

# Adams County Legal Journal

Vol. 58

April 28, 2017

No. 51



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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

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NOTICE

NOTICE IS HEREBY GIVEN THAT Paul B. Royer, Esq., intends to apply in open court for admission to the Bar of the Court of Common Pleas of Adams County, Pennsylvania, on the 19th day of May, 2017, and that he intends to practice law in the Law Office of Mooney & Associates, 18 E. Middle Street, Gettysburg, Adams County, Pennsylvania 17325.

4/14, 4/21, 4/28

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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 19th day of May 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-1104**  
**WELLS FARGO BANK, N.A. S/B/M TO WELLS FARGO HOME MORTGAGE, INC. f/k/a Norwest Mortgage, Inc.**

**vs.**  
**ROBERT D. AVEY, MICHELLE L. AVEY**  
 PROPERTY ADDRESS: 664 RACETRACK ROAD, ABBOTTSTOWN, PA 17301  
 By virtue of a Writ of Execution No. 16-SU-1104  
 Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc.

**vs.**  
 Robert D. Avey, Michelle L. Avey owner(s) of property situate in the BERWICK TOWNSHIP, ADAMS County, Pennsylvania, being 664 Racetrack Road a/k/a, 664 Race Track Road, Abbottstown, PA 17301-9520 Parcel No. 04LLI-0064-000 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$176,574.05  
 Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-959**  
**PENNYMAC LOAN SERVICES, LLC**

**vs.**  
**DENIS D. BAILEY**  
 PROPERTY ADDRESS: 19 EAST IMPERIAL DRIVE, ASPERS, PA 17304  
 By virtue of Writ of Execution No. 16-SU-959  
 PENNYMAC LOAN SERVICES, LLC  
**vs.**  
 DENIS D. BAILEY  
 19 EAST IMPERIAL DRIVE, ASPERS, PA 17304  
 TOWNSHIP OF MENALLEN  
 PARCEL NO.: 29F050162000  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING.  
 JUDGMENT AMOUNT: \$218,560.62  
 ATTORNEYS FOR PLAINTIFF  
 POWERS, KIRN & ASSOCIATES, LLC

**No. 16-SU-1059**  
**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BLC BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BANK OF HANOVER AND TRUST COMPANY**

**vs.**  
**ALLEN A. BASSETT a/k/a ALLEN BASSETT**  
 PROPERTY ADDRESS: 24 STRAUSBAUGH TRAIL, FAIRFIELD, PA 17320  
 By virtue of Writ of Execution No. 16-S-1059  
 PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BLC BANK NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BANK OF HANOVER AND TRUST COMPANY  
**vs.**  
 ALLEN A. BASSETT a/k/a ALLEN BASSETT  
 24 Strausbaugh Trail a/k/a 24 Strausbaugh Trail, Fairfield, PA 17320  
 Parcel No: 25AA0-0090-000 (Acreage or street address)  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$102,370.23  
 Attorneys for Plaintiff  
 KML Law Group, P.C.

**No. 16-SU-1204**  
**LAKEVIEW LOAN SERVICING, LLC**

**vs.**  
**JAMES BIVENS, JAMES BIVENS**  
 PROPERTY ADDRESS: 349 MAIN STREET, MCSHERRYSTOWN, PA 17344  
 By virtue of Writ of Execution No. 16-SU-1204  
 Lakeview Loan Servicing, LLC vs. James M. Bivens  
 349 Main Street, McSherrystown, PA 17344  
 situate in the Borough of McSherrystown, Adams County, Pennsylvania  
 Parcel No. 28005-0181-000  
 Improvements thereon consist of Residential Real Estate.  
 Judgment amount: \$216,521 J 7  
 Attorneys for Plaintiff  
 Stern & Eisenberg, PC  
 1581 Main Street, Suite 200  
 The Shops at Valley Square  
 Warrington, PA 18976

