Mr. James Edward Huettner, 931 Brownell Avenue, St. Louis, MO 63122

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

**ESTATE OF HAROLD C. MUMMERT, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Executors: Steven L. Mummert, 170 Dogwood Court, New Oxford, PA 17350; Donald L. Mummert, 5 Ridge Crest Drive, Fleetwood, PA 19522

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

**TRUST NOTICE**

Notice is given of the deaths of Charles G. Horwedel and Joyce A. Horwedel, late of Conewago Township, Adams County, Pennsylvania, Settlers of The Charles G. Horwedel and Joyce A. Horwedel Revocable Living Trust dated July 1, 2004. All persons indebted to the Trust or one or both of the said individuals are requested to make prompt payment and those having claims to present the same without delay to Successor Trustees, Charles G. Horwedel, II and Stacy J. Little, c/o Attorney Donald W. Dorr, 846 Broadway, Hanover, PA 17331.

**THIRD PUBLICATION****ESTATE OF MARTHA ROSELLA BERKHEIMER a/k/a MARTHA G. BERKHEIMER, a/k/a MARTHA ROSELLA GARBER BERKHEIMER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executors: Linda B. Messinger, 1112 Roosevelt Court, Hanover, PA 17331; Jeffrey M. Garber, 36 Brewster Street, Hanover, PA 17331

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

**ESTATE OF JACQUELYN L. BLEVINS, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Gary Neil Blevins, 11 Laurel Court, Gettysburg, PA 17325

Attorney: John J. Murphy III, Esq., Patrono & Murphy, LLC, 28 West Middle Street, Gettysburg, PA 17325

**ESTATE OF PATRICIA ANN HEYSER a/k/a PATRICIA HEYSER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Barbara MacPherson

Attorney: Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Gettysburg, PA 17325

**THIRD PUBLICATION CONTINUED**

ESTATE OF MARK L. HOSTETTER,  
DEC'D

Late of Menallen Township, Adams  
County, Pennsylvania

Administratrix: Cheyenne M. Hartman,  
200 Mill Street, Mt. Holly Springs, PA  
17065

Attorney: Mark A. Mateya, Esq., 55 W.  
Church Avenue, Carlisle, PA 17013

ESTATE OF NORMAN R. KROFT, DEC'D

Late of Oxford Township, Adams  
County, Pennsylvania

Ronnie L. Kroft, 84 700 Road, New  
Oxford, PA 17350

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

ESTATE OF SANDRA M. OLIVER, DEC'D

Late of the Borough of Bendersville,  
Adams County, Pennsylvania

Executrix: Wanda K. Rowles

Attorney: Jerry A. Weigle, Esq., Weigle &  
Associates, P.C., 126 East King Street  
Shippensburg, PA 17257