

Adams County Legal Journal


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February 24, 2017

No. 42, pp. 244-246

IN THIS ISSUE

JAMES SANDEL V. CHARLES RICHARD SPINKS



**Benefit
from local,
experienced
advisors with
only your
goals in mind.**

Christy Settle
Trust Officer

Karen Arthur
Senior Trust Officer

Mark Bernier, CFA
Investment Officer

Debra Little, ChFC*
Trust Officer

**Contact a local Trust Officer today and
start building a solid future.**

Karen Arthur
Senior Trust Officer
717.339.5062
karthur@acnb.com

Christy Settle
Trust Officer
717.339.5058
csettle@acnb.com

Debra Little, ChFC*
Trust Officer
717.339.5218
dlittle@acnb.com



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that, effective February 8, 2017, The Brethren Home Community of 2990 Carlisle Pike, New Oxford, Adams County, Pennsylvania, registered the name of "BROOKSIDE AT CROSS KEYS VILLAGE" by filing a Fictitious Name Registration under the Fictitious Names Act, 54 Pa.C.S. § 311(g) with the Pennsylvania Department of State in Harrisburg, Pennsylvania, for the conduct of business at its place of business situated at 225 Village Drive, New Oxford, Adams County, Pennsylvania.

Latsha Davis & Mckenna, P.C.
1700 Bent Creek Boulevard, Suite 240
Mechanicsburg, PA 17050

02/24

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

EMINENT DOMAIN PROCEEDING
IN REM

Number SU. 167 TERM, 17

IN RE: CONDEMNATION BY THE
COMMONWEALTH OF
PENNSYLVANIA, DEPARTMENT OF
TRANSPORTATION, OF THE RIGHT-
OF-WAY FOR STATE ROUTE 4006,
SECTION 000
IN THE TOWNSHIP OF MENALLEN

NOTICE OF CONDEMNATION AND
DEPOSIT OF ESTIMATED JUST
COMPENSATION

NOTICE IS HEREBY GIVEN that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on February 16, 2017 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's

Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on December 22, 2016 a plan entitled Drawings Authorizing Acquisition of Right-of Way for State Route 4006 Section 000 R/W in Adams County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on January 4, 2017, in Instrument Number 201700000077.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Talking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in

interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

District Right-of-Way Administrator
Engineering District
Pennsylvania Department of
Transportation

02/24

JAMES SANDEL V. CHARLES RICHARD SPINKS

1. For a contract to be enforceable, the nature and extent of the mutual obligations must be certain, and the parties must have agreed on the material and necessary details of their bargain.

2. Pennsylvania case law is clear, the doctrine of quasicontract, or unjust enrichment, is inapplicable where a written or express contract exists.

3. In order to recover under unjust enrichment, a party must establish a benefit conferred on defendant by plaintiff, appreciation of such benefits by defendant, and acceptance and retention of such benefits under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 2015-S-1060, JAMES SANDEL V.
CHARLES RICHARD SPINKS.

Todd A. King, Esq., Attorney for Plaintiff

Larry W. Wolf, Esq., Attorney for Defendant

Wagner, J., February 7, 2017

OPINION

AND NOW, this 7th day of February, 2017, after a bench trial on January 31, 2017, this Court finds in favor of Defendant in part and Plaintiff in part.

“The elemental aspects necessary to give rise to an enforceable contract are ‘offer’, ‘acceptance’, ‘consideration’ or ‘mutual meeting of the minds.’” **Schreiber v. Olan Mills**, 627 A.2d 806, 808 (Pa. Super. 1993) (quoting **Stelmack v. Glen Alden Coal Co.**, 14 A.2d 127, 128 (Pa. 1940)). “[F]or a contract to be enforceable, the nature and extent of the mutual obligations must be certain, and the parties must have agreed on the material and necessary details of their bargain.” **Krebs v. United Ref. Co. of Pennsylvania**, 893 A.2d 776, 783 (Pa. Super. 2006) (citing **Peck v. Delaware Cnty. Bd. of Prison Inspectors**, 814 A.2d 185, 191 (Pa. 2002)).

At the bench trial, Plaintiff testified the original pay agreement between the parties was for Plaintiff to receive 28% of the gross revenue from the truck when Plaintiff was driving. Plaintiff testified as of May 2011 he was averaging about \$800.00 a week. Approximately June of 2011, after Defendant told Plaintiff his truck was not making money and there was no money for repairs and maintenance of the truck, Plaintiff volunteered to reduce his pay to \$500.00 a week. Plaintiff testified he told Defendant he would accept this lower pay so Defendant could put the extra money aside for repairs on the truck and so he would continue to have his job. Plaintiff testified Defendant went along with that agreement. Based on Plaintiff’s own credible testimony, this Court finds there was an express agreement between the parties regarding Plaintiff’s compensation for driving the truck.

Pennsylvania case law is clear “the doctrine of quasicontract, or unjust enrichment, is inapplicable where a written or express contract exists.” **Lackner v. Glosser**, 892 A.2d 21, 34 (Pa. Super. 2006) (citing **Mitchell v. Moore**, 729 A.2d 1200, 1203 (Pa. Super. 1999)). Because this Court has found an express agreement regarding Plaintiff’s pay for driving the truck, Plaintiff cannot recover under unjust enrichment the requested amount of \$18,876.86.

This Court does not find an express agreement regarding Plaintiff’s performance of repairs and maintenance for the truck; therefore, Plaintiff can recover under the theory of unjust enrichment for the repairs and maintenance he performed. In order to recover under

unjust enrichment a party must establish a “benefit[] conferred on defendant by plaintiff, appreciation of such benefits by defendant, and acceptance and retention of such benefits under such circumstances that it would be inequitable for defendant to retain the benefit without payment of value. **Lackner**, 892 A.2d at 34 (quoting **AmeriPro Search, Inc. v. Fleming Steel Co.**, 787 A.2d 988, 991 (Pa. Super. 2001)) (internal quotations omitted). This Court finds Plaintiff’s testimony credible concerning this issue. Defendant knew Plaintiff did routine maintenance and repairs on the truck. Plaintiff clearly conferred a benefit on Defendant by doing so. It would be unjust for Defendant not to reimburse Plaintiff for the maintenance and repair work he did on the truck.

This Court finds Plaintiff should be reimbursed at the rate of \$100.00 an hour for the 19 hours for oil changes and truck lubrication, as well as the 19 hours for other repairs and maintenance, for a total of \$3800.00.

ORDER OF COURT

AND NOW, this 7th day of February, 2017, this Court finds in favor of Plaintiff and against Defendant in the amount of \$3800.00, plus interests and costs.

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, March 17, 2017 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325 the following real estate, viz. :

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

No. 15-SU-100

The Bank of New York Mellon, as Trustee for CIT Home Equity Loan Trust 2003-1 vs.

Clarence R. Altice, Wendy S. Altice

Being known and numbered as 139 Ground Oak Church Road, Gardners, PA 17324

in Huntingdon Township, County of Adams, Commonwealth of Pennsylvania

Parcel No. 22-G04-0115

Improvements: Residential Dwelling

Judgment Amount: \$142,663.35

Attorney: Richard M. Squire & Associates, LLC

Bradley J. Osborne, Esquire

115 West Avenue, Suite 104,

Jenkintown, PA 19046

Phone: 215-886-8790

No. 15-TL-585**ABBOTTSTOWN-PARADISE JOINT SEWER AUTHORITY**

vs.

BRENDA LEE AVEY

PROPERTY ADDRESS: 130 COUNTRY CLUB Rd., ABBOTTSTOWN, PA 17301

By Virtue of Writ of Execution

No. 15-TL-585

ABBOTTSTOWN-PARADISE JOINT

SEWER AUTHORITY vs.

BRENDA L. AVEY

130 COUNTRY CLUB ROAD

ABBOTTSTOWN, PA 17301

ABBOTTSTOWN BOROUGH

Parcel ID Number: 01-004-0075-000

IMPROVEMENTS THEREON:

Residential Dwelling JUDGMENT

AMOUNT: \$2,303.60

Attorneys for Plaintiff

Sharon E. Myers, Esquire CGA Law

Firm 135 North George Street

York, PA 17401

717-848-4900

No. 16-SU-953**PNC BANK, NATIONAL ASSOCIATION vs.****RUSSELL JOSEPH BAUGHMAN**

PROPERTY ADDRESS: 390 SMITH

ROAD, GETTYSBURG, PA 17325

By Virtue of Writ of Execution

No. 16-SU-953

PNC Bank, National Association

Plaintiff

vs. RUSSELL J. BAUGHMAN,

Defendant

ALL THAT CERTAIN LOT OF LAND SITUATE IN STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS

390 Smith Rd., Gettysburg, PA 17325

PARCEL NUMBER: 38G12-0014A-000

IMPROVEMENTS: Residential Property

Attorney: UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

No. 16-SU-943**PENNYMAC LOAN SERVICES, LLC vs.****JOHN JEFFREY BERCHOCK,****PAMELA DAWN BERCHOCK**

PROPERTY ADDRESS: 1077 PINE

GROVE ROAD, HANOVER, PA 17331

By Virtue of Writ of Execution

No. 16-SU-943 Pennymac Loan

Services, LLC

vs.

John J. Berchock a/k/a John Jeffrey

Berchock, Pamela D. Berchock

owner(s) of property situate in the

UNION TOWNSHIP, ADAMS COUNTY,

PENNSYLVANIA, being 1077 Pine

Grove Road, Hanover, PA 17331

Parcel No. 41K18-0055 (Acreage or

street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$154,464.16

Attorneys for Plaintiff

Phelan, Hallinan, Diamond & Jones,

LLP

No. 16-SU-1038**NATIONSTAR MORTGAGE, LLC vs.****ADRIAN C. BUCCHIONI**

PROPERTY ADDRESS: 20 EWELL

DRIVE, EAST BERLIN, PA 17316

By Virtue of Writ of Execution

No. 16-SU-1038 NATIONSTAR

MORTGAGE, LLC vs.

ADRIAN C. BUCCHIONI

20 Ewell Drive, East Berlin, PA 17316

Parcel No: 36102-0048-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT

AMOUNT: \$209,355.60

Attorneys for Plaintiff

No. 16-SU-445**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. vs.****DONALD E. COOL, SR., GAIL T. HUFF**

PROPERTY ADDRESS: 1906

CARROLLS TRACT ROAD,

ORRTANNA, PA 17353

The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase

Bank, as Trustee for Residential Asset Securities Corporation, Home Equity

Mortgage Asset-Backed Pass Through Certificates Series 2004-KS3 c/o

Ocwen Loan Servicing, LLC

vs.

Donald E. Cool, Sr., a/k/a Donald E.

Cool, Gail T. Huff

C.C.P. ADAMS COUNTY NO. 16-SU-

445 JUDGMENT AMOUNT: \$59,597.76

PROPERTY ADDRESS: 1906 Carrolls

Tract Road, Orrtanna, PA 17353

PARCEL ID NUMBER: 20C12-0048-000

All that tract of land lying and situate in

Hamiltonban Township, Adams County,

Pennsylvania, with improvements

thereon consisting of Residential Real

Estate

Being the same premises which Goldie

I. Huff, Mother by Deed dated January

26, 2004 and recorded March 11, 2004

in the Office of the Recorder of Deeds

in and for Adams County in Deed Book

3493, Page 61, granted and conveyed

unto Goldie I. Huff and Gail

T. Huff, her Daughter and Donald E.

Cool, Sr., Son in Law, as Joint Tenants

with Right of Survivorship in fee simple.

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

2/17, 2/24 & 3/03

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, March 17, 2017 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325 the following real estate, viz. :

No. 15-SU-1480

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST
vs.

JOHN D. CURTIS

PROPERTY ADDRESS: 236 NARROW DRIVE, HANOVER, PA 17331
By Virtue of Writ of Execution
No. 15-SU-1480
Plaintiff,

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust
2006-2,
vs.

John D. Curtis, 236 Narrow Drive Hanover, PA 17331, Conewago Township Parcel No.: 08L160006-000
Improvements thereon: Residential Dwelling Judgment Amount: \$154,247.60
Milstead & Associates, LLC
By: Robert W. Williams, Esquire ID No. 315501 1 E. Stow Road Marilton, NJ 08053
(856) 482-1400
Attorney for Plaintiff

No. 16-SU-771

WELLS FARGO BANK, NA
vs.

JOYCE E. DEBOW

PROPERTY ADDRESS: 38 PRINCE STREET, LITTLESTOWN, PA 17340
By Virtue of Writ of Execution
No. 16-SU-771
Wells Fargo Bank, NA
vs.

Joyce E. Debow
owner(s) of property situate in the LITTLESTOWN BOROUGH, ADAMS County, Pennsylvania, being 38 Prince Street, Littlestown, PA 17340-1323
Parcel No. 27008-0110-000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$157,618.95
Attorneys for Plaintiff
Phelan, Hallinan, Diamond & Jones, LLP

No. 16-SU-832

PNC BANK, NATIONAL ASSOCIATION
vs.

LONNIE A. DIAZ, SANDI L. DIAZ

PROPERTY ADDRESS: 17 OXWOOD CIRCLE, NEW OXFORD, PA 17350
By Virtue of Writ of Execution
No. 16-SU-832
PNC Bank, National Association
Plaintiff
vs.

LONNIE A. DIAZ, A/K/A ALFONSO L. DIAZ, SANDI L. DIAZ

All that certain lot of land situate in borough of New Oxford, Adams County, Pennsylvania: being known as 17 Oxwood Circle
New Oxford, PA 17350 PARCEL NUMBER: 34-0070093
JUDGEMENT: \$129,377.33
IMPROVEMENTS: Residential Property UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

No. 16-SU-1006**M&T BANK**

vs.

LOIS MARIE DOYLE

PROPERTY ADDRESS: 104 WILLOW STREET, YORK SPRINGS, PA 17372
By Virtue of Writ of Execution
No. 16-SU-1006
M&T Bank
vs.

Lois Marie Doyle, 850 Myerstown Road, Gardners, PA 17324, Huntingdon Township,
Parcel No. 22002-0001-000.
Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$109,248.37.
Attorneys for Plaintiff:
Jessica N. Manis, Esquire Stern & Eisenberg, PC 1581 Main Street, Suite 200 The Shops at Valley Square
Washington, PA 18976
Phone: (215) 572-8111

No. 15-SU-784

CHRISTINA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS INDENTURE TRUSTEE, FOR THE CSMC
vs.

RAYMOND F. FARBER, KAREN L. KOELLE-FARBER

PROPERTY ADDRESS: 40 MILL ROAD, BIGLERVILLE, PA 17307
By Virtue of Writ of Execution
No. 15-SU-784
Christiana Trust, a division of Wilmington Savings Fund Society, FSB, as indenture trustee, for the CSMC 2014-RPL3 Trust, Mortgage-Backed Notes, Series 2014-RPL3,
Plaintiff, vs.

Raymond F. Farber, Karen L. Koelle-

Farber

40 Mill Rd., Biglerville, PA 17307

Butler Township

Parcel No.: 07-EOS-0047

Improvements thereon: Residential

Dwelling Judgment Amount:

\$176,876.21

Attorney for Plaintiff Milstead &

Associates, LLC

By: Robert W. Williams, Esquire ID No.

315501 1E. Stow Road Marilton, NJ

08053 (856) 482-1400

No. 16-SU-983**CITIMORTGAGE, INC.**

vs.

CHRISTINE L. GARRETT, DAVID F. GARRETT

PROPERTY ADDRESS: 406 RACETRACK ROAD, ABBOTTSTOWN, PA 17301

By Virtue of Writ of Execution

No. 16-SU-983 CitiMortgage, Inc.

vs.

Christine L. Garrett, David F. Garrett

Owner(s) of property situate in the

BERWICK TOWNSHIP, ADAMS

COUNTY, Pennsylvania, being 406

Racetrack Road, Abbottstown, PA

17301-9518

Parcel No. 04KII-0097

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING Judgment Amount:

\$132,885.74

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

2/17, 2/24 & 3/03

SHERIFF SALES

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No. 16-SU-811
WELLS FARGO BANK, NA
vs.

ANTHONY M. GASKILL
PROPERTY ADDRESS: 318 HANOVER STREET, NEW OXFORD, PA 17350
By Virtue of Writ of Execution
No. 16-SU-811
Wells Fargo Bank, NA
vs.
Anthony M. Gaskill
Owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, being 318 Hanover Street, New Oxford, PA 17350-9524 Parcel No. 35008-0078 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$93,781.48
Attorneys for Plaintiff
Phelan, Hallinan, Diamond & Jones, LLP

No. 16-SU-895
WELLS FARGO BANK, NA
vs.

MARK E. GILLS, SARAH L. GILLS
PROPERTY ADDRESS: 440 MOUNT HOPE ROAD, FAIRFIELD, PA 17320
By Virtue of Writ of Execution
No. 16-SU-895
Wells Fargo Bank, NA
vs.
Mark E. Gills, Sarah L. Gills
Owner(s) of property situate in the HAMILTONBAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, being 440 Mount Hope Road Fairfield, PA 17320-9440
Parcel No.: 18C14-0028 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$113,379.21
Attorneys for Plaintiff
Phelan, Hallinan, Diamond & Jones, LLP

No. 12-SU-839
BANK OF NEW YORK MELLON F/K/A
BANK OF NEW YORK
vs.

STEPHEN A GLASSMAN
PROPERTY ADDRESS: 749 DICKS DAM ROAD, NEW OXFORD, PA 17350
By Virtue of Writ of Execution
No. 12-SU-839
The Bank of New York Mellon f/k/a The Bank of New York Successor Trustee to JPMorgan Chase Bank, NA, as Trustee for The Structured Asset Mortgage Investments II Trust, Mortgage Pass-Through Certificates, Series 2006-Ar7
vs.
Stephen A. Glassman
Owner(s) of property situate in the TOWNSHIP OF HAMILTON, ADAMS COUNTY, PENNSYLVANIA, being 749 Dicks Dam Road, New Oxford, PA 17350-9164 Parcel No.: 17-J09-0099 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$556,540.15
Attorneys for Plaintiff
Phelan, Hallinan, Diamond & Jones, LLP

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
Springleaf Financial Services, Inc.
(Plaintiff)
vs.
Christine A. Heckendorn and James E. Heckendorn (Defendant)
Property Address: 77 Chapel Road Extension, Gettysburg, PA 17325
Parcel ID No.: 09EI 7-0066H-OOO
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. 15-SU-680
WELLS FARGO BANK, NA
vs.
WALTER LEROY HOOD, JR., TONYA R. HOOD

PROPERTY ADDRESS: 209 MAIN STREET, MCSHERRYSTOWN, PA 17344
By Virtue of Writ of Execution
No. 15-SU-680 LSF9 Master Participation Trust
vs.
Tonya R. Hood, Walter L. Hood, Jr. Being known and numbered as 209 Main Street, McSherrystown, PA 17344 in McSherrystown Borough, County of Adams, Commonwealth of Pennsylvania
Parcel No.: 28-002-0119-000
Improvements: Residential Dwelling
Judgment Amount: \$161,839.64
Attorney:
Richard M. Squire & Associates, LLC
Bradley J. Osborne, Esquire
115 West Avenue, Suite 104,
Jenkintown, PA 19046
Phone: 215-886-8790

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James W. Muller
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SHERIFF SALES

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No. 16-SU-133
QUICKEN LOANS INC.
vs.

KRISTINE A. HUFF, JEFFREY F. HUFF
PROPERTY ADDRESS: 511 LAKE MEADE DRIVE, EAST BERLIN, PA 17316

By Virtue of Writ of Execution
No. 16-SU-133
QUICKEN LOANS INC.

vs.
KRISTINE A. HUFF & JEFFREY F. HUFF
511 Lake Meade Drive East Berlin, PA 17316

Parcel No.: 36-114-0042-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING JUDGMENT
AMOUNT: \$147,187.90
Attorneys for Plaintiff
KML Law Group, P.C.

No. 16-SU-772
MERIDIAN BANK
vs.

RYAN D. KEENEY
PROPERTY ADDRESS: 6 WINTER TRAIL, FAIRFIELD, PA 17320

By Virtue of Writ of Execution
No. 16-SU-772

Merdian Bank vs.
Ryan D. Keeney,
6 Winter Trail, Fairfield,
Carroll Valley Borough, Pennsylvania,
Parcel No.: 43-034-0170.
Improvements thereon of the residential dwelling or lot.
Judgment dated September 19, 2016 in the principal amount of \$174,078.54 plus interest
\$3,254.58 (through 11/21/2016) and costs.

Attorney for Plaintiff, Laurence A. Mester, Mester & Schwartz, P.C.,
1333 Race Street,
Philadelphia, PA 19107,
(267) 909-9036.

No. 16-SU-543
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")
vs.

LISA M. KNIGHT
PROPERTY ADDRESS: 44 MAPLE DRIVE, HANOVER, PA 17331

By virtue of Writ of Execution
No.: 16-SU-543 Plaintiff:
Federal National Mortgage Association ("Fannie Mae")

vs.
Defendant(s): Lisa M. Knight
Defendant's Property Address:
44 Maple Drive,
Hanover, PA 17331
Township or Borough: Conewago Township
PARCEL NO.: 08022-0006C-000
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING JUDGMENT
AMOUNT: \$112,270.30
ATTORNEYS FOR PLAINTIFF:
Martha E. Von Rosenstiel, P.C.

No. 07-SU-597
HAMILTON TOWNSHIP
vs.

DAVID LEASE
PROPERTY ADDRESS: 170 GUN CLUB ROAD, NEW OXFORD, PA 17350
By Virtue of Writ of Execution
No. 07-SU-597

Hamilton Township
vs.
David Lease, Defendant
Of property situate in Hamilton Township, Adams County, Pennsylvania, being known as 170 Gun Club Road,
New Oxford, PA 17350 Parcel No.: 17J10-00438-000
Improvements thereon: Dwelling known as 170 Gun Club Road, New Oxford, PA 17350 Judgment Amount \$47,798.32

Ronald T. Tomasko, Esquire JSDC Law Offices PO Box 650
Hershey, PA 17033
(717) 533-3280

No. 16-SU-887
WELLS FARGO BANK, NA
vs.

STEPHANIE M. MEO
PROPERTY ADDRESS: 619 MOUNT CARMEL ROAD, ORRTANNA, PA 17373
By Virtue of Writ of Execution
No. 16-SU-887

Wells Fargo Bank, NA
vs.
Stephanie M. Meo, a/k/a Stephanie McIntosh
Owners of property situation in the FRANKLIN TOWNSHIP, Adams County, Pennsylvania 619 Mount Carmel Road Orrtanna, PA 17353-9703
Parcel No.: 12C12-0017A (Acreage or street address)
Improvements thereon: Residential

Dwelling Judgment Amount
\$148,793.64
Attorneys for Plaintiff
Phelan, Hallinan, Diamond & Jones, LLP

No. 16-SU-911
ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK
vs.

JOSEPH DANIEL MILLER, DORRIS PAULINE MILLER
PROPERTY ADDRESS: 1865 HILLTOWN RD, BIGLERVILLE, PA 17307

By Virtue of Writ of Execution
No. 16-SU-911
ACNB Bank, formerly known as Adams County National Bank, Plaintiff
vs.

Joseph D. Miller and Dorris P. Miller, Defendants.
Defendants' Property Address:
1865 Hilltown Road
Biglerville, PA 17307
Franklin Township Parcel No.: 12-CIO-OOIOA
Improvements Thereon: Residential Dwelling Judgment Amount: \$25,336.44
Attorneys for Plaintiff:
Puhl, Eastman & Thrasher
220 Baltimore Street
Gettysburg, PA 17325

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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
2/17, 2/24 & 3/03

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, March 17, 2017 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325 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. 16-SU-1170 Carrington Mortgage Service, LLC

vs.
Lisa A. Miller-Stover, Robert A. Stover Being known and numbered as 4010 Carlisle Pike New Oxford, PA 17350 Hamilton Township, County of Adams, Commonwealth of Pennsylvania Parcel No.: 17K10-0004-000
Improvements: Residential Dwelling Judgment Amount \$130,040.91
Attorney:
Richard M. Squire & Associates, LLC
Bradley J. Osborne, Esquire
115 West Avnue, Suite 104
Jenkintown, PA 19046
Phone 215-886-8790
Fax 215-886-8791

**No. 16-SU-1053
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST**

vs.
CHARLES E. NICHOLSON
PROPERTY ADDRESS: 33 RED BIRD LANE, GETTYSBURG, PA 17325
By Virtue of Writ of Execution
No. 16-SU-1053
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,
not individually but as trustee for Pretium Mortgage Acquisition Trust
vs.

Charles E. Nicholson
Being known and number as
33 Red Bird Lane Gettysburg, PA 17325 in Borough of Bonneauville, County of Adams, Commonwealth of Pennsylvania Parcel No.: 06002-0016-000
Improvements: Residential Dwelling Judgment Amount: \$118,921.53
Attorney:
Richard M. Squire & Associates, LLC
Bradley J. Osborne, Esquire 115 West Avenue, Suite 104,
Jenkintown, PA 19046
Phone: 215-886-8790

**No. 16-SU-1039
COLONIAL SAVINGS, F.A.**

vs.
ROBERTA A. PETRO
PROPERTY ADDRESS: 398 CEDAR ROAD, NEW OXFORD, PA 17350
By Virtue of Writ of Execution
No. 16-SU-1039
COLONIAL SAVINGS F.A.

vs.
ROBERTA A. PETRO
398 Cedar Road
New Oxford, PA 17350
Parcel No.: 17K09-0047C-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$122,832.92
Attorneys for Plaintiff
KML Law Group, P.C.

**No. 14-SU-980
US BANK NATIONAL ASSOCIATION**

vs.
TRAVIS R. REED, KANDACE J. KREIGLINE
PROPERTY ADDRESS: 3246 OLD HWY. 30, ORRTANNA, PA 17353
By Virtue of Writ of Execution
No. 14-SU-980
US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CRMSI REMIC SERIES 2006-01

REMIC PASS-THROUGH CERTIFICATES SERIES 2006-01, Plaintiff, vs.
Travis R. Reed,
Kandace J. Kreigline, a/k/a Kandace J. Reed
3246 Old Hwy. 30,
Orrtanna, PA 17353 Franklin Township
Parcel No.: 12-609-0135
Improvements thereon: Residential Dwelling Judgment Amount: \$244,121.25
Milstead & Associates, LLC
By: Robert W. Williams, Esquire ID No. 315501 1E. Stow Road Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff

**No. 16-SU-265
WELLS FARGO BANK, NA**

vs.
KENNETH W. SHULTZ
PROPERTY ADDRESS: 25 OXWOOD CIRCLE, NEW OXFORD, PA 17350
By Virtue of Writ of Execution
No. 16-SU-265
WELLS FARGO BANK, NA
vs.
KENNETH W. SHULTZ
Property address
25 OXWOOD CIRCLE NEW OXFORD, PA 17350
PARCEL NO.: 34007-0097-00
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING. JUDGMENT AMOUNT: \$67,409.07

ATTORNEYS FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC

**No. 16-SU-910
AMERICAN ADVISORS GROUP**

vs.
CAROL S. SILIEZAR, GIOVANNI O. SILIEZAR
PROPERTY ADDRESS: 180 MUNICIPAL ROAD, HANOVER, PA 17331
By Virtue of Writ of Execution
No. 16-SU-910 American Advisors Group
vs.
Carole S. Siliezar Giovanni O. Siliezar
All that certain piece or parcel or Tract of land situate in the Township of Berwick, Adams County, Pennsylvania. and being known as:
180 Municipal Road,
Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 04 KI 2-0093-000
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling REAL DEBT: \$79,800.65
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Carole S. Siliezar
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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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
2/17, 2/24 & 3/03

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, March 17, 2017 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325 the following real estate, viz. :

No. 16-SU-606
NATIONSTAR MORTGAGE LLC
vs.
RICHARD E. SLOAN
 PROPERTY ADDRESS: 2941 TRACT ROAD, FAIRFIELD, PA 17320
 By Virtue of Writ of Execution
 No.: 16-SU-606
 Nationstar Mortgage, LLC Plaintiff vs. Richard E. Sloan Defendant(s)
 Defendant's Property Address 2941 Tract Road, Fairfield, PA 17320
 Township or Borough: Liberty Township
 PARCEL No.: 25D-18-0043-000
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$179,768.66
 ATTORNEYS FOR PLAINTIFF Shapiro & DeNardo, LLC

No. 15-SU-671
WELLS FARGO BANK, NA
vs.
DOUGLAS M. SMITH, TRACY M. SMITH
 PROPERTY ADDRESS: 32 BIRCH DRIVE, HANOVER, PA 17331
 By Virtue of Writ of Execution
 No. 15-SU-671
 Bayview Loan Servicing, LLC vs. Douglas M. Smith, Tracy M. Smith a/k/a Tracy M. Mooningham
 Owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 32 Birch Drive, Hanover, PA 17331-9421
 Parcel No.: 08021-0232-000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$223,752.64
 Attorneys for Plaintiff
 Phelan, Hallinan, Diamond & Jones, LLP

No. 16-SU-364
PNC BANK, NATIONAL ASSOCIATION
vs.
KEITH E. SNYDER
 PROPERTY ADDRESS: 46 CROUSE PARK, LITILESTOWN, PA 17340
 By Virtue of Writ of execution
 No. 16-SU-364
 PNC Bank, National Association
 Plaintiff
 vs.
 KEITH E. SNYDER
 Defendant(s) All that certain lot of land situate in Borough Of Littlestown, Adams County, Pennsylvania:
 BEING KNOWN AS 46 Crouse Park, Littlestown, PA 17340
 PARCEL NUMBER: 27005-0150-000
 IMPROVEMENTS: Residential Property UDREN LAW OFFICES, P.C
 WOODCREST CORPORATE CENTER
 111 WOODCREST ROAD, SUITE 200
 CHERRY HILL, NJ 08003-3620
 856-669-5400

No. 15-SU-1322
FULTON BANK, N.A.
vs.
JOSEPH E. STAUB, SANDRA J. STAUB
 PROPERTY ADDRESS: 630 STONE BRIDGE ROAD, NEW OXFORD, PA 17350
 By Virtue of Writ of Execution
 No. 15-SU-1322
 Fulton Bank, NA
 vs.
 Joseph Staub and Sandra J. Staub a/k/a Sandra Staub
 all that certain piece or parcel or tract of land situate in the Township or Borough of MT. Pleasant Township, Adams County, Pennsylvania and being known as 630 Stonebridge Road, New Oxford, Pennsylvania, 17350
 Tax Map and Parcel number: 32-113-0034G-000
 The Improvements there on are:
 Residential Dwelling Real Debt \$330,119.21
 Seized and taken in execution as the property of: Joseph E. Staub and Sandra J. Staub a/k/a Sandra Straub McCabe, Weisberg and Conway, PC
 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

No. 16-SU-827
NEWLANDS ASSET HOLDING TRUST
vs.
WILLIAM D. STEM, JR., DIANE M. STEM, THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MI
 PROPERTY ADDRESS: 33 DIANE TRAIL, FAIFIELD, PA 17320
 By Virtue of Writ of Execution
 No. 16-SU-827
 Newlands Asset Holding Trust vs. William D. Stem, Jr. a/k/a William Stem, Jr., Diane M. Stem a/k/a Diana Stem owner(s) of property situate in the Liberty Township, Adams County, Pennsylvania, being 33 Diane Trail Fairfield, PA 17320-8301
 Parcel No.: 43027-0015-000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$341,037.51
 Attorneys for Plaintiff
 Phelan, Hallinan, Diamond & Jones, LLP

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James W. Muller
 Sheriff of Adams County
 www.adamscounty.us
 2/17, 2/24 & 3/03

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, March 17, 2017 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325 the following real estate, viz. :

No. 16-SU-450
CAPITAL ONE, NA, S/B/M ING BANK, FSB

vs.
THE UNKNOWN HEIRS OF ROBERT J. SNEERINGER DECEASED, MICHAEL SNEERINGER, EDWARD SNEERINGER, DANIEL SNEERINGER, LAURA GILES

PROPERTY ADDRESS: 6979 CHAMBERSBURG ROAD, FAYETTEVILLE, PA 17222

By Virtue of Writ of Execution No. 16-SU-450

Capital One, NA, S/B/M ING Bank, FSB., Plaintiff, vs.

Laura Giles, Solely in Her Capacity as Heir of Robert J. Sneeringer, Deceased Michael Sneeringer, Solely in His Capacity as Heir of Robert J. Sneeringer, Deceased Edward Sneeringer, Solely in His Capacity as Heir of Robert J. Sneeringer, Deceased Daniel Sneeringer, Solely in His Capacity as Heir of Robert J. Sneeringer, Deceased 6979 Chambersburg Rd., Fayetteville, PA 17222, Franklin Township

Parcel No.: 12A09-0008-000 Improvements thereon: Residential Dwelling Judgment amount: \$38,441.97 Milstead & Associates, LLC

By: Robert W. Williams, Esquire ID No. 315501 1E. Stow Road Marlton, NJ 08053 (856) 482-1400 Attorney for Plaintiff

No. 16-SU-166
CARRINGTON MORTGAGE SERVICES, LLC

vs.
MICOLE R. TRIMMER
 PROPERTY ADDRESS: 437 PEAK VIEW ROAD, YORK SPRINGS, PA 17372

By Virtue of Writ of Execution No.: 16-SU-166 Carrington Mortgage Services, LLC Plaintiff vs. Micole R. Trimmer Defendant(s) Defendant's Property Address 437 Peak View Road, York Springs, PA 17372 Township or Borough: Latimore Township PARCEL No.: 23H010001A-000 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$176,800.01 ATTORNEYS FOR PLAINTIFF Shapiro and Denardo King of Prussia, PA 19406

610-278-6800 ATTORNEYS FOR PLAINTIFF 437 Peak View Road, York Springs, PA 17372

No. 16-SU-999
LAKEVIEW LOAN SERVICING, LLC

vs.
MARGARET O. WARNER
 PROPERTY ADDRESS: 75 RED BRIDGE ROAD, GETTYSBURG, PA 17325

By Virtue of Writ of Execution No. 16-SU-999 LAKEVIEW LOAN SERVICING, LLC vs.

MARGARET O. WARNER 75 Red Bridge Road Gettysburg, PA 17325

Parcel No: 38021-0036-000 (Acreage or street address) IMPROVEMENTS THEREON: RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$122,949.89 Attorneys for Plaintiff KML Law Group, P.C.

No. 11-SU-317
21ST MORTGAGE CORPORATION

vs.
TIMOTHY L. WILKINSON, CHRISTINE M. WILKINSON

PROPERTY ADDRESS: 757 GABLERS ROAD, GARDNERS, PA 17324

By Virtue of Writ of Execution No. 2011-SU-317 21ST MORTGAGE CORPORATION vs.

TIMOTHY L. WILKINSON & CHRISTINE M. WILKINSON

757 Gablers Road Gardners, PA 17324 Parcel No: 29-F404-0047A-000

(Acreage or street address) IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$266,208.90

Attorneys for Plaintiff KML Law Group, P.C.

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James W. Muller
 Sheriff of Adams County

www.adamscounty.us
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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 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 MARY E. BOEGER, a/k/a MARY ELIZABETH BOEGER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Mary Archer Oakes, 301 Moulstown Rd., Abbottstown, PA 17301

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

ESTATE OF KARL L. BURKHARDT, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Lisa A. Riffle, 26 Vista Ave., Thurmont, MD 21788

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

ESTATE OF ELLEN M. HAWK, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

James C. Stine, 386 Coleman Road, Gettysburg, PA 17325

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

ESTATE OF JEFFREY ALAN NOBLE, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Colton Jeffrey Noble, 47 West Hanover, Street Apt., #8, Gettysburg, PA 17325

ESTATE OF FRANCES C. REBMANN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Christopher R. Rebmann, 21 Table Rock Road, Gettysburg, PA 17325

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

ESTATE OF ROSE A. SENTZ a/k/a ROSE A. WYATT, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Ronald Sentz, 16 Oxen Lane, New Oxford, PA 17350

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MELVIN E. STARNER, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Susan K. Noble, c/o Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331; Timothy C. Starner, c/o Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331; Deborah J. Thoman, c/o Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331

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

ESTATE OF LINDA D. VAN FOSSEN, DEC'D

Late of Germany Township, Adams County, Pennsylvania

Darlene A. Green, 315 Bishop Court, Westminster, MD 21157

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

ESTATE OF ANNABELLE WERNER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: John Henry Werner, 2680 Mt. Venus Road, Manchester, MD 21102

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

SECOND PUBLICATION

ESTATE OF JOHN H. BAUGHER, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Nadine J. Baugher, 260 Aspers North Road, Aspers, PA 17304

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

ESTATE OF RAY C. FITZ, JR., a/k/a RAY FITZ, DEC'D

Late of the Borough of Fairfield, Adams County, Pennsylvania

Executrix: Linda Fitz, 131 West Main Street, Fairfield, PA 17320

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

ESTATE OF GEORGE A. GOULD, III, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Sara M. Ciniulik, 1325 Laurel Street, Apt. 1, Menlo Park, CA 94025

Attorney: Gary E. Hartman, Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF EMORY J. HELLER, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Randy E. Heller, 760 Schoolhouse Road, Aspers, PA 17304

Attorney: Phillips & Phillips, 101 W. Middle Street, Gettysburg, PA 17325

ESTATE OF KUM P. LAWRENCE a/k/a KUM PUN LAWRENCE., DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Thomas A. Storms, Jr., c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

THIRD PUBLICATION

ESTATE OF ANITA L. BLOOM, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Administratrix: Michelle L. Hoover, 4207 York Rd., New Oxford, PA 17350

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

ESTATE OF HARRIET A. CAMERON a/k/a HARRIET ALICE CAMERON, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Michael G. Cameron, 709 Brenton Street, Shippensburg, PA 17257

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

ESTATE OF GAIL FRANTZ, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Co-Executors: Archie Graff, 390 Carroll's Tract Road, Fairfield, PA 17320; Karen Graff, 37 Main Trail, Fairfield, PA 17320

Attorney: Bernard A. Yannetti, Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

ESTATE OF MARY BEATRICE HALE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Administratrix: Beverly E. Tracey, 5293 Roller Road Manchester, MD 21102

Attorney: Amy E.W. Ehrhart, Esq., 118 Carlisle St. Suite 202, Hanover, PA 17331

ESTATE OF ROY M. JOHNSEN, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: Luke E. Johnsen, 6113 Eastcliff Drive, Baltimore, MD 21209

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

ESTATE OF WILLIAM M. MOONEY, SR. a/k/a WILLIAM M. MOONEY, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executrix: Christine A. Mooney, 24 Beechwood Drive, Fairfield, PA 17320

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

ESTATE OF ROSS B. MYERS, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Personal Representative: ACNB Bank Trust Department, P.O. Box 4566, 1075 Old Harrisburg Road, Gettysburg, PA 173253

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

ESTATE OF DEAN R. SPEELMAN, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executrix: Brenda S. Starner, c/o Barbara Jo Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

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

ESTATE OF VIRGINIA L. VASKO , DEC'D

Late of York Springs, Adams County, Pennsylvania

Co-Executors: Vicki M. Rohrbagh, Mark K. Myers, David A. Myers, 885 Mountain Rd, York Springs, PA 17372

Attorney: John W. Stitt, Esq., 1434 W Market Street, York PA 17404