

Adams County Legal Journal

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IN THIS ISSUE

IN RE: ESTATE OF GARY LEE LAUGHMAN, DECEASED

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IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA
NUMBER: 18-SU-78

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

Broad Street Funding Trust I, Plaintiff
vs.

Debra Funt, Known Surviving Heir of
Marvel B. Drybread, Kathy Smith,
Known Surviving Heir of Marvel B.
Drybread, Randy Drybread, Known
Surviving Heir of Marvel B. Drybread,
Unknown Surviving Heirs of Marvel B.
Drybread and United States of America
c/o United States Attorney for the
Middle District of Pennsylvania,
Defendants

TO: Unknown Surviving Heirs of Marvel
B. Drybread.

Premises subject to foreclosure: 1968
Wenksville Road, Biglerville,
Pennsylvania 17307.

NOTICE

If you wish to defend, you must enter
a written appearance personally or by
attorney, and file your defenses or
objections in writing with the court. You
are warned that if you fail to do so, the
case may proceed without you and a
judgment may be entered against you
without further notice for the relief
requested by the Plaintiff. You may lose
money or property or other rights
important to you. You should take this
notice to your lawyer at once. If you do
not have a lawyer, go to or telephone the
office set forth below. This office can
provide you with information about
hiring a lawyer. If you cannot afford to
hire a lawyer, this office may be able to
provide you with information about
agencies that may offer legal services to
eligible persons at a reduced fee or no
fee.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, Pennsylvania 17325
717-337-9846

McCabe, Weisberg & Conway, LLC
Attorneys for Plaintiff
123 S. Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

6/29

NONPROFIT ARTICLES OF
INCORPORATION

NOTICE IS HEREBY GIVEN that
Nonprofit Articles of Incorporation were
filed with the Department of State of the
Commonwealth of Pennsylvania, at
Harrisburg, Pennsylvania, on June 11,
2018, for the purpose of obtaining a
Certificate of Incorporation under the
provisions of the Nonprofit Corporation
Law of 1988. The name of the proposed
nonprofit corporation is NATIONAL
RIDING STABLES HORSE RESCUE.

The purpose for which it will be orga-
nized is: to save distressed horses from
abuse, neglect and slaughter, and to
place them in retirement homes as trail
or companion horses.

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

6/29

NONPROFIT ARTICLES OF
INCORPORATION

NOTICE IS HEREBY GIVEN that
Nonprofit Articles of Incorporation were
filed with the Department of State of the
Commonwealth of Pennsylvania, at
Harrisburg, Pennsylvania, on June 7,
2018, for the purpose of obtaining a
Certificate of Incorporation under the
provisions of the Nonprofit Corporation
Law of 1988. The name of the proposed
nonprofit corporation is CHERRYTREE
HOMEOWNERS ASSOCIATION, INC.

The purpose for which it will be orga-
nized is: to be a unit owners' association,
which provides for the management,
maintenance, and care of the residential
project located in Hanover Borough,
York County, Pennsylvania, known as
Cherrytree, A Planned Community.

McNees Wallace & Nurick LLC
100 Pine Street
Harrisburg, PA 17101

6/29

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on
June 18, 2018, a petition for change of
name was filed in the Adams County
Court of Common Pleas, requesting a
decree to change the name of Deborah
Anne Hare to Deborah Anne Ivey Hare-
Workman. The Court has fixed the 17th
day of August 2018 at 11:00 a.m. in
Courtroom No. 4, Third Floor, Adams
County Courthouse, 117 Baltimore
Street, Gettysburg, PA 17325, as the
time and place for the hearing on said
petition when and where all persons
interested may appear and show cause,
if any they have, why the prayer of the
said petitioner should not be granted.
No. 2018-SU-673.

6/29

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA
COMMONWEALTH OF PENNSYLVANIA
ORPHANS' COURT DIVISION

NOTICE

TO: CHAD WILLIAM MULL:

You are hereby notified that a Petition
for Involuntary Termination of Parental
Rights to a Child has been filed in the
Orphans' Court Division of the Court of
Common Pleas of Adams County,
Pennsylvania. A hearing has been set for
August 15, 2018 at 9:00 a.m., prevailing
time, at the Courthouse at Gettysburg,
Adams County, Pennsylvania, for the
purpose of determining whether or not
statutory grounds exist for the
Involuntary Termination of Your Parental
Rights with respect to your child.

You should contact 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 help.

Court Administrator
Adams County Courthouse
111-117 Baltimore Street
Gettysburg, Pennsylvania 17325
717-337-9846

6/29, 7/6 & 13

IN RE: ESTATE OF GARY LEE LAUGHMAN, DECEASED

1. When reviewing a decree entered by the Orphans' Court, this Court must determine whether the record is free from legal error and the court's factual findings are supported by the evidence. Because the Orphans' Court sits as the fact finder, it determines the credibility of the witnesses and, on review, we will not reverse its credibility determinations absent an abuse of discretion.

2. If the court's findings are properly supported, we may reverse its decision only if the rules of law on which [it] relied are palpably wrong or clearly inapplicable.

3. It is well settled in this Commonwealth that in challenging the validity of a will, the contestant has the initial burden of proving an undue influence. The standard of proof to show that the will has been procured by undue influence is by clear and convincing evidence.

4. Testamentary capacity is to be ascertained as of the date of the execution of the contested document.

5. The concept of undue influence is predicated on the assumption that the influence of a strong and predatory character close to the testator who is possessed of a weakened mental state will prey insidiously on the weakened intellect in order to extract testamentary benefactions that would not otherwise be forthcoming.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION, In Re: ESTATE OF GARY LEE LAUGHMAN, deceased.

John J. Mooney, III, Esq., Attorney for Appellant

Joseph E. Erb, Jr., Esq., Attorney for Appellee

Wagner, J., May 29, 2018

OPINION PURSUANT TO PA. R.A.P. 1925(a)

Sandra J. Fissel (hereinafter "Appellant") appeals from this Court's Order dated February 27, 2018 granting Petitioner's Petition Contesting Probate of Will and finding that Appellant asserted undue influence on the deceased, Gary Lee Laughman (hereinafter "Decedent"), concerning Decedent's Last Will and Testament, signed May 20, 2015. For the reasons set forth herein, it is respectfully requested that this Court's Order dated February 27, 2018 granting Petitioner's Petition Contesting Probate of Will, finding that Appellant asserted undue influence on Decedent, revoking the Decree of the Register of Wills of Adams County at file number 0115-0223 granting Letters Testamentary to Appellant and removing Appellant as Executor, be affirmed.

Appellant filed her Notice of Appeal with the Superior Court on March 28, 2018. On April 3, 2018 Appellant was ordered to file a Concise Statement of Matters Complained of on Appeal. On April 26, 2018 Appellant was ordered to file a Request for Transcript in

accordance with Pennsylvania Rules of Judicial Administration, Rule 4007(A) and Adams County local rules. Appellant has not followed Pennsylvania Rule of Judicial Administration 4007(A) or Adams County local rules, and has not paid for the transcript. Therefore, the transcript of the hearing on September 25, 2017 and February 27, 2018 has not been filed or made part of the record in this matter.

Appellant filed her Concise Statement of Matters Complained of on Appeal on April 24, 2018. Appellant complained of the following:

1. This Honorable Court committed an abuse of discretion or error of law in concluding that the Respondent, Sandra J. Fissel, asserted undue influence on the deceased, Gary Lee Laughman concerning decedent's Last Will and Testament signed May 20, 2015.
2. This Honorable Court committed an abuse of discretion or error of law in concluding that Petitioner presented clear, strong, and compelling evidence sufficient to overcome the presumption of testamentary capacity of the decedent.
3. This Honorable Court committed an abuse of discretion or error of law in concluding that Petitioner presented sufficient medical evidence or expert opinion to support a finding of the decedent's weakened intellect or to qualify the decedent's mental state at the time of execution.

On July 29, 2015 Diane L. Kuhn (hereinafter "Petitioner"), the niece of Decedent and the younger sister of Appellant, filed a pro se Petition Contesting Probate of Will with the Adams County Orphans' Court. Petitioner filed a Citation with the Court setting forth service of Petitioner's Petition Contesting Probate of Will on February 25, 2016. On August 4, 2016 Appellant, through current counsel, filed Respondent's Answer to Petition Contesting Probate of Will. On October 11, 2016, Petitioner, through current counsel, filed Amended Petition Contesting Probate of Will. Hearing was held on Petitioner's Amended Petition Contesting Probate of Will before this Court on September 25, 2017 and February 27, 2018.

Testimony and evidence developed during the two-day hearing before this Court on September 25, 2017 and February 27, 2018, including the stipulated admission of Decedent's Last Will and Testament and Decedent's medical records from York Hospital, revealed that the following relevant events occurred.

On or after March 28, 2015, Decedent was admitted to York Hospital, underwent triple bypass surgery, was started on dialysis, had a stroke, and suffered from severe peripheral vascular disease and carotid stenosis. Decedent was discharged from York Hospital on May 14, 2015 to Rest Haven York Nursing Home. On May 19, 2015 Decedent was admitted to York Hospital from Rest Haven York Nursing Home with altered mental status due to lower extremity infection/sepsis. Upon admission to York Hospital on May 19, 2018, Decedent was not verbally responsive and during his hospitalization remained in a delirium. Decedent died in York Hospital on June 3, 2015 from sepsis from gangrenous lower extremities. Decedent was survived by his two nieces, Appellant and Petitioner, and his nephew, Alan Laughman.

Dr. Eugene M. Curley, III, board certified in both internal medicine and infectious diseases, testified concerning his treatment and diagnosis of Decedent. Dr. Curley testified that he examined the Decedent on May 19, 2015, May 20, 2015, May 21, 2015, and May 26, 2015. Dr. Curley testified that Decedent was admitted to York Hospital for altered mental status and two areas of infection, which were contributing to Decedent's altered mental status. Dr. Curley testified that on his initial contact with Decedent on May 19, 2015, Decedent was very confused, and was unable to answer any questions as to why Decedent was at the hospital or how Decedent was feeling. Dr. Curley testified that Decedent had an incurable infection involving his legs and backside, including gangrene involving his legs, and such infection created confusion or altered mental status with Decedent. Dr. Curley was of the opinion that given the Decedent's mental status, Decedent lacked the ability to consent to surgery. Dr. Curley testified that Decedent was not competent to make any medical or personal decisions. Dr. Curley testified that Decedent's condition and mental status did not improve over the seven days Dr. Curley treated Decedent.

Dr. Curley's testimony and opinions were corroborated by the York Hospital medical records. Dr. Dominick F. Glorioso was the primary treating physician for Decedent, and his dictated consultation of May 22, 2015 referenced that Decedent has been in a delirium since his admission on May 19, 2015, was not verbally responsive, and it was extremely unlikely the Decedent would recover.

The medical records referenced Appellant as Decedent's only emergency contact. The medical records also reflected that Appellant acted as Decedent's medical power of attorney, but there was no paperwork confirming this.

Anastasia Evans testified that she is a notary public for the Rest Haven York Nursing Home. On May 20, 2018 she notarized Decedent's Last Will and Testament. Ms. Evans testified this occurred in Decedent's hospital room at York Hospital. Ms. Evans received Decedent's Last Will and Testament (Respondent Exhibit 1) from Appellant and testified that the "Request Section" of page 1 of Decedent's Last Will and Testament had previously been prepared by Appellant. Ms. Evans testified that Decedent, Appellant, two other employees of Rest Haven Nursing Home who acted as witnesses, and Ms. Evans were present when Decedent signed Decedent's Last Will and Testament on May 20, 2018 at York Hospital. Ms. Evans testified that she had no independent recollection concerning the mental status of Decedent at the time Decedent signed his Last Will and Testament.

Appellant testified that on May 22, 2018 she spoke with Decedent in York Hospital after Decedent was told he was dying by his doctors. Appellant asked Decedent if he had a Will, Decedent said he did not, and Appellant said "Would you like to have one? I got this filled out for you." Appellant testified that she prepared the "Request Section" of Decedent's Last Will and Testament which distributed Decedent's entire estate to Appellant. Appellant testified that Decedent signed the Last Will and Testament on May 22, 2015, not on May 20, 2015 as testified to by Anastasia Evans and reflected on the Last Will and Testament. Appellant testified that Decedent's estate was worth over \$100,000.00 and Appellant received all the assets of the estate, including Decedent's house. Appellant also testified that when Decedent was in York Hospital, Decedent was on eighteen different medications and he was "out of it most of the time," but Decedent was "clear headed on the 22nd."

LEGAL STANDARD

"When reviewing a decree entered by the Orphans' Court, this Court must determine whether the record is free from legal error and the court's factual findings are supported by the evidence. Because

the Orphans' Court sits as the fact finder, it determines the credibility of the witnesses and, on review, we will not reverse its credibility determinations absent an abuse of discretion." **In re: Estate of Harrison**, 745 A.2d 676, 678 (Pa. Super. 2000) (citations omitted). "If the court's findings are properly supported, we may reverse its decision only if the rules of law on which [it] relied are palpably wrong or clearly inapplicable." **Id. at 678-79.** (citations omitted).

"Any person eighteen or more years of age who is of sound mind may make a will." **20 Pa. C.S.A. § 2501.** It is well settled in this Commonwealth that in challenging the validity of a will, the contestant has the initial burden of proving an undue influence. **Burns v. Kabboul**, 595 A.2d 1153, 1162 (Pa. Super. 1991). The standard of proof to show that the will has been procured by undue influence is by clear and convincing evidence. **In Re Clark's Estate**, 334 A.2d 628, 632 (Pa. 1975). Testamentary capacity is to be ascertained as of the date of the execution of the contested document. **In Re Masciantonio's Estate**, 141 A.2d 362, 373 (Pa. 1958).

