

Adams County Legal Journal

Vol. 59

January 5, 2018

No. 35

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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.

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LEGAL NOTICE-ANNUAL MEETING

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the office located at 101 South Queen Street, in the Borough of Littlestown, PA, between the hours of 1:00 pm and 2:00 pm on January 13, 2018, for the purpose of electing directors, transacting any other business properly presented, and to vote on the amended and restated bylaws.

A copy of the proposed amended and restated bylaws can be obtained by calling the office of Protection Mutual Insurance Company of Littlestown at 717-359-5840.

Attest: Scott A. Hawk
Secretary

12/15, 12/22, 12/29, & 1/5

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on October 12, 2017, a Petition for Change of Name of an Adult was filed in the Court of Common Pleas of Adams County, Pennsylvania, requesting a Decree to change the name of Petitioner, Roberta Carol Henninger, to Roberta Carol Sentz.

The Court has affixed the 12th day of January, 2018 at 10:00 a.m. in Courtroom No. 4, Third Floor of the Adams County Courthouse, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the Petitioner's request should not be granted.

Matthew E. Teeter
Teeter, Teeter & Teeter

1/5

ADAMS COUNTY PENNSYLVANIA
COURT OF COMMON PLEAS

CIVIL ACTION - LAW
DOCKET NO.17-S-1030
CUSTODY

DEBORAH M. MUMMERT, Plaintiff
vs.
MELISSA WEHLER, Defendant

NOTICE IN CUSTODY MATTER

TO: Melissa Wehler

You are notified that on September 19, 2017 and reinstated on December 13, 2017, Plaintiff, Deborah M. Mummert, filed a Complaint for Custody in which she is seeking full legal and physical custody of the minor child, Jacob Dylan Mummert. As a result, the Court has scheduled a conciliation conference in this matter for February 16, 2017 at 9:00 a.m. in Courtroom No. 3, Second Floor, of the Adams County Courthouse, Gettysburg, Pennsylvania 17325. You are ordered to appear in person. If you fail to appear an Order for Custody may be entered against you.

YOU SHOULD TAKE THIS PAPER 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 OR NO FEE.

COURT ADMINISTRATOR, ADAMS COUNTY COURTHOUSE, GETTYSBURG, PENNSYLVANIA 17325, 717-337-9846 OR 1-888-337-9846 FAX- 717-334-8817

1/5

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 January 19, 2018 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325

No. 17-SU-557
WELLS FARGO BANK, NA
vs.

RONALD E. ASHBY, JR., KIMBERLY ANN FUNK
 PROPERTY ADDRESS: 4 SOUTH BONNIEFIELD DRIVE, GETTYSBURG, PA 17325

By Virtue of a Writ of Execution No. 17-SU-557

Wells Fargo Bank, NA
vs.

Ronald E. Ashby, Jr.
 Kimberly Ann Funk a/k/a Kimberly A. Funk

owner(s) of property situate in the Bonneauville Borough, Adams County, Pennsylvania, being 4 South Bonniefield Drive,

Gettysburg, PA 17325-7830

Parcel No. 06009-0078-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment amount:

\$116,709.80

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 17-SU-585
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")
vs.

MICHAEL E. BLACK, CHRISTINA M. HISE

PROPERTY ADDRESS: 63 LOCUST DRIVE, LITTLESTOWN, PA 17340

By Virtue of Writ of Execution No.

17-SU-585

Plaintiff: Federal National Mortgage Association ("Fannie Mae")

vs.

Defendant(s): Michael E. Black and Christina M. Hise, a/k/a Christine Marie Eckard

Property Address: 63 Locust Drive, Littlestown PA 17340

Township or Borough: partly in Germany Township and partly in Union Township PARCEL NO.: 15117-0024-000

IMPROVEMENTS THEREON:

Residential Dwelling JUDGMENT

AMOUNT: \$331,105.63

ATTORNEYS FOR PLAINTIFF: Martha E. Von Rosenstiel, P.C.

