

Adams County Legal Journal

Vol. 59

August 25, 2017

No. 16

Invest with Experience.

The right financial partner will help you plan for the future and manage investments with you and your family's best interests first and foremost. No need to look further...you've found the right partner at ACNB Bank.

Securities and Insurance Products are: NOT FDIC INSURED • MAY LOSE VALUE • NOT BANK GUARANTEED • NOT A DEPOSIT • NOT INSURED BY ANY FEDERAL GOVERNMENT ENTITY



ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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

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

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

All rights reserved.

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on or about June 9th, 2017, for the incorporation of TREEHORSE VETERINARY SERVICES, INC. under the Pennsylvania Business Corporation Law of 1988. The corporation shall engage in the business of veterinary services and practice veterinary medicine, together with any legal function of a corporation under PA law. The initial registered office of the corporation is 190 Plantation Road, Biglerville, PA 17307.

8/25

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION NO. 2017-1210

IN RE: BABY BOY BULL, A MINOR

TERMINATION OF PARENTAL RIGHTS OF "UNKNOWN BIRTH FATHER"

TO: UNKNOWN BIRTH FATHER

You are hereby notified that a Petition to Involuntary Termination of Parental Rights has been filed against you, asking the Court to terminate all rights you have to your child(ren), Baby Boy Bull (born April 27, 2017). The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Court Room No. 6 (Orphans' Court Room), on the Third Floor of the Lancaster County Court House, situate at 50 North Duke Street, Lancaster, Pennsylvania, said hearing to be held on September 21, 2017 at 10:00 a.m. If you do not appear at this hearing, the court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child(ren). You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without you being present.

You are also notified that following the hearing to consider ending your rights to your children, an adoption hearing may be held, as a result of which the Court

may decree that an adoption take place whereby your child(ren) shall be adopted by another and all parental rights with respect to the child(ren) shall be placed in another.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator
Court Administrator's Office
Lancaster County Court House
50 North Duke Street
Lancaster, PA 17602
Telephone No. (717) 299-8041

8/25 & 9/1

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation – Domestic Non-Profit Corporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on August 11, 2017, for SMITH FARM COMMUNITY OWNERS ASSOCIATION, INC., under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988.

Barley Snyder LLP
Solicitors

8/25

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 15th day of September 2017, 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. 17-SU-6
LSF9 MASTER PARTICIPATION TRUST**

vs.
DEBORAH ANN BELL, SCOTT R. BELL
PROPERTY ADDRESS: 237 HANOVER STREET, NEW OXFORD, PA 17350
By Virtue of Writ 17-SU-6
LSF9 MASTER PARTICIPATION TRUST
vs.
BELL, DEBORAH AND SCOTT
All that certain piece or parcel or Tract of land situate in Oxford Township, Adams County, Pennsylvania, and being known as:
237 Hanover Street,
New Oxford, Pennsylvania 17350.
TAX MAP AND PARCEL NUMBER:
35-008-0144-000
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling
REAL DEBT: \$259,203.72
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Deborah Ann Bell a/k/a Deborah A. Bell and Scott R. Bell
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

**No. 16-SU-1341
STONEGATE MORTGAGE CORPORATION**

vs.
ALFREDO BELTRAN, ADILENE ALVAREZ
PROPERTY ADDRESS: 6 EAST IMPERIAL DRIVE, ASPERS, PA 17304
By virtue of Writ of Execution No.: 16-SU-1341
Home Point Financial f/k/a Stonegate Mortgage Corporation (Plaintiff)
vs.
Alfredo Beltran and Adilene Alvarez (Defendant)
Property Address: 6 East Imperial Drive, Aspers, PA 17304
Parcel I.D. No.: 29F05-0223-000
Improvements thereon of the residential dwelling. Judgment Amount: \$184,416.39
Attorney for Plaintiff: Stephen M. Hladik, Esquire
Hladik, Onorato & Federman, LLP 298 Wissahickon Avenue
North Wales, PA 19454