**No. 16-SU1148**  
**LAKEVIEW LOAN SERVICING, LLC**

**vs.**  
**PATRICIA BOUDER, DONALD L. MILLER**  
 PROPERTY ADDRESS: 324 HOLLYWOOD AVENUE, NEW OXFORD, PA 17350  
 By virtue of a Writ of Execution No. 16-S-1148  
 Lakeview Loan Servicing, LLC  
**vs.**

Patricia Boudier, Donald L. Miller owner(s) of property situate in the NEW OXFORD BOROUGH, ADAMS County, Pennsylvania, being 324 Hollywood Avenue, New Oxford, PA 17350-9433  
 Parcel No. 34007-0021-000 (Acreage or street address)  
 Improvements thereon:  
 RESIDENTIAL DWELLING  
 Judgment Amount: \$186,324.38  
 Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-1431**  
**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-14**

**vs.**  
**JOYCE C. BURGEE**  
 PROPERTY ADDRESS: 119 WEST MYRTLE STREET, LITTLESTOWN, PA 17340  
 By virtue of Writ of Execution No. 2015-SU-1431  
 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-14  
**vs.**  
 Joyce C. Burgee  
 119 West Myrtle Street, Borough of Littlestown, PA 17340 Parcel number 27008-0006-000  
 Improvements thereon of Residential Dwelling Judgment amount \$147,832.03  
 MANLEY DEAS KOCHALSKI LLC  
 P. O. Box 165028  
 Columbus, OH 43216-5028  
 614-220-5611

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  
 4/21, 4/28 & 5/5

## 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 19th day of May 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. 05-SU-1183**

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**  
vs.

**CHRISTOPHER S CARR**

PROPERTY ADDRESS: 124 AUCTION DRIVE, YORK SPRINGS, PA 17325  
By virtue of execution of writ  
No. 02-SU-1183  
JPMORGAN CHASE BANK NATIONAL ASSOCIATION

vs.

**CHRISTOPHER CARR**

that certain piece or parcel or Tract of land situate in Latimore Township, Adams County, Pennsylvania, and being known as 124 Auction Drive, York Springs, Pennsylvania 17372.  
TAX MAP AND PARCEL NUMBER:  
23103-0010-000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$290,026.28

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Christopher S. Carr

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

**No. 15-SU-1430**

**DEUTSCHE BANK NATIONAL TRUST  
COMPANY AS TRUSTEE FOR  
INDYMAC INDA MORTGAGE**  
vs.

**DANIEL L. FETTEROLF**

PROPERTY ADDRESS: 264  
BULLFROG ROAD, GETTYSBURG, PA  
17325

DEUTSCHE BANK NATIONAL TRUST  
COMPANY as Trustee for INDYMAC  
CERTIFICATES Series 2007-AR7

vs.

**DANIEL L. FETTEROLF**

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN FREEDOM TOWNSHIP,  
ADAMS COUNTY, PENNSYLVANIA:  
BEING KNOWN AS 264 Bullfrog Road,  
Gettysburg, PA 17325

PARCEL NUMBER: 13-E18-0060-000  
IMPROVEMENTS: Residential Property  
JUDGMENT: \$407,718.71

ATTORNEY FOR PLAINTIFF

UDREN LAW OFFICES, P.C.

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

pleadings@udren.com

**No. 16-SU-734**

**COLONIAL IMPACT FUND-II, LLC, A  
DELAWARE LIMITED LIABILITY  
COMPANY, BY**  
vs.

**DAVID F. FISHER, JR., ANGELA M.  
SIZEMORE**

PROPERTY ADDRESS: 525 GUM  
SPRINGS ROAD, a/k/a LOTS 1A AND  
2A GUM SPRINGS ROAD, FAIRFIELD,  
PA 17320

By virtue of a Writ of Execution,

No. 16-SU-734

Colonial Impact Fund- II, LLC

vs.

David F. Fisher, Jr.