No. 17-SU-303
MIDFIRST BANK
vs.

STEVEN L. DORN, TINA M. DORN
 PROPERTY ADDRESS: 18 APPLER COURT, LITTLESTOWN, PA 17340

By Virtue of a Writ of Execution No.

17-SU-303

MIDFIRST BANK

vs.

STEVEN L. DORN and TINA M. DORN, Address owner(s) of property situate in the Borough of Littlestown, Adams

County, Pennsylvania, being 18

APPLER COURT

LITTLESTOWN, PA 17340

PARCEL No: 27004-0106-000

Improvements thereon: RESIDENTIAL

DWELLING Judgment Amount:

\$80,655.89

Attorneys for Plaintiff

Leon P. Haller Attorney for Plaintiff PA

I.D. #15700

No. 17-SU-470
PNC BANK, NATIONAL ASSOCIATION
vs.

BARRY A. FISSEL

PROPERTY ADDRESS: 41 PRINCE STREET, LITTLESTOWN, PA 17340

By Virtue of Writ of Execution No.

17-SU-470

PNC Bank, National Association

vs.

Barry Fissel

41 Prince Street Littlestown, PA 17340

Borough of Littlestown Book 471 Page

961

Parcel #27008-0121-000

Judgement \$126,425.12

Improvements thereon: Residential

Dwelling Attorneys for Plaintiff:

Tucker Arnsberg, P.C.

1500 One PPG Place Pittsburgh, PA

15222

(412) 566-1212

No. 16-SU-985
ROUNDPOINT MORTGAGE SERVICING CORPORATION
vs.

SHELBY L. FOGUS,

IN HER CAPACITY AS

CO-ADMINISTRATRIX AND HEIR OF

THE ESTATE OF EUGENE L. FOGUS,

JR. a/k/a EUGENE LESLIE FOGUS,

JR., COURTNEE P. FOGUS, IN HER

CAPACITY AS CO-ADMINISTRATRIX

AND HEIR OF THE ESTATE OF

EUGENE L. FOGUS, JR., a/k/a

EUGENE LESLIE FOGUS, JR., JASON

T. FOGUS, IN HIS CAPACITY AS HEIR

OF THE ESTATE OF EUGEN L.

FOGUS, JR., a/k/a EUGENE LESLIE

FOGUS, JR., CAMERON FOGUS, IN

HIS CAPACITY AS HEIR OF THE

ESTATE OF EUGENE L. FOGUS, JR.,

a/k/a EUGENE LESLIE FOGUS, JR.,

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS, AND ALL PERSONS,

FIRMS, OR ASSOCIATIONS CLAIMING

RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE L. FOGUS, JR., a/k/a EUGENE LESLIE FOGUS, JR., DECEASED, MICHAEL FOGUS, IN HIS CAPACITY AS HEIR OF EUGENE L. FOGUS JR., a/k/a EUGENE LESLIE FOGUS, JR.

PROPERTY ADDRESS: 42 JESSICA DRIVE, GETTYSBURG, PA 17325

By Virtue of a Writ of Execution No.

16-SU-985

Round point Mortgage Servicing

Corporation

vs.

Shelby L. Fogus, in Her Capacity as

Co-Administratrix and Heir of The

Estate of Eugene

L. Fogus, Jr., a/k/a Eugene Leslie

Fogus, Jr.,

Courtnee P. Fogus, in Her Capacity as

Co-Administratrix and Heir of The

Estate of Eugene L. Fogus, Jr., a/k/a

Eugene Leslie Fogus, Jr.,

Jason T. Fogus, in His Capacity as Heir

of The Estate of Eugene L. Fogus, Jr.,

a/k/a Eugene Leslie Fogus, Jr.,

Cameron Fogus, in His Capacity as Heir

of The Estate of Eugene L. Fogus, Jr.,

a/k/a Eugene Leslie Fogus, Jr., Michael

Fogus, in His Capacity as Heir of

Eugene L. Fogus, Jr., a/k/a Eugene

Leslie Fogus, Jr., Deceased

Unknown Heirs, Successors, Assigns,

and All Persons, Firms, or Associations

Claiming Right, Title or Interest From or

Under Eugene L. Fogus, Jr., a/k/a

Eugene Leslie Fogus,

Jr., Deceased

owner(s) of property situate in the

BONNEAUVILLE BOROUGH, ADAMS

County, Pennsylvania, being 42

Jessica Drive,

Gettysburg, PA 17325-7984

Parcel No.: 06005-0140

Improvements thereon: RESIDENTIAL

DWELLING Judgment Amount:

\$134,278.83

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 no later than 30 days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within 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

12/22, 12/29 & 1/5

SHERIFF SALES

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No. 17-SU-573

ACNB BANK vs.

GARRETSON TILE COMPANY, U.S. ATTORNEY

PROPERTY ADDRESS: 1540 CHAMBERSBURG RD, GETTYSBURG, PA 17325

By Virtue of Writ of Execution No.

17-SU-573

ACNB BANK

vs.

Garretson Tile Company and The United States Of America
1540 Chambersburg Road Gettysburg, PA 17325

Cumberland Township

Parcel Id Number: 09-E12-0034-000

Improvements Thereon: Commercial

Property Judgment Amount:

\$519,622.51

Attorneys for Plaintiff Sharon E. Myers,

Esquire CGALaw Firm

135 North George Street York, PA

17401

717-848-4900

No. 16-SU-1018

U.S. BANK NATIONAL ASSOCIATION vs.

STEPHANIE N. GILBERT, JEFFREY M. BAUM

PROPERTY ADDRESS: 45 LONGVIEW DRIVE, GETTYSBURG, PA 17325

By Virtue of Writ of Execution No.

16-SU-1018

U.S. BANK NATIONAL ASSOCIATION

vs.

Stephanie N. Gilbert, Jeffrey M. Baum

45 Longview Drive,

Gettysburg, PA 17325 Township of

Cumberland

Parcel number 09F11-0002A-000

Improvements thereon of Residential

Dwelling Judgment amount

\$291,391.48

MANLEY DEAS KOCHALSKI LLC P.O.

Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 17-SU-681

BAYVIEW LOAN SERVICING, LLC vs.

C. ANN HARTMAN, G. LAWRENCE HARTMAN, JR.

PROPERTY ADDRESS: 25 Cannon Lane, Gettysburg, PA 17325

By Virtue of Writ of Execution No.

17-SU-681

BAYVIEW LOAN SERVICING, LLC

vs.

C. ANN HARTMAN

25 Cannon Lane,

Gettysburg, PA 17325

Mount Pleasant Township, Adams

County, Pennsylvania.

Parcel: 32-011-0035-000

Improvements thereon of the

Residential Dwelling Judgment:

\$75,507.60

Attorney for Plaintiff:

MATTLEMAN, WEINROTH & MILLER,

P.C. By: ROBERTW. WILLIAMS, ID No.

31550

401 Route 70 East, Suite 100 Cheny

Hill, NJ 08034

(856) 429-5507

No. 17-SU-778

U.S. BANK NATIONAL ASSOCIATION,

NOT IN ITS INDIVIDUAL CAPACITY,

BUT SOLELY AS LEGAL TITLE

TRUSTEE FOR BCAT 2016-1STT

vs.

CHARLOTTE M HESS, TODD H HESS

PROPERTY ADDRESS: 40 FEESER

ROAD, LITTLESTOWN, PA 17340

By Virtue of Writ of Execution No.

17-SU-778

U.S. Bank National Association, not in

its individual capacity, but solely as

legal title trustee for BCAT 2016-18TT

vs.