**No. 16-SU-1052
UNITED SECURITY FINANCIAL CORP.**

vs.
ELI D. CANGANELLI, TABITHA M. CANGANELLI
PROPERTY ADDRESS: 25 CHERRY LANE, ABBOTTSTOWN, PA 17325
By virtue of Writ of Execution No. 16-SU-1052
United Security Financial Corp
vs.
Eli D. Canganelli and Tabitha M. Canganelli
25 Cherry Lane,
Abbottstown, PA 17301

situate in the Hamilton Township, Adams County Pennsylvania, Parcel No. 17L09-0062-000
Improvements thereon consist of Residential Real Estate. Judgment amount: \$232,656.15
Stern & Eisenberg, PC Attorneys for Plaintiff
1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976

**No. 16-SU-1142
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.
JOHN H. DEGENHARDT, SARA JANE DEGENHARDT
PROPERTY ADDRESS: 231 LAKE MEADE DRIVE, EAST BERLIN, PA 17316
By virtue of Writ of Execution No.: 2016-SU-0001142
JPMorgan Chase Bank, National Association Plaintiff
vs.
John H. Degenhardt and Sara Jane Degenhardt Defendants
Township or Borough:
Latimore Township PARCEL NO.: 23106-0011A--000
IMPROVEMENTS THEREON
A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$174,729.16
ATTORNEYS FOR PLAINTIFFS
Shapiro & Denardo LLC

**No. 16-SU-1116
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION OR**

vs.
EARL E. HARE, DONNA L. HARE
PROPERTY ADDRESS: 849 COMPANY FARM ROAD, ASPERS, PA 17304
By virtue of Writ of execution No.: 16-SU-1116
Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of
The United States of America
vs.
Earl E. Hare
Donna L. Hare a/k/a Donna Hare

owner(s) of property situate in the TYRONE TOWNSHIP, ADAMS County, Pennsylvania, being 849 Company Farm Road, Aspers, PA 17304-9434
Parcel No. 40H06-0003B
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$267,740.85
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
Attorney for Plaintiff PA I.D. #15700

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
8/18, 8/25 & 9/1

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 15th day of September 2017, 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. 17-SU-404
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSFB MORTGAGE-BACKED TRUST SERIES 2005-5
 vs.

G. LAWRENCE HARTMAN, JR., C. ANN HARTMAN
 PROPERTY ADDRESS: 29 BRECKENRIDGE STREET, #29.5, GETTYSBURG, PA 17325
 By virtue of a Writ of Execution No.: 17-SU-404
 U.S. Bank National Association, as Trustee for CSFB Mortgage-Backed Trust Series 2005-5

vs.
 G Lawrence Hartman, Jr, C. Ann Hartman
 owner(s) of property situate in the GETTYSBURG BOROUGH, ADAMS County, Pennsylvania, being 29 Breckenridge Street # 29.5, a/k/a 29-29.5 Breckenridge Street, a/k/a 29 Breckenridge Street, Gettysburg, PA 17325-2502
 Parcel No. 16010-0267---000 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$78,241.89
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP
 Fuhrman, Executor of the Estate of Joan K. Fuhrman
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400 P Philadelphia, PA 19109

No. 16-SU-455
SPRINGLEAF FINANCIAL SERVICES, INC.
 vs.

CHRISTINE A. HECKENDORN, JAMES E. HECKENDORN, JR
 PROPERTY ADDRESS: 77 CHAPEL ROAD EXT, GETTYSBURG, PA 17325
 By virtue of Writ of Execution No.: 16-SU-455

Spring leaf Financial Services, Inc. (Plaintiff)
 vs.
 Christine A. Heckendon and James E. Heckendon (Defendant)
 Property Address: 77 Chapel road Extension, Gettysburg, PA 17325
 Parcel I.D. No.: 09EI 7-0066H-000

Improvements thereon of the residential dwelling. Judgment Amount: \$162,548.42
 Attorney for Plaintiff: Stephen M. Hladik, Esquire
 Hladik, Onorato & Federman, LLP 298 Wissahickon Avenue North Wales, PA 19454

No. 16-SU-1027
PNC BANK, NATIONAL ASSOCIATION
 vs.