In **Owens v. Mazzei**, 847 A.2d 700 (Pa. Super. 2004) the Superior Court set forth the following concerning undue influence:

[U]ndue influence is a subtle, intangible, and illusive thing, generally accomplished by a gradual, progressive inculcation of a receptive mind. Consequently, its manifestation may not appear until long after the weakened intellect has been played upon. Because the occurrence of undue influence is so often obscured by both circumstance and design, our Courts have recognized that its existence is best measured by its ultimate effect. Thus, the Courts' holdings establish a presumption of undue influence when the evidence demonstrates: (1) that a person or persons in a confidential relationship with a testator or grantor has (2) received a substantial portion of the grantor's property, and (3) that the grantor suffers from a weakened intellect. Once the presumption has attached, the burden of proof shifts to the defendant to disprove undue influence by clear and convincing evidence that one of the foregoing criteria is not established.

Id. at 706. (internal quotations and citations omitted). "The concept of undue influence is predicated on the assumption that the influence

of a strong and predatory character close to a testator who is possessed of a weakened mental state will prey insidiously on the weakened intellect in order to extract testamentary benefactions that would not otherwise be forthcoming.” **In re Ziel’s Estate**, 359 A.2d 728, 734-735 (Pa. 1976).

DISCUSSION

Appellant contends that this Court committed an abuse of discretion or error of law in concluding that Petitioner presented sufficient evidence to overcome the presumption of testamentary capacity of the Decedent, committed an abuse of discretion or error of law in concluding that Appellant asserted undue influence on the Decedent and committed an abuse of discretion or error of law in concluding that Petitioner presented sufficient medical evidence or expert opinion to support a finding of the Decedent’s weakened intellect at the time of execution of the will.

As set forth in **Owens v. Mazzei**, a presumption of undue influence may be established when the evidence demonstrates: (1) that a person or persons in a confidential relationship with a testator or grantor has (2) received a substantial portion of the grantors property, and (3) that the grantor suffers from weakened intellect. **Id. at 706.**

The evidence is clear and convincing that Appellant was engaged in a confidential relationship with Decedent. The medical records of Decedent illustrate that Appellant was referenced as Decedent’s only emergency contact and that Appellant was acting as Decedent’s medical power of attorney, though there was no paperwork confirming this. The Notary Public testified that Appellant provided the Notary Public with Decedent’s Last Will and Testament and was the only person present who had a relationship with Decedent when Decedent signed the Last Will and Testament. Appellant’s own testimony confirmed that Appellant was in a confidential relationship with Decedent. In fact, it was Appellant who questioned Decedent as to whether Decedent had a will. Appellant was the scrivener of Decedent’s will and provided the will to Decedent for signature.

The evidence is also clear and convincing that Appellant received a substantial portion of Decedent’s property. In fact, Appellant received not only a substantial benefit under the will, but received Decedent’s entire estate to the exclusion of all remaining natural

heirs of Decedent, which includes Petitioner and Decedent's nephew, Alan Laughman. Had Decedent died intestate, Appellant, Petitioner and Alan Laughman would have all shared equally in Decedent's estate.

Finally, it is clear that Decedent suffered from a weakened intellect on May 20, 2015, the date of the execution of Decedent's Last Will and Testament. The weakened mental condition which must be shown does not need to rise to the level of testamentary incapacity. **Clark**, 334 A.2d 633. "Although our cases have not established a bright-line test by which weakened intellect can be identified to a legal certainty, they have recognized that it is typically accompanied by persistent confusion, forgetfulness, and disorientation. **Owens**, 847 A.2d at 707. This Court finds the testimony of Dr. Curley credible and controlling concerning the issue of Decedent's weakened intellect. Based on Dr. Curley's testimony, it is clear that between May 19, 2015 and May 26, 2015, that Decedent was mentally and physically incapacitated and, at the very least, suffering from "persistent confusion, forgetfulness, and disorientation." Such credible testimony clearly evidences Decedent's weakened mental intellect. Dr. Curley's testimony is corroborated by Decedent's York Hospital medical records.

Petitioner has met Petitioner's burden of proof by clear and convincing evidence that when Decedent executed his will on May 20, 2015 Appellant was in a confidential relationship with Decedent, received a substantial portion of Decedent's property, and Decedent suffered from weakened intellect. Therefore, the burden of proof shifts to Appellant to disprove undue influence by clear and convincing evidence that one of the foregoing criteria is not established. Appellant has presented no testimony or evidence which disproves that Appellant used undue influence on Decedent. Rather, Appellant's testimony corroborates Petitioner's claim that a confidential relationship existed between Decedent and Appellant, that Appellant received a substantial benefit under the will, and that when the will was executed Decedent was of a weakened intellect.

As Appellant's challenge to this Court's ruling of February 27, 2018 is meritless, it is respectfully requested that this Court's Order dated February 28, 2018 be affirmed.

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 20th day of July 2018, 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. 18-SU-64
WELLS FARGO BANK, N.A.
 vs.
ANITA K. ADAMS
 ADDRESS: 1245 OLD ROUTE 30,
 ORRTANNA, PA 17353
 TAX PARCEL: 12-CIO-0119-000
 Menallen Township, Adams County
 IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING.
 JUDGMENT AMOUNT: \$113,214.29
 ATTORNEYS
 POWERS, KIRN & ASSOCIATES, LLC

No. 18-SU-40
WILMINGTON SAVINGS FUND
SOCIETY, FSB, d/b/a CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE HILLDALE TRUST
 vs.
JAVIER ALVAREZ,
SANJUANITA M. YBARRA
 ADDRESS: 108 KIME AVE.,
 BENDERSVILLE, PA 17306
 TAX PARCEL : 03003-0049---000
 BENDERSVILLE BOROUGH, ADAMS
 COUNTY,
 Improvements thereon: RESIDENTIAL
 DWELLING
 Judgment Amount: \$190,972.01
 Attorneys
 Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-1347
EASTERN SAVINGS BANK, FSB
 vs.
ROBERT J. AUMEN, SHARON M.
AUMEN
 ADDRESS: 729-731 THIRD ST.,
 HANOVER, PA 17331
 PARCEL: 08005-0275---000
 CONEWAGO TOWNSHIP, ADAMS
 COUNTY
 IMPROVEMENTS ON RESIDENTIAL
 DWELLING
 Judgment \$98,335.62
 Attorney
 JAMES SMITH DIETTERICK &
 CONNELLY, LLP 717-533-3280

No. 18-SU-65
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
 vs.
NORA BACHMAN, ROY E. MOONEY,
JR.
 ADDRESS: 475 NAWAKWA RD.,
 BIGLERVILLE, PA 17307
 TAX PARCEL: 29D06-0027-000
 Township of Menallen
 IMPROVEMENTS THEREON
 RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$122,262.24
 ATTORNEYS
 Shapiro and DeNardo

No. 18-SU-27
LSF10 MASTER PARTICIPATION
TRUST
 vs.
J. MICHAEL CLOUSE, REBECCA A.
CLOUSE
 ADDRESS: 131 PARK ST.,
 BENDERSVILLE, PA 17306
 TAX PARCEL: 03004-0046-000
 Borough of Bendersville, County of
 Adams
 Improvements: Residential Dwelling
 Judgment Amount: \$258,197.57
 Attorney:
 Richard M. Squire & Associates, LLC
 Phone: 215-886-8790

No. 17-SU-885
VANDERBILT MORTGAGE AND
FINANCE, INC.
 vs.
AMANDA N. CUDDY, PHILIP J.
SLAUGH
 ADDRESS: 95 COMANCHE TRAIL,
 HANOVER, PA 17331
 Conewago Township
 TAX PARCEL: 08-012-0050-000
 IMPROVEMENTS RESIDENTIAL
 DWELLING
 JUDGMENT AMOUNT: \$176,893.22
 Attorneys: KML Law Group, P.C.

No. 17-SU-1372
PENNSYLVANIA HOUSING FINANCE
AGENCY
 vs.
RICHARD ALBERT DAWLEY, JR.
 ADDRESS: 370 STONE JUD RD.,
 BIGLERVILLE, PA 17307
 TAX PARCEL: 07G08-0038C-000
 Township of Butler
 Improvements thereon: RESIDENTIAL
 DWELLING
 Judgment Amount: \$219,707.56
 Attorneys
 Leon P. Haller

No. 18-SU-145
PHH MORTGAGE CORPORATION
 vs.
RONALD G. DECKER, JR.
 ADDRESS: 1 TIMBER LANE, a/k/a 10
 TIMBER LANE, BENDERSVILLE, PA
 17306
 Menallen Township
 TAX PARCEL: 29E05-0100Q--000
 Improvements thereon: Residential
 Dwelling
 Judgment Amount: \$94,887.99
 Attorney
 Phelan Hallinan Diamond & Jones LLP

No. 17-SU-1371
WELLS FARGO BANK, NA
 vs.
DAVID J. FARLEY, TRISTA A. FARLEY
 ADDRESS: 93 SCHOFIELD DRIVE,
 EAST BERLIN, PA 17316
 TAX PARCEL: 36111-0103A--000
 READING TOWNSHIP
 Improvements thereon: RESIDENTIAL
 DWELLING
 Judgment Amount: \$152,738.87
 Attorneys
 Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-1201
JAMES B. NUTTER & COMPANY
 vs.
HELEN J. FITZWATER
 ADDRESS: 851 DICKS DAM RD.,
 NEW OXFORD, PA 17350
 Hamilton Township
 TAX PARCEL: 17-J09-01-14-000
 IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$122,797.10
 ATTORNEYS: POWERS, KIRN &
 ASSOCIATES, LLC

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
 6/22, 6/29 & 7/6

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 20th day of July 2018, 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. 18-SU-56
JP MORGAN CHASE BANK, N.A.
 vs.
PEGGY S. GENTILE, CARL D. GENTILE, SR., DONNA L. GENTILE
 ADDRESS: 3049 BUCHANAN VALLEY RD., ORRTANNA, PA 17353
 TAX PARCEL: 12D07-0031---000
 FRANKLIN TOWNSHIP
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$302,484.89
 Attorneys
 Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-633
FREEDOM MORTGAGE CORPORATION
 vs.
MICHAEL A. HAHN
 ADDRESS: 1240 NEW CHESTER RD., NEW OXFORD, PA 17350
 TAX PARCEL: 3810-0015 D-000
 Straban Township
 Judgment amount: \$438,834.59
 Improvements on Residential dwelling
 Attorney
 Vitti Law Group

No. 17-SU-1384
CIT BANK, N.A.
 vs.
BARBARA J. JESTES, EXECUTRIX OF THE ESTATE OF JAMES M. KAISER, DECEASED
 ADDRESS: 215 HICKORY RD., LITTLESTOWN, PA 17340
 TAX PARCEL: 30H15-0069---00
 Mount Joy Township
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
 JUDGMENT: \$160,790.53
 Attorney
 Sharpiro & Denardo 610-278-6800

No. 18-SU-247
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE THE REGISTERED HOLDERS OF CREDIT SUISSE SEASONED LOAN TRUST 2006-1, HOME EQUITY PASS-THROUGH CERTIFICATES SERIES 2006-1
 vs.
AMY R. KARPHER a/k/a AMY R. KARPHER III, ROBERT S. KARPHER a/k/a ROBERT S. KARPHER II a/k/a ROBERT S. KARPHER III
 ADDRESS: 1861 COON RD., ASPERS, PA 17304
 TAX PARCEL: 29E04-0004B---000
 TOWNSHIP OF MENALLEN
 IMPROVEMENTS: Residential
 Judgment: \$126,100.15
 ATTORNEY
 UDREN LAW OFFICES, P.C.

No. 17-SU-1360
BAYVIEW LOAN SERVICING, LLC
 vs.
BRIAN DANIEL LITZINGER, NICOLE M. LITZINGER
 ADDRESS: 23 WADSWORTH DRIVE, EAST BERLIN, PA 17316
 Township of Reading
 TAX PARCEL: 36111-0028-000
 IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$139,329.02
 Attorneys: KML Law Group, P.C.

No. 18-SU-37
WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE HILLDALE TRUST
 vs.
JUDI L. MCKENNA
 ADDRESS: 1570 HIGHLAND AVE., GETTYSBURG, PA 17325
 Mt. Joy Township
 TAX PARCEL: 30G14-0041B---000
 IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$158,807.48
 Attorneys: KML Law Group, P.C.

No. 17-SU-874
WELLS FARGO BANK, NA
 vs.
DANIEL E. MCVEY, RACHEL LEE MCVEY
 ADDRESS: 15 PECAN TRAIL, FAIRFIELD, PA 17320
 TAX PARCEL: 43037-0018-000
 Borough of Carroll Valley
 Improvements thereon of Residential Dwelling
 Judgment amount: \$224,265.52
 Attorney
 MANLEY DEAS KOCHALSKI LLC
 614-220-5611

No. 18-SU-109
JP MORGAN CHASE BANK, NATIONAL ASSOCIATION
 vs.
MATTHEW J. MILLER
 ADDRESS: 111 DERBY DR., HANOVER, PA 17331
 TAX PARCEL: 08036 - 0012- 000
 Township of Conewago
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$235,564.17
 Attorney
 Shapiro & DeNardo

No. 17-SU-1238
PACIFIC UNION FINANCIAL, LLC
 vs.
BRANDON DAVID NICASTRO, BRAQUEL MAE MECKLEY
 ADDRESS: 6 ASH DR., LITTLESTOWN, PA 17340
 TAX PARCEL: 06010-008---000
 Bonneauville Borough
 Improvements there on Residential Dwelling
 Judgment: \$167,017.30
 McCabe Weisberg and Conway LLC
 Philadelphia, PA 19109

No. 14-SU-980
US BANK NATIONAL ASSOCIATION
 vs.
TRAVIS R. REED, KANDACE J. KREIGLINE
 ADDRESS: 3246 OLD HWY. 30, ORRTANNA, PA 17353
 TAX PARCEL: 12B09-0135---000
 FRANKLIN TOWNSHIP
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$246,221.99
 Attorneys
 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
 6/22, 6/29 & 7/6

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, the 20th day of July 2018, 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-939
NATIONSTAR MORTGAGE, LLC
vs.

THELMA REIFSNIDER, MARY FRANCES REIFSNIDER
ADDRESS: 30 COLORADO AVE., LITTLESTOWN, PA 17340
TAX PARCEL: 27007-0106---000
Littlestown Borough
Improvements thereon: Residential Dwelling
Judgment amount: \$146,539.50
Attorney
Millstead & Associates, LLC
By: Roger Fay, Esquire
(856) 482-1400

No. 17-SU-1359
CITIBANK, N.A., AS TRUSTEE CMLTI ASSET TRUST
vs.

EARL C. RHEA, ANGELA C. RHEA
ADDRESS: 465 CLEAR SPRING RD., BIGLERVILLE, PA 17307-9234
TAX PARCEL: 07E07-0035---000
BUTLER TOWNSHIP
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$130,457.15
Attorneys
Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-1149
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE THE RMAC TRUST, SERIES 2016-CTT
vs.

CHERYL ANN RICHMOND, SOLELY AS EXECUTRIX OF THE ESTATE OF MARY G. BELINSKI
ADDRESS: 10 JACKSON DR., EAST BERLIN, PA 17316
Township of Reading
Improvements: Residential Dwelling
Judgment Amount: \$371,890.92
Attorney:
Richard M. Squire & Associates, LLC
Phone: 215-886-8790

No. 17-SU-1016
U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE THE RMAC TRUST, SERIES 2016-CTT
vs.

TIFFANIE L. SHIFFLETT
ADDRESS: 37 CEDARFIELD DR., GETTYSBURG, PA 17325
TAX PARCEL: 06009-0130-000
Borough of Bonneauville
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$237,173.80
Attorney
Emmanuel J. Argentieri, Esquire
Romano, Garubo & Argentieri, LLC
856-348-1515

No. 17-SU-892
OCWEN LOAN SERVICING, LLC
vs.

DONALD B. SMITH, JOANNA J. HULL
ADDRESS: 1154 NEW RD., ORRTANNA, PA 17353
TAX PARCEL: 12C9-0001D-000
Franklin Township
Improvements thereon of the residential dwelling
Judgment: \$207,757.35
Stern & Eisenberg, 215-572-8111

No. 18-SU-210
CITIMORTGAGE, INC.
vs.

JESSIE V. SMITH
ADDRESS: 155 JACKSON RD., GETTYSBURG, PA 17325
TAX PARCEL: 30108-0005-00
Mt. Joy Township
Improvements there on Residential Dwelling
Judgment: \$58,821.86
Attorney
Phelan Hallinan Diamond & Jones LLP

No. 17-SU-1305
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP
vs.

FRANK B. STODOLAK
ADDRESS: 180 COUNTY LINE RD., DILLSBURG, PA 17019
Tax Parcel: 23J03-0038-000
Township of Latimore
Improvements Thereon: Residential Dwelling.
Judgment Amount: \$137,181.37
Attorneys:
Powers, Kirn & Associates, LLC

No. 18-SU-88
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE CITIGROUP MORTGAGE LOAN TRUST, INC. ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-HE2
vs.

SCOTT R. TRITLE
ADDRESS: 685 CARR HILL RD., GETTYSBURG, PA 17325
TAX PARCEL: 20D13-0032A---000
HIGHLAND TOWNSHIP
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$150,886.34
Attorneys
Phelan Hallinan Diamond & Jones, LLP

No. 18-SU-143
WELLS FARGO BANK, NA
vs.

JOSEPH R. WYBIERALA, JR., MARNI LOUISE WYBIERALA
ADDRESS: 61 ROBIN TRAIL, FAIRFIELD, PA 17320
TAX PARCEL: 43029-0090---000
CARROLL VALLEY BOROUGH, Pennsylvania
Being Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$200,605.98
Attorneys
Phelan Hallinan Diamond & Jones, LLP

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

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James W. Muller
Sheriff of Adams County

www.adamscounty.us
6/22, 6/29 & 7/6

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 CHARLES W. AURAND, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Charles T. Aurand, 1707 Clarkson Avenue, Newberry, SC 29108

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

ESTATE OF JOSEPH JOHN BAUMER, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Jeffrey Joseph Baumer and Valerie Jean Mainwaring, c/o Barbara Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

ESTATE OF MARVEL JANICE FELT, a/k/a MARVEL JANICE G. FELT, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: David A. Felt, 2215 12th Court, N. Arlington, VA 22201-4960

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

ESTATE OF COLEEN I. FRANCE, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Casey A. Martin, 177 Red Bridge Road, Gettysburg, PA 17325

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

ESTATE OF ALICE M. NELSON, a/k/a ALICE MARIE NELSON, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Lois J. Wildasin, 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

ESTATE OF PAUL E. RENNER, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Steven W. Renner, P.O. Box 261, Littlestown, PA 17340

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

ESTATE OF VICTORIA L. SHRIVER, a/k/a VICTORIA LEE SHRIVER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Melissa S. Riser, 2898 Centennial Road, Hanover, PA 17331

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

ESTATE OF J. WALTER SILER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Nancy M. Hanmer, 495 Sibert Road, New Oxford, PA 17350

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

ESTATE OF CHARLES W. SLAGLE, JR., DEC'D

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Karen S. Smith, 381 Ridge Road, Gettysburg, PA 17325; Kevin C. Slagle, 302 Linden Street, Lancaster, PA 17581

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

SECOND PUBLICATION

ESTATE OF KENNETH J. DAYHOFF, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Co-Executrices: Cynthia Keller, 2405 Low Dutch Road, Gettysburg, PA 17325; Carole Harner, 2415 Low Dutch Road, Gettysburg, PA 17325

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

ESTATE OF ROBERT E. NESS, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Judy Ness, 80 Roberts Road, Littlestown, PA 17340

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

ESTATE OF PETER A. STITT, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administrator: Jon Andrew Stitt, 5915 Meadowcrest Drive, Dallas, TX 75230

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

THIRD PUBLICATION

ESTATE OF MARY A. ANTHONY, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: Anthony D. Wolf, 36 Sedgwick Drive, East Berlin, PA 17316

ESTATE OF JOSEPH J. DOWD a/k/a JOSEPH JAMES DOWD, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Thomas B. Dowd, 4509 Kathi Drive, Bethlehem, PA 18017

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

ESTATE OF HENRY JAMES EVERETT, JR., DEC'D

Late of Straban Township, Adams County, Pennsylvania

Administratrix: Carolyn J. Heath, c/o Craig A. Hatch, Esq., Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

Attorney: Craig A. Hatch, Esq., Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

ESTATE OF VIOLET L. FLICKINGER, DEC'D

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Executor: ACNB Bank, P.O. Box 4566, Gettysburg, PA 17325

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

ESTATE OF SANDRA T. KOONTZ, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Teresa M. Powell a/k/a Teresa Koontz-Hohmann, c/o Barbara Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

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

THIRD PUBLICATION CONTINUED

ESTATE OF ROGER V. LEATHERMAN,
DEC'D

Late of the Borough of Bonneauville,
Adams County, Pennsylvania

Executrix: Hope D. Leatherman, 11
North Pine Street, Gettysburg, PA
17325

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

ESTATE OF VIRGINIA M. STEENSTRA,
DEC'D

Late of Oxford Township, Adams
County, Pennsylvania

Executrix: Carole L. Dykhouse, c/o
Richard H. Mylin, III, Esq., 2025 E.
Market Street York, Pennsylvania
17402

Attorney: Richard H. Mylin, III, Esq.,
2025 E. Market Street, York,
Pennsylvania 17402

ESTATE OF STEPHANIE JAYNE TILDEN
a/k/a STEPHANIE J. TILDEN, DEC'D

Late of Reading Township, Adams
County, Pennsylvania

Mr. William David Millner, 6113
Sweetbriar Dr., Fredericksburg, VA
22407

Attorney: Torren C. Ecker, Esq.,
Becker & Strausbaugh, P.C., 544
Carlisle Street, Hanover, PA 17331

ESTATE OF EVELYN MARIE WOLFE
a/k/a EVELYN M. WOLFE, DEC'D

Late of Berwick Township, Adams
County, Pennsylvania

Co-Executors: Monica S. Mummert,
Samuel A. Gates, 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

ATTORNEY

Becker Law Group, P.C. is seeking a dedicated, organized, and client-oriented attorney to join our team. The ideal candidate will have a strong academic background. Excellent opportunity to develop and/or expand an existing practice in the areas of business law, real estate, estate planning, estate administration, domestic law, and/or litigation. Knowledge of bankruptcy law is a plus. Interested candidates should submit a resume and cover letter to: Becker Law Group, P.C., 544 Carlisle Street, Hanover, PA 17331. All correspondence will be held in strict confidence.

Becker Law Group, P.C.
Attorneys at Law
6/15, 22, 29, & 7/6