Charlotte M. Hess and Todd H. Hess

40 Feeser Road,

Littlestown, PA 17340

Situate in the Germany Township,

Adams County Pennsylvania, Parcel

No. 15116-0057D-000

Improvements thereon consist of

Residential Real Estate. Judgment

amount: \$203,310.07

Stern & Eisenberg, PC Attorneys for

Plaintiff

1581 Main Street, Suite 200 The Shops

at Valley Square Warrington, PA 18976

No. 17-SU-459

WILMINGTON SAVINGS FUND, FSB,

D/B/A CHRISTIANA TRUST, NOT

INDIVIDUALLY BUT AS TRUSTEE

FOR CARLSBAD FUNDING

MORTGAGE TRUST

vs.

DEANNA C. JOHNSON

PROPERTY ADDRESS: 250 FEESER

ROAD, LITTLESTOWN, PA 17340

By Virtue of Writ of Execution No.

17-SU-459

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust

vs.

Deanna C. Johnson

250 Feeser Road,

Littlestown, PA 17340 Mount Joy

Township

Parcel I.D. No. 15116-0013D-00

Improvements thereon consist of a

Detached Single Family Residential

Dwelling

Judgement: \$255,094.77

Attorney for Plaintiff: Stephen M.

Hladik, Esquire Hladik, Onorato &

Federman, LLP 298 Wissahickon

Avenue North Wales, PA 19454

No. 17-SU-786

WELLS FARGO BANK, N.A.

vs.

JEFFREY LEE JONES

PROPERTY ADDRESS: 91 PEACH

GLEN IDAVILLE ROAD, GARDNERS,

PA 17324

By Virtue of a Writ of Execution No.

17-SU-786

Wells Fargo Bank, NA

vs.

Jeffrey Lee Jones

owner(s) of property situate in the

HUNTINGTON TOWNSHIP, ADAMS

County, Pennsylvania, being 91 Peach

Glen Idaville Road,

Gardners, PA 17324-9666 Parcel No.

22G03-0062-000

Improvements thereon: RESIDENTIAL

DWELLING Judgment Amount:

\$177,329.77

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 no later than 30 days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten days thereafter.

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James W. Muller

Sheriff of Adams County

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12/22, 12/29 & 1/5

SHERIFF SALES

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**No. 17-SU-618
DITECH FINANCIAL, LLC F/K/A
GREEN TREE SERVICING, LLC**

vs.
**RONALD G LAMB, SHIRLEY LAMB,
UNITED STATES OF AMERICA**
PROPERTY ADDRESS: 650
BASEHOAR-ROTH ROAD,
LITTLESTOWN, PA 17340
By Virtue of Writ of Execution No.
17-SU-618
Ditech Financial, LLC

vs.
Ronald G. Lamb, Shirley Lamb,
United States of America for the Middle
District
Township of Mount Joy, Adams County,
Pennsylvania, and being known as 650
Basehoar-Roth Road,
Littlestown, Pennsylvania 17340.
PARCEL NUMBER: 30G17-0051-000
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling REAL DEBT:
\$317,892.77
Attorney for Plaintiff:
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

**No. 14-SU-748
PNC BANK, NATIONAL ASSOCIATION**

vs.
ELIAS N. LANGAS, JULIE A. LANGAS
PROPERTY ADDRESS: 971
MCGLAUGHLIN ROAD, FAIRFIELD, PA
17320
By Virtue of Writ of Execution No.
14-SU-748
PNC BANK, NATIONALASSOCIATION
vs.
ELIAS N LANGAS, JULIE A. LANGAS
a/k/a JULIE RITTER
ALL THAT CERTAIN LOT OF LAND
SITUATE IN LIBERTY TOWNSHIP
ADAMS COUNTY PENNSYLVANIA
BEING KNOWN AS 971
MCGLAUGHLIN ROAD, FAIRFIELD, PA
17320
PARCEL NUMBER 25-d15-0033
IMPROVEMENTS: RESIDENTIAL
PROPERTY JUDGEMENT \$94,243.24
UDREN LAW OFFICES PC
WOOD CREST CORPORATE CENTER
111 WOODCREST ROAD, SUIT 200
CHERRY HILL, NJ 08003-3620
856-699-5400