GAIL T. HUFF, DONALD E. COOL, SR
 PROPERTY ADDRESS: 1906 CARROLS TRACT ROAD, ORRTANNA, PA 17353
 By virtue of Writ of Execution No.: 16-SU-1027
 PNC Bank, National Association
 vs.
 Gail T. Huff
 1906 Carrolls Tract Road, Orrtanna, PA 17353,

Township of Highland, Formerly Township of Hamiltonban Parcel number: 20C12-0048-000
 Improvements there on of the residential dwelling. Judgement amount: \$31,906.95
 Plaintiff attorney information:
 Brett A. Solomon, Esquire Pa. I.D. No. 83746
 Michael C. Mazack, Esquire Pa. I.D. No. 205742 TUCKER ARENSBERG, P.C.
 Firm #287
 1500 One PPG Place Pittsburgh, Pennsylvania 15222
 (412) 566-1212

No. 17-SU-275
WELLS FARGO BANK, N.A.
 vs.

GENE R. LEPORE
 PROPERTY ADDRESS: 56 EAST LOCUST LANE, NEW OXFORD, PA 17350
 By virtue of Writ of Execution No.: 17-SU-275
 Wells Fargo Bank, N.A.

vs.
 Gene R. Lepore
 owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS COUNTY, Pennsylvania, being 56 East Locust Lane, New Oxford, PA 17350-9557 Parcel No. 35008-0112---000 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$107,139.82
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

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

WILLIAM P. LIVELSBERGER
 PROPERTY ADDRESS: 410 SOUTH STREET, MCSHERRYSTOWN, PA 17344

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

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

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
 8/18, 8/25 & 9/1

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 15th day of September 2017, 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. 11-SU-1955
SELENE FINANCE LP
vs.

RAFAEL MORALES, VIVIAN L MORALES
PROPERTY ADDRESS: 27 DEER DRIVE, HANOVER, PA 17331
By virtue of a Writ of Execution No.: 11-SU-1955
Selene Finance, LP

vs.
Rafael Morales Vivian L. Morales owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 27 Deer Drive, Hanover, PA 17331-8829
Parcel No.: 08009-0133---000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$314,530.04
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-216
CITIZENS BANK OF PENNSYLVANIA
vs.

JENNIFER L. PALMER
PROPERTY ADDRESS: 29 EWELL DRIVE, EAST BERLIN, PA 17316
By virtue of Writ of Execution No.: 17-SU-216 CITIZENS BANK OF PENNSYLVANIA

vs.
Jennifer L. Palmer a/k/a Jennifer L. Potter
29 Ewell Drive
East Berlin, PA 17316 Reading Township PARCEL NO.: 36102-0097
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING.
JUDGMENT AMOUNT: \$58,374.86
ATTORNEYS FOR PLAINTIFF
THE LAW OFFICE OF GREGORY JAVARDIAN

No. 17-SU-17
BRANCH BANKING AND TRUST COMPANY
vs.

LUKE P. PLOTICA, EXECUTOR OF THE ESTATE OF PHILIP G. PLOTICA
PROPERTY ADDRESS: 600 LONG ROAD, GETTYSBURG, PA 17325
By virtue of Writ of Execution No.: 2017-SU-17

Branch Banking and Trust Company
vs.
Luke P. Plotica, Executor Philip G. Plotica Deceased

All that certain piece or parcel or Tract of land situate in Mount Joy Township, Adams County, Pennsylvania, and being known as 600 Long Road, Gettysburg, Pennsylvania 17325.
TAX MAP AND PARCEL NUMBER: 30G16-0035---000
THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$259,952.17
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Philip G. Plotica, Deceased
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

No. 15-SU-170
ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK
vs.