Angela M. Sizemore

owners of property situate in the  
TOWNSHIP OF HAMILTONBAN,  
Adams County, Pennsylvania  
525 Gum Springs Road a/k/a Lots 1A  
and 2A Gum Springs Road, Fairfield,  
PA 17320

Parcel No. 18-A-16-0030A-000

Improvements thereon: RESIDENTIAL

SINGLE FAMILY DWELLING

Judgment Amount: \$137,878.28

Attorneys for Plaintiff:

Parker Mccay, PA

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, New Jersey 08054

**No. 14-SU-863**

**WILMINGTON TRUST COMPANY, AS  
TRUSTEE FOR MERRILL LYNCH  
MORTGAGE INVESTORS TRUST,  
SERIES 2007-HE2**  
vs.

**SHAWN D. GREEN, GLEN D. GREEN**

PROPERTY ADDRESS: 50 FIVE  
FORKS LANE, FAIRFIELD, PA 17320  
By virtue of Writ of Execution No.

14-SU-863

WILMINGTON TRUST COMPANY, AS

TRUSTEE FOR MERRILL LYNCH

MORTGAGE INVESTORS TRUST,

SERIES 2007-HE2

vs.

Shawn D. Green; Glen D. Green 50

Five Forks Lane, Township of

Hamiltonban, PA 17320

Parcel number 18A17-0003A-000

Improvements thereon of Residential  
Dwelling

Judgment amount \$156,461.25

MANLEY DEAS KOCHALSKI LLC

P. O. Box 165028

Columbus, OH 43216-5028

614-220-5611

**No. 16-SU-337**

**WELLS FARGO BANK, NA**  
vs.

**DANIEL GROH, AS BELIEVED HEIR  
AND/OR ADMINISTRATOR TO THE  
ESTATE OF STEPHEN J, GAIL GROH,  
AS BELIEVED HEIR AND/OR  
ADMINISTRATOR TO THE ESTATE  
OF STEPHEN J, UNKNOWN HEIRS,  
AND/OR ADMINISTRATORS OF THE  
ESTATE OF STEPHEN J. GROH**

PROPERTY ADDRESS: 33 WEST  
IMPERIAL DRIVE, ASPERS, PA 17304

By virtue of Writ of Execution

No. 2016-SU-337

WELLS FARGO BANK, NA

vs.

Unknown Heirs, and/or Administrators

of the Estate of Stephen J. Groh;

Daniel Groh, as believed heir and/or

administrator to the Estate of Stephen

J. Groh; Gail Groh, as believed heir

and/or administrator to the Estate of

Stephen J. Groh

33 West Imperial Drive, Township of

Menallen, PA 17304 Parcel number

29F05-0218-000

Improvements thereon of Residential

Dwelling

Judgment amount \$129,514.71

MANLEY DEAS KOCHALSKI LLC

P. O. Box 165028

Columbus, OH 43216-5028

614-220-5611

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

4/21, 4/28 & 5/5

SHERIFF SALES

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No. 16-SU-1318

M&T BANK

vs.

ROBERT DALE HICKS

PROPERTY ADDRESS: 36 EAST HANOVER STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 2016 SU 1318

M&T BANK

vs.

ROBERT DALE HICKS a/k/a ROBERT D. HICKS

36 East Hanover Street

Gettysburg, PA 17325

Parcel No: 06005-0088-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$271,453.84

Attorneys for Plaintiff

KML Law Group, P.C.

No. 16-SU-1008

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

CAROLANN J. JACOBY, BARRY L. JACOBY

PROPERTY ADDRESS: 60 RED HILL ROAD, NEW OXFORD, PA 17350

Virtue of execution of writ 2016-SU-1008

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY

vs.

CAROLANN J. JACOBY and BARRY L. JACOBY, Defendants

CAROLANN J. JACOBY and BARRY L. JACOBY, Defendants, owners of the property situate in the Township of Oxford, Adams County, Pennsylvania, being approximately 99 x 229.3 x 112 x 228.00 and containing 88 Perches.

PARCEL #: 35K13-0011-000

Address: 60 RED HILL ROAD, NEW OXFORD, PA 17350

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount \$171,018.34

No. 16-SU-1179

U.S. BANK NATIONAL ASSOCIATION,

AS TRUSTEE FOR THE REGISTERED HOLDERS OF CREDIT SUISSE SEASONED LOAN TRUST 2006-1, HOME EQUITY ADAMS COUNTY PASS-THROUGH CERTIFICATES, SERIES 2006-1

vs.

AMY R. KARPER, ROBERT S. KARPER, III

PROPERTY ADDRESS: 1861 COON ROAD, ASPERS, PA 17304

By virtue of writ 16-su-1179

U.S. Bank National Association, as Trustee for the registered holders of Credit Suisse Seasoned Loan Trust 2006-1, Home Equity

Adams County Pass-Through

Certificates, Series 2006-1

vs.

AMY R. KARPER a/k/a AMY R.

KARPER III, ROBERT S. KARPER a/k/a

ROBERT S. KARPER II a/k/a ROBERT

S. KARPER III

ALL THAT CERTAIN LOT OF LAND

SITUATE IN TOWNSHIP OF

MENALLEN, ADAMS COUNTY,

PENNSYLVANIA: BEING KNOWN AS

1861 Coon Road, Aspers, PA 17304

PARCEL NUMBER: 29E04-0004B-000

f/k/a E4-4B

IMPROVEMENTS: Residential Property

Judgment \$114,631.90

Attorney

Udren Law Office

Woodcrest Corporate Center 11

Woodcrest Road Suite 200

Cherry Hill, NJ 08003-3620

No. 15-SU-54

FEDERAL NATIONAL MORTGAGE ASSOCIATION

vs.

LYNN M. LAUVER, LESTER A. LAUVER

PROPERTY ADDRESS: 81 DIANA DRIVE, NEW OXFORD, PA 17350 BY

VIRTUE OF EXECUTION OF WRIT

15-SU-54

FEDERAL NATIONAL MORTGAGE

ASSOCIATION

vs.

LYNN LAUVER, LESTER LAUVER

All that certain piece or parcel or Tract

of land situate in Reading Township,

Adams County, Pennsylvania, and

being known as 81 DIANA DRIVE

New Oxford, Pennsylvania 17350.

TAX MAP AND PARCEL NUMBER:

36J08-0030A--000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$438,516.35

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Lynn M.

Lauver and Lester A. Lauver

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 191-19

No. 16-SU-1317

PACIFIC UNION FINANCIAL, LLC vs.

CHARLES LEDUC

PROPERTY ADDRESS: 515 LAKEVIEW CIRCLE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution

No.16-SU-1317

PACIFIC UNION FINANCIAL, LLC

vs.

CHARLES LEDUC

515 Lakeview Circle

Littlestown, PA 17340

Parcel No: 27012-0025-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$150,310.66

Attorneys for Plaintiff

KML Law Group, P.C

No. 16-SU-1220

1ST ALLIANCE LENDING, LLC

vs.

PHILLIP E. MURRAY, KAREN M. MURRAY

PROPERTY ADDRESS: 15 SKYLINE COURT, GETTYSBURG, PA 17325

By virtue of a Writ of Execution

No. 16-SU-1220

1ST Alliance Lending, LLC

vs.

Phillip E. Murray, Karen M. Murray

owner(s) of property situate in the

CUMBERLAND TOWNSHIP, ADAMS

County, Pennsylvania, being

15 Skyline Court, Gettysburg, PA

17325-7599

Parcel No. 09EI30302000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$246,175.86

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

4/21, 4/28 & 5/5

SHERIFF SALES

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**No. 15-SU-1226**

**FULTON BANK, N.A.**

vs.

**WENDY S. PENWELL, EDMOND ROY PENWELL**

PROPERTY ADDRESS: 199 FISH AND GAME ROAD, NEW OXFORD, PA 17350

By virtue of a Writ of Execution

No. 15-S-1226

Fulton Bank, N.A.

vs.

Wendy S. Penwell, Edmond R. Penwell Owners of property situate in the OXFORD TOWNSHIP, Adams County, Pennsylvania being

199 Fish and Game Road, New Oxford, PA 17350-9514

Parcel No. 35J013-0007D

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$33,056.12

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-846**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.

**GERALD E. REINHART, JR.**

PROPERTY ADDRESS: 1-E PIN OAK DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution

No. 16-SU-846

JPMorgan Chase Bank, National Association Plaintiff vs.

Gerald E. Reinhart, Jr. Defendant(s)

Defendant's Property Address 1-E Pin

Oak Drive, Gettysburg, PA 17325

Township or Borough: Borough of

Bonneauville

PARCEL NO: 06006-0006E-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING.

JDDGMENT AMOUNT: \$104,932.44

ATTORNEYS FOR PLAINTIFF

Shapiro & DeNardo LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406

**No. 16-SU-919**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.

**ERIC MICHAEL SHEFFER, KRISTI V. WALLACE**

PROPERTY ADDRESS: 1350

HIGHLAND AVENUE ROAD,

GETTYSBURG, PA 17325

By virtue of a Writ of Execution

No. 16-SU-919

JPMorgan Chase Bank, National

Association

vs.

Eric M. Sheffer

Kristi V. Wallace a/k/a Kristi Wallace

owner(s) of property situate in the Mt

Joy Township, Adams County,

Pennsylvania, being 1350 Highland

Avenue Road, Gettysburg, PA 17325-

7703

Parcel No. 30G14-0007D (acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$143,877.72

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-361**

**WELLS FARGO BANK, N.A.**

vs.

**DEBRA J. SHOCKEY, JOHN M. SHOCKEY**

PROPERTY ADDRESS: 16

SCHOOLHOUSE LANE, FAIRFIELD, PA

17320

By virtue of Writ of Execution No. 16

SU 361 WELLS FARGO BANK, N.A.

vs.

DEBRA J. SHOCKEY, JOHN M.

SHOCKEY

16 SCHOOLHOUSE LANE

FAIRFIELD, PA 17320 FAIRFIELD

PARCEL NO.: 18-B16-0044-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING.

JDDGMENT AMOUNT: \$119,086.63

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN & ASSOCIATES, LLC

**No. 16-SU-653**

**WELLS FARGO BANK, N.A.,**

**SUCCESSOR BY MERGER TO**

**WELLS FARGO HOME MORTGAGE**

**INC.**

vs.

**TIFFANY A. STANTON, KYLE A. JURANEK**

PROPERTY ADDRESS: 70 VALLEY

DRIVE, HANOVER, PA 17331

By virtue of a Writ of Execution No.

16-SU-653

Wells Fargo Bank, N.A., Successor by

Merger to Wells Fargo Home Mortgage

Inc.

vs.

Tiffany A. Stanton, Kyle A. Juraneck

owner(s) of property situate in the

Conewago Township, Adams County,

Pennsylvania, being 70 Valley Drive,

Hanover, PA 17331-8603

Parcel No. 08010-0044 (acreage or

street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$181,131.10

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-1000**

**FEDERAL NATIONAL MORTGAGE**

**ASSOCIATION ("FANNIE MAE")**

vs.

**ROBERT M. STEVENS, II, TINA M. STEVENS**

PROPERTY ADDRESS: 2 SEASE

DRIVE, HANOVER, PA 17331

By virtue of Writ of Execution

No: 2016-SU-0001000

Plaintiff: Federal National Mortgage

Association ("Fannie Mae")

vs.

Defendant(s): Robert M. Stevens, II

and Tina M. Stevens

Defendants

Property Address: 2 Sease Drive,

Hanover, PA 17331 Township or

Borough: Conewago

PARCEL NO.: 08K14-0233-000

IMPROVEMENTS THEREON:

Residential Dwelling

JDDGMENT AMOUNT: \$190,300.47

ATTORNEYS FOR PLAINTIFF: Martha

E. Von Rosenstiel, P.C.

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James W. Muller  
Sheriff of Adams County

www.adamscounty.us

4/21, 4/28 & 5/5

SHERIFF SALES

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No. 16-SU-1199
PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY MORTGAGE, INC.
vs.
KATHRYN L. STEVENS, MICHAEL A. STEVENS
PROPERTY ADDRESS: 36 BRIARWOOD BOULEVARD, HANOVER, PA 17331
By virtue of Writ of Execution No. 2016-SU-0001199
PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO.

vs.
KATHRYN L. STEVENS A/K/A KATHRYN STEVENS & MICHAEL A. STEVENS A/K/A MICHAEL STEVENS
36 Briarwood Boulevard A/K/A Briarwood Boulevard, Hanover, PA 17331
Parcel No: 41K18-0030R-000 (Acreage or street address)
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$14,892.76
Attorneys for Plaintiff
KML Law Group, P.C.

No. 16-SU-1013
WELLS FARGO BANK, N.A.
vs.
JAY W. STROUP, MEGHAN P. STROUP
PROPERTY ADDRESS: 38 BLUE BIRD TRAIL, FAIRFIELD, PA 17320
By virtue of a Writ of Execution No. 16-SU-1013
Wells Fargo Bank, NA
vs.
Jay W. Stroup
Meghan Stroup a/k/a Meghan P. Stroup
owner(s) of property situate in the Carroll Valley Borough, Adams County, Pennsylvania, being 38 Blue Bird Trail, a/k/a 38 Bluebird Trail, Fairfield, PA 17320-8073
Parcel No. 43-035-0041 (Acreage or

street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$393,577.76
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 13-SU-182
HSBC BANK USA, NA AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE23
vs.
JOSEPH T SUCEC, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTERNET FROM OR UNDER ANNA M. SAUL, DECEASED
PROPERTY ADDRESS: 325 PEACH GLENN IDAVILLE ROAD, GARDNERS, PA 17324

By virtue of a Writ of Execution No. 13-S-182
Hsbc Bank USA, National Association as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., Asset Backed Pass Through Certificates Series 2003-He3
vs.
Joseph T. Sucec, in His Capacity as Administrator and Heir of The Estate of Anna M. Saul Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anna M. Saul, Deceased owner(s) of property situate in the Huntingdon Township, Adams County, Pennsylvania, being 325 Peach Glen Idaville Road, Gardners, PA 17324-9662
Parcel No. 22G03-0090-000 (acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$76,840.41
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-1321
NATIONSTAR MORTGAGE LLC
vs.
GEORGE TUBIES
PROPERTY ADDRESS: 2390 YORK RD, GETTYSBURG, PA 17325
By virtue of execution of writ No. 16-su-1321
Nationstar Mortgage LLC Plaintiff
vs.
GEORGE O. TUBIES
Defendant
ALL THAT CERTAIN LOT OF LAND SITUATE IN STRABAN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 2390 York Road, (Straban Township) Gettysburg, PA 17325 PARCEL NUMBER: 38H12-0028-000
IMPROVEMENTS: Residential Property

JUDGEMENT: \$195,712.07
No. 16-SU-717
FINANCE OF AMERICA REVERSE, LLC
vs.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, JENNIFER K. MILLER
PROPERTY ADDRESS: 335 BROUGH ROAD, ABBOTSTOWN, PA 17301
By virtue of writ of execution NO. 2016-SU-0000717
Finance of America Reverse, LLC
vs.
JENNIFER K. MILLER, KNOWN HEIR OF JEAN A. ZARTMAN UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEAN A. ZARTMAN
ALL THAT CERTAIN LOT OF LAND SITUATE IN BERWICK TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 335 Brough Road, Abbotstown, PA 17301 PARCEL NUMBER: 04L10-0010-000
IMPROVEMENTS: Residential Property
JUDGEMENT: \$156,598.29
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

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
4/21, 4/28 & 5/5

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 19th day of May 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-1072  
WELLS FARGO FINANCIAL  
PENNSYLVANIA, INC.**

**vs.**  
**BELINDA SCHEIB VEGA, DAVID VEGA**  
PROPERTY ADDRESS: 41 SYCAMORE LANE, HANOVER, PA 17331  
By virtue of a Writ of Execution No. 16-SU-1072  
Wells Fargo Financial Pennsylvania, Inc.  
**vs.**  
Belinda Scheib Vega a/k/a Belinda S. Vega, David Vega  
owner(s) of property situate in the Conewago Township, Adams County, Pennsylvania, being 41 Sycamore Lane, Hanover, PA 17331-4940  
Parcel No. 08009241  
(acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$202,464.28  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-393  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION, ET AL.**

**vs.**  
**MEGAN H. WARNER, DAVID P. BROUSSARD**  
PROPERTY ADDRESS: 530 GUM SPRINGS ROAD, FAIRFIELD, PA 17320  
By virtue of Writ of Execution No. 14-SU-393  
JPMorgan Chase Bank, National Association, as Trustee f/b/o holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust 2005-10; Mortgage Pass-Through Certificates, Series 2005-10, Plaintiff  
**vs.**  
Megan H. Warner  
530 Gum Springs Road Fairfield, PA 17320 Hamiltonban Township  
Parcel No.:18-A16-0028-000  
Improvements thereon: Residential Dwelling  
Judgment amount: \$324,123.49  
Milstead & Associates, LLC  
Robert W. Williams, Esquire

ID No. 315501 1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff

**No. 13-SU-847  
WELLS FARGO BANK, NATIONAL ASSOCIATION**

**vs.**  
**JEFFREY WHEELER, SHELLEY WHEELER, KENNETH BAKER, PATRICIA BAKER**  
PROPERTY ADDRESS: 212 MAIN STREET, MCSHERRYSTOWN, PA 17344  
by virtue of executive writ 13-su-847  
MTGLQ INVESTORS LP  
**vs.**  
JEFFREY WHEELER, SHELLEY WHEELER, PATRICIA BAKER, KENNETH BAKER  
All that certain piece or parcel or Tract of land situate in the Borough of McSherrystown, Adams County, Pennsylvania, and being known as 212 Main Street, Mcsherrystown, Pennsylvania 17344.  
TAX MAP AND PARCEL NUMBER: 28002-0148-000  
THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$154,170.61  
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jeffrey Wheeler, Shelley Wheeler, Patricia Baker and Kenneth Baker  
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

**No. 15-SU-1104  
U.S. BANK NATIONAL ASSOCIATION**

**vs.**  
**DEBORA S. ZEPP**  
PROPERTY ADDRESS: 19 DELAWARE AVENUE, LITTLESTOWN, PA 17340  
By virtue of a Writ of Execution No. 2015-SU-0001104  
U.S. Bank National Association  
**vs.**  
Debora S. Zepp  
owner(s) of property situate in the LITTLESTOWN BOROUGH, ADAMS County, Pennsylvania, being 19 Delaware Avenue, Littlestown, PA 17340-1105  
Parcel No. 27007-0060-000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$190,400.44  
Attorneys for Plaintiff  
Phelan Hallinan Diamuml & Junes, 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  
4/21, 4/28 & 5/5



## 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 WILDA M. BETTS, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Cheryl Lynn Betts, 23 Klein Way, Littlestown, PA 17340

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

## ESTATE OF NADINE R. GROFT, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Catherine M. Scott, 22 Briar Cliff Drive, Shippensburg, PA 17257

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

## ESTATE OF RUTH H. GULDEN, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Co-Executors: Patsy J. Chilcote and Keith R. Gulden, 25 Apple Avenue, Gettysburg, PA 17325

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

## ESTATE OF SANDRA K. ZINN a/k/a SANDRA KAY ZINN, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Administrator: Donald K. Kessel, c/o Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

Attorney: Craig A. Diehl, Esq., CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011

## SECOND PUBLICATION

## ESTATE OF JOHN F. BRENNAN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Christine A. Ciparik, 350 Pegram Street, Gettysburg, PA 17325

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

## ESTATE OF THOMAS M. BROSS, JR. a/k/a THOMAS MEASE BROSS, JR., DEC'D

Late of Reading Township, Adams County, Pennsylvania

Thomas M. Bross, III, 1921 Ridges Road, Wellsville, PA 17365; Michael D. Bross, 2039 Rosewood Lane, York, PA 17403; PNC Bank, N.A., Attn: Linda J. Lundberg, P.O. Box 308, 4242 Carlisle Pike, Camp Hill, PA 17011-0308

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

## ESTATE OF HILDA M. FITZ a/k/a HILDA MAE TIPTON FITZ, DEC'D

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

Vicky Lee Fitz, 118 Cannon Lane, Gettysburg, PA 17325

Attorney: LeRoy Smigel, Esq., Smigel, Anderson & Sacks, LLP, 443 I North Front Street, Harrisburg, PA 17110

## ESTATE OF ROBERT F. HANCE, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Dana L. Hance c/o Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Gettysburg, PA 17325

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

## ESTATE OF FERN E. KRAMER, a/k/a FERN ESTHER KRAMER, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Executors: Dean R. Kramer, Dale W. Kramer and Cheryl J. Thompson c/o Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

Attorney: Douglas H. Gent, Esq., Law Offices of Douglas H. Gent, 1157 Eichelberger Street, Suite 4, Hanover, PA 17331

## ESTATE OF MARY INGHAM OTTO, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Co-Executors: Christopher A. Otto and Adriane E. Ohrum, c/o MacGregor J. Brillhart, Esq., Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esq., Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401

## ESTATE OF GLADYS B. ROBINSON, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Edwin J. Higginbottom, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

## ESTATE OF DALE R. SMITH, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Administratrix: Beth R. Smith, 10 Longview Dr., Gettysburg, PA 17325

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

## ESTATE OF BETTY L. WEATHERLY, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Lori Ann Dewees, 22 Sunfish Trail, Fairfield, PA 17320

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

**THIRD PUBLICATION**

## ESTATE OF JOHN M. BLANCHE, DEC'D

Late of Hamiltonban Township,  
Adams County, Pennsylvania

Co-Executors: Clifford Blanche and  
Alan Blanche, c/o Suzanne H.  
Griest, Esq., 129 East Market  
Street, York, Pennsylvania 17401

Attorney: Suzanne H. Griest, Esq., 129  
East Market Street, York,  
Pennsylvania 17401

ESTATE OF JOAN M. CRUSHONG,  
DEC'D

Late of Oxford Township, Adams  
County, Pennsylvania

Co-Executors: Charles A. Ginter, II,  
1979 Hanover Road, Gettysburg, PA  
17325; Gloria J. Davidson, 400  
Cockeys Mill Road, Reisterstown,  
MD 21136

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

## ESTATE OF CHLOE K. CURRIE, DEC'D

Late of the Borough of Gettysburg,  
Adams County, Pennsylvania

Executor: ACNB Bank, Attn: Christine  
R. Settle, Trust Officer, P.O. Box  
4566, Gettysburg, PA 17325

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

ESTATE OF BARBARA A. HARTLEY,  
DEC'D

Late of Cumberland Township, Adams  
County, Pennsylvania

Executrix: Susan E. McDannell, 2025  
York Road, Gettysburg, PA 17325

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

ESTATE OF STEPHEN W. KRICHTEN,  
DEC'D

Late of Mt. Pleasant Township, Adams  
County, Pennsylvania

Executrix: Alice K. Huff, 515 Cedar  
Ridge Road, New Oxford, PA 17350

Attorney: Phillips & Phillips, 101 West  
Middle Street, Gettysburg, PA 17325