**No. 17-SU-896
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR RESIDENTIAL
ASSET MORTGAGE PRODUCTS,
INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2005-EFC3**

vs.
**DARRELL J. LITTLE, SR., ELIZABETH
A. LITTLE**
PROPERTY ADDRESS: 44 LOCUST
DRIVE, LITTLESTOWN, PA 17340
By Virtue of a Writ of Execution No.
17-SU-896
U.S. Bank National Association, as
Trustee for Residential Asset Mortgage
Products, Inc., Mortgage Asset-Backed
Pass-Through Certificates, Series 2005-
Efc3
vs.
Darrell J. Little a/k/a Darrell J. Little, Sr
Elizabeth A. Little
owner(s) of property situate in the
GERMANY TOWNSHIP, ADAMS
County, Pennsylvania, being 44 Locust
Drive, Littlestown, PA 17340-9710
Parcel No.15117-0020A-000
Improvements thereon: RESIDENTIAL
DWELLING Judgment Amount
\$106,822.69
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-1171
BANK OF AMERICA, N.A.**

vs.
**VIVIAN LUCKENBAUGH a/k/a VIVIAN
M. LUCKENBAUGH, INDIVIDUALLY
AND AS KNOWN HEIR OF ALBERT
L. LUCKENBAUGH a/k/a ALBERT L.
LUCKENBAUGH, SR., DEBRA C.
EYER-SCOTT, KNOWN HEIR OF
ALBERT LUCKENBAUGH a/k/a
ALBERT L. LUCKENBAUGH, SR.,
ALBERT L. LUCKENBAUGH, JR.,
KNOWN HEIR OF ALBERT
LUCKENBAUGH a/k/a ALBERT
LUCKENBAUGH, SR., UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR
UNDER ALBERT LUCKENBAUGH
a/k/a ALBERT L. LUCKENBAUGH,
SR., CAITLIN V.C. EYER, KNOWN
HEIR OF DEBRA C. EYER-SCOTT,
KNOW HEIR OF ALBERT
LUCKENBAUGH a/k/a ALBERT L.
LUCKENBAUGH, SR., UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR
UNDER DEBRA C. EYER-SCOTT,
KNOWN HEIR OF ALBERT
LUCKENBAUGH a/k/a ALBERT L.
LUCKENBAUGH, SR., VIVIAN M.
LUCKENBAUGH, ALBERT L.
LUCKENBAUGH, SR.**

PROPERTY ADDRESS: 474 HERSHEY
HEIGHTS ROAD, HANOVER, PA 17331
By Virtue of Writ of Execution No.
15-SU-1171

Bank of America, N.A
vs.
Albert Luckenbaugh, Jr., known heir of
Albert Luckenbaugh a/k/a Albert L.
Luckenbaugh, Sr.,
Caitlyn V.C. Eyer, known heir of Debra
C. Eyer-Mortgage Scott, known heir of
Albert Luckenbaugh a/k/a Albert L.
Luckenbaugh, Sr., unknown heirs,
successors, assigns and all persons,
firms or associations claiming right, title
or interest from or under Albert
Luckenbaugh a/k/a Albert L.
Luckenbaugh, Sr., unknown heirs,
successors, assigns and all persons,
firms or associations claiming right, title
or interest from or under Debra C. Eyer-
Scott, known heir of Albert
Luckenbaugh a/k/a Albert L.
Luckenbaugh, Sr., Vivian Luckenbaugh
a/k/a Vivian M. Luckenbaugh,
individually and as known heir of Albert
Luckenbaugh a/k/a Albert L.
Luckenbaugh
474 Hershey Heights Road, Hanover,
PA 17331
BERWICK TOWNSHIP, ADAMS
COUNTY, PENNSYLVANIA
Parcel: 4-42-94
Improvements thereon of the
Residential property
Judgment: \$266,838.15
Attorney for Plaintiff:
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER 1
11 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 distribu-
tion will be filed by the Sheriff no later than
30 days after the date of sale and that
distribution will be made in accordance
with that schedule unless exceptions are
filed thereto within 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
12/22, 12/29 & 1/5