CHRISTOPHER J POPOVICE, JENNIFER M POPOVICE
PROPERTY ADDRESS: 128 RODES AVENUE, GETTYSBURG, PA 17325
By virtue of Writ of Execution No.: 2015-SU-170
ACNB BANK, formerly known as Adams County National Bank

vs.
CHRISTOPHER J. POPOVICE and JENNIFER M. POPOVICE
128 RODES AVENUE
GETTYSBURG, PA 17325 STRABAN TOWNSHIP
Parcel ID Number: 38-002-0074---000
IMPROVEMENTS THEREON: Residential Dwelling JUDGMENT AMOUNT: \$167,461.37
Attorneys for Plaintiff Sharon E. Myers, Esquire CGA Law Firm 135 North George Street
York, PA 17401
717-848-4900

No. 17-SU-311
QUICKEN LOANS INC.
vs.

JAY PRISE
PROPERTY ADDRESS: 217 CENTER STREET, MCSHERRYSTOWN, PA 17344

By virtue of Writ of Execution No.: 17-SU-311 Quicken Loans Inc.

vs.
Jay Prise
217 Center Street,
McSherrystown, PA 17344
situate in the Borough of McSherrystown, Adams County Pennsylvania, Parcel No. 28006-0107---000
Improvements thereon consist of Residential Real Estate. Judgment amount: \$149,660.88
Stern & Eisenberg, PC Attorneys for Plaintiff

1581 Main Street, Suite 200 The Shops at Valley Square Warrington, PA 18976

No. 14-SU-1065
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.

JAMES A. PRYOR, IV, JENNIFER L. PRYOR
PROPERTY ADDRESS: 68 FRUITWOOD TRAIL, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No. 14-SU-1065
JPMorgan Chase Bank, National Association

vs.
James A. Pryor, IV Jennifer L. Pryor owner(s) of property situate in the CARROLL VALLEY BOROUGH, ADAMS COUNTY, PENNSYLVANIA, being 68 Fruitwood Trail, Fairfield, PA 17320-8478
Parcel No. 43040-0035---000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$215,523.69
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
8/18, 8/25 & 9/1

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 15th day of September 2017, 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-779
WELLS FARGO BANK, NA**

vs.
**GREGORY F. SCHOFFSTALL, JR.,
JENNIFER E. SCHOFFSTALL**
PROPERTY ADDRESS: 5 HALLECK DRIVE, EAST BERLIN, PA 17316
By virtue of a Writ of Execution No.: 15-SU-779
Wells Fargo Bank, NA
vs.
Gregory F. Schoffstall, Jr., Jennifer E. Schoffstall
owner(s) of property situate in the READING TOWNSHIP, ADAMS County, Pennsylvania, being 5 Halleck Drive, East Berlin, PA 17316-9353 Parcel No.: 36109-0134-000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$259,747.64
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-270
BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK**

vs.
JON A. SERDULA, AUTUMN M. SERDULA
PROPERTY ADDRESS: 645 MUD COLLEGE ROAD, LITTLESTOWN, PA 17340
By virtue of Writ of Execution No.: 17-SU-270
BRANCH BANKING AND TRUST COMPANY
vs.
JON SERDULA AUTUMN SERDULA
All that certain piece or parcel or Tract of land situate in Mt. Joy Township, Adams County, Pennsylvania, and being known as 645 Mud College Road,
Littlestown, Pennsylvania 17340.
TAX MAP AND PARCEL NUMBER: 30H17-0048-A-000
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling REAL DEBT: \$111,040.79
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Autumn Serdula a/k/a Autumn M. Serdula and Jon Serdula a/k/a Jon A. Serdula

McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

**No. 16-SU-139
WELLS FARGO BANK, N.A.**

vs.
JAMES F. SINGLETON
PROPERTY ADDRESS: 342 NORTH 3RD STREET, MCSHERRYSTOWN, PA 17344
By virtue of a Writ of Execution No.: 16-SU-139
Wells Fargo Bank, N.A.
vs.
James F. Singleton
owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, being 342 North 3rd Street,
McSherrystown, PA 17344-1101
Parcel No. 08001-0123--000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$182,492.23
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-359
FIRST TENNESSEE BANK NATIONAL ASSOCIATION**

vs.
CHARLES M. STONESIFER, ETHEL D. STONESIFER
PROPERTY ADDRESS: 120 ABBOTTS DRIVE, ABBOTTSTOWN, PA 17301
By virtue of Writ of Execution No.: 2017-SU-359
First Tennessee Bank National Association Plaintiff
vs.
Charles Stonesifer a/k/a Charles M. Stonesifer and Ethel Stonesifer a/k/a Ethel D. Stonesifer Defendant(s)
Defendant's Property Address: 120 Abbots Drive, Abbottstown, PA 17301 Township or Borough: Borough of Abbottstown
PARCEL NO.: 01005-0058---000
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$100,493.48
ATTORNEYS FOR PLAINTIFF
Shapiro and Denardo Samantha Gable, Esquire

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
8/18, 8/25 & 9/1

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 JAY H. CURRENS, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executor: Brad Currens, 2318 Spring Creek Road, Decatur, GA 30033

SECOND PUBLICATION**ESTATE OF SHARON F. BYRON, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executrix: Lisa A. Runk, 30 Kimberly Ann Lane, New Oxford, PA 17350

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

ESTATE OF GRACE R. FORD, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Paul V. Ford, 9545 Carlisle Pike, York Springs, PA 17372

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

ESTATE OF CATHERINE B. FOX, DEC'D

Late of Butler Township, Adams County, Pennsylvania

Co-Administrators: Teresa A. Berwager, 3542 Camp Woods Road, Glenville, PA 17329; Tina M. Rucker, 450 White Hall Road, Littlestown, PA 17340

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

ESTATE OF HARVEY S. KLINE a/k/a HARVEY SWOPE KLINE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administrator: H. John Kline, 1524 Ridge Rd., Elizabethtown, PA 17022

Attorney: Stanley A. Smith, Esq., Rhoads & Sinon LLP, One S. Market Square, P.O. Box 1146, Harrisburg, PA 17108-1146

ESTATE OF DOROTHY D. MILLER a/k/a DOROTHY DEELEE MILLER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Mr. William P. Miller, 120 West Broadway, Unit M, Bel Air, MD 21014

Attorney: Arthur J. Becker, Jr., Esq., Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331

ESTATE OF JANET E. REH, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: John B. Reh, 1067 Kohler Mill Road, New Oxford, PA 17350

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

THIRD PUBLICATION**ESTATE OF GERALDINE E. DEARDORFF, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executor: Richard S. Deardorff, 165 J Church Road, Orrtanna, PA 17353

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

ESTATE OF MARY E. LERCH, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executrix: Jody N. Lerch, 2894 Centennial Rd., Hanover, PA 17331

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

ESTATE OF BETTY L. LOBA, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: James R. Loba, 13150 Ada Lane, Nokesville, VA 20181

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

ESTATE OF KAREN T. MITCHELL a/k/a KAREN TULLAR MITCHELL, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Robert A. Barnhart, 7718 Altland Avenue, Abbottstown, Pennsylvania 17301.

Attorney: Arthur J. Becker, Jr., Esq., Becker & Strausbaugh, P.C. 544 Carlisle Street, Hanover, PA 17331

ESTATE OF MARTIN J. ONTKO, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Co-Administrators: Chadwick A. Ontko, 48 Crestview Dr., East Berlin, PA 17316; Brittany L. Moul, 36 Hoffman Rd., East Berlin, PA 17316

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

ESTATE OF HARRY LEE PRITCHARD, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Jessica L. Ickes, 1310 Sandhill Road, Lebanon, PA 17046

Attorney: George W. Swartz, II, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF ANNETTE M. STORMS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Diane Groft, c/o Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

Attorney: Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

ESTATE OF PATRICIA J. WILL, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Executors: Richard F. Will, Jr., 2048 Baltimore Blvd., Finksburg, MD 21048; Stephanie N. Stephens, 2048 Baltimore Blvd., Finksburg, MD 21048; Andrew S. Will, 1434 Frederick Pike, Littlestown, PA 17340

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

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 15th day of September 2017, at 10:00 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.

No. 16-SU-345**USAA FEDERAL SAVINGS BANK**

vs.

JOHN STOUTER, LINDSAY F. STOUTER

PROPERTY ADDRESS: 44 THUNDER TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

16-SU-345 USAA Federal Savings Bank Plaintiff,

vs.

John Stouter Lindsay F. Stouter

44 Thunder Trail

Fairfield, PA 17320 Hamiltonban

Township Parcel No.: 18-BB0-0036-000

Improvements thereon: Residential

Dwelling Judgment amount:

\$217,033.91

MILSTEAD & ASSOCIATES, LLC

BY: Roger Fay, Esquire ID No.: 315987-

1 E. Stow Road Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

No. 16-SU-1223**NATIONSTAR MORTGAGE LLC**

vs.

JOHN L. SULLIVAN

PROPERTY ADDRESS: 690

BUCHANAN VALLEY ROAD,

ORRTANNA, PA 17353

By virtue of Writ of Execution No.:

2016-SU-1223

Nationstar Mortgage LLC Plaintiff

vs.

John L. Sullivan Defendant(s)

Defendant's Property Address

690 Buchanan Valley Road, Orrtanna,

PA 17353 Township or Borough:

Township of Franklin

PARCEL NO.: 12B09-0001E-000

IMPROVEMENTS THEREON:

A RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$46,939.66

ATTORNEYS FOR PLAINTIFF

SAMANTHA GABLE, ESQUIRE

No. 16-SU-741**BANK OF AMERICA, N.A.**

vs.

RAY E. TAYLOR, BARBARA A.**TAYLOR**

PROPERTY ADDRESS: 20 NORTH

SECOND STREET,

MCSHERRYSTOWN, PA 17344

By virtue of a Writ of Execution No.:

16-SU-741

Bank of America, N.A.

vs.

Ray E. Taylor

Barbara A. Taylor a/k/a Barbara Taylor

owner(s) of property situate in the

MCSHERRYSTOWN BOROUGH,

ADAMS COUNTY, PENNSYLVANIA,

being 20 North Second Street, a/k/a 20

Second Street, McSherrystown, PA

17344

Parcel No.: 18CI2-0102---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$174,649.75

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-813**MID AMERICA MORTGAGE, INC**

vs.

TYLER THOMAS, TYLER D. THOMAS,**TAYLOR THOMAS, TYLER THOMAS**

PROPERTY ADDRESS: 24 DEEP

POWDER TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

16-SU-813

Mid America Mortgage, Inc.

vs.

Tyler D. Thomas

24 Deep Powder Trail,

Fairfield, PA 17320

Situate in the Borough of Carroll Valley,

Adams County Pennsylvania, Parcel

No.: 43004-0035-000

Improvements thereon consist of

Residential Real Estate. Judgment

amount: \$231,490.95

Stern & Eisenberg, PC Attorneys for

Plaintiff 1581 Main Street,

Suite 200 The Shops at Valley Square

Warrington, PA 18976

No. 17-SU-89**WILLIAM S. DICK, TRUSTEE**

vs.

DAVID L. WETZEL, JEAN KAY**STACKHOUSE-WETZEL**

PROPERTY ADDRESS: 1503 IRON

SPRINGS ROAD, FAIRFIELD, PA 17320

WILLIAMS. DICK, Trustee,

vs.

DAVID L. WETZEL and DEBORAH

JEAN KAY

STACKHOUSE-WETZEL, husband and

wife, Defendants

By virtue of Writ of Execution No.:

17-SU-89 William S. Dick, Trustee

vs.

David L. Wetzel &

Deborah Jean Kay Stackhouse-Wetzel

1503 Iron Spring Road, Fairfield, Adams

County,

Pennsylvania, 17320

situate in Hamiltonban Township, Tax

Parcel No.: 18-B-16-0021, including

any and all improvements thereon.

Judgment Amount: \$19,822.83 (plus

interest from April 7, 2017 and costs)

Jens C. Wagner, Attorney for Plaintiff

Dick, Stein, Scheme, Wine & Frey, LLP

119 East Baltimore Street Greencastle,

Pennsylvania 17225 P: (717) 597-0200

F: (717) 597-2542

iens@dsslawyers.com PA Bar No.

201034

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

8/18, 8/25 & 9/1