SHERIFF SALES

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**No. 17-SU-206
SPECIALIZED LOAN SERVICING, LLC
vs.**

**VIVIAN S. MENSCH-CHAVEZ,
JEFFREY L. CHAVEZ**
PROPERTY ADDRESS: 111 LAURA
LANE, GETTYSBURG, PA 17325
By Virtue of a Writ of Execution No.
17-SU-206
Specialized Loan Servicing, LLC

vs.
Vivian S. Mensch-Chavez, Jeffrey L.
Chavez
Owner of property situate in the
CUMBERLAND TOWNSHIP, ADAMS
County, Pennsylvania, being 111 Laura
Lane,
Gettysburg, PA 17325-8588
Parcel No. 09FII-0352-000
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$338,585.14
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 ROAD, BIGLERVILLE, PA
17307
By Virtue of Writ of Execution No.
2016-SU-911
ACNB Bank, formerly known as Adams
County National Bank

vs.
Joseph D. Miller, Dorris P. Miller
1865 Hilltown Road,
Biglerville, PA 17307 Franklin Township
Parcel No.: 12-CI0-0010A
Improvements Thereon: Residential
Dwelling
Judgment Amount: \$25,336.44
Attorneys for Plaintiff: Puhl, Eastman &
Thrasher 220 Baltimore Street
Gettysburg, PA 17325

**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 the 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 the Borough of Bonneauville, County
of Adams, Commonwealth of
Pennsylvania Parcel No. 06002-0016-
000
Improvements: Residential Dwelling
Judgment Amount: \$118,921.53
Richard M. Squire & Associates, LLC
Bradley J. Osborne, Esquire 115 West
Avenue, Suite 104,
Jenkintown, PA 19046
Phone: 215-886-8790

**No. 17-SU-491
WELLS FARGO BANK, NA
vs.**

TALISHA N. POWELL
PROPERTY ADDRESS: 35 JAMES
AVENUE, LITTLESTOWN, PA 17340
By Virtue of a Writ of Execution No.
17-SU-491
Wells Fargo Bank, NA
vs.
Talisa N. Powell
owner(s) of property situate in the
LITTLESTOWN BOROUGH, ADAMS
County, Pennsylvania, being 35 James
Avenue,
Littlestown, PA 17340-1107
Parcel No. 27008-0051-000
Improvements thereon: RESIDENTIAL
DWELLING Judgment Amount:
\$72,465.67
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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

**TRAVIS R. REED, KANDACE J.
KREIGLINE**
PROPERTY ADDRESS: 3246 OLD HWY
30 HWY, 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,
vs.
Travis R. Reed Kandace J. Kreigline
a/k/a Kandace J. Reed
3246 Old Hwy 30
a/k/a 3246 Old Route 30
Orrtanna, PA 17353 Franklin Township
Parcel No.: 12-809-0135
Improvements thereon: Residential
Dwelling Judgment amount:
\$246,221.99

Attorney for Plaintiff
Milstead & Associates,
LLC By: Roger Fay, Esquire ID No.
315987
1 E. Stow Road Mariton, NJ 08053
(856) 482-1400

**No. 17-SU-576
WELLS FARGO BANK, N.A., S/B/M
TO WELLS FARGO HOME
MORTGAGE, INC., F/KI
vs.**

**CASSONDRA LYNN SELBY a/k/a
CASSONDRA SELBY, IN HER
CAPACITY AS EXECUTRIX AND
DEVISEE OF THE ESTATE OF
KENNETH B. SELBY a/k/a KENNETH
SELBY**
PROPERTY ADDRESS: 1179
HANOVER ROAD, GETTYSBURG, PA
17325

By Virtue of a Writ of Execution No.
17-SU-576
Wells Fargo Bank, N.A., s/b/m to Wells
Fargo Home Mortgage, Inc.
vs.
Cassandra Lynn Selby a/k/a Cassandra
Selby, in Her Capacity as Executrix and
Devissee of The Estate of Kenneth B.
Selby a/k/a Kenneth Selby
owner(s) of property situate in the
Straban Township, Adams County,
Pennsylvania, being 1179 Hanover
Road,
Gettysburg, PA 17325-7702 Parcel No.
38-G13-0060
Improvements thereon: RESIDENTIAL
DWELLING Judgment Amount:
\$136,045.84
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

NOTICE directed to all parties in interest
and claimants that a schedule of distribu-
tion will be filed by the Sheriff no later than
30 days after the date of sale and that
distribution will be made in accordance
with that schedule unless exceptions are
filed thereto within 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
12/22, 12/29 & 1/5

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 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 WILLIAM H. HOWLAND, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Carmen A. Doyle, c/o Alex E. Snyder, Esq., Barley Snyder LLP, 100 E. Market Street, York, PA 17401

Attorney: Alex E. Snyder, Esq., Barley Snyder LLP, 100 E. Market Street, York, PA 17401

ESTATE OF MARTIN V. STORM, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executors: Mark E. Storm, 1046 Kohler Mill Road, New Oxford, PA 17350; Marie E. Penley, 130 Nashville Blvd., Spring Grove, PA 17362; Janet L. Arnett, 50 Fawn Avenue, New Oxford, PA 17350; Kenneth Eugene Storm, 1042 Kohler Mill Road, New Oxford, PA 17350; Richard B. Storm, 861 East Berlin Road, York Springs, PA 17372

Attorney: John M. Crabbs, Esq., Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

ESTATE OF DANIEL ZITO a/k/a DANIEL JOSEPH ZITO, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: Katherine Zito, 477 Lake Meade Drive, East Berlin, PA 17316

Attorney: David R. Breschi, Esq., 946 Lincoln Way East, Chambersburg, PA 17201

SECOND PUBLICATION**ESTATE OF MICHAEL RYAN BOBLITZ, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administratrix: Darla Rae Boblitz, 122 Janet Street, Hanover, PA 17331

ESTATE OF PAULINE G. ENSOR, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executrix: Darlene L. Kime, c/o Stonesifer and Kelley a division of Barley Snyder, 14 Center Square, Hanover, Pennsylvania 17331

Attorney: Stonesifer and Kelley a division of Barley Snyder, 14 Center Square, Hanover, Pennsylvania 17331

ESTATE OF KATHLEEN J. SPANGLER, DEC'D

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executor: Kathy S. King, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. BOX 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. BOX 606, East Berlin, PA 17316

ESTATE OF JAMES K. STOCK, DEC'D

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

Co-Executors: Alan James Stock, 245 Orchard Drive, Hanover, PA 17331; Louise S. Gebhart, 1615 Detwiler Drive, York, PA 17404

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

THIRD PUBLICATION**ESTATE OF RUTH E. CRIST, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Kay F. Price, 363 Lake Meade Drive, East Berlin, PA 17316; Beth E. Becker, 5 Westerly Drive, Littlestown, PA 17340; Ross A. Crist, 17 Pleasanton Drive, East Berlin, PA 17316

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

ESTATE OF LINDA C. EYLER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Robert W. Eyer, 1 Sunset Avenue, New Oxford, PA 17350

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

ESTATE OF DELBERT H. MOCK, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Maria J. Nimmon, 2575 Coon Road, Aspers, PA 17304

Attorney: John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

ESTATE OF ROBERT B. MYERS, DEC'D

Late of the Borough of East Berlin, Adams County, Pennsylvania

Executrix: Debra K. Jeffries, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, PO BOX 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, PO BOX 606, East Berlin, PA 17316

ESTATE OF WILLIAM G. SENTZ, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Administrators: Donna G. Bixler, 2774 Fairfield Road, Gettysburg, PA 17325; Matthew W. Sentz, 750 Rock Creek Ford Road, Gettysburg, PA 17325

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

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 January 19, 2018 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325

**No. 17-SU-203
WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.**

vs.
LOUISE K. SLOTHOUR
PROPERTY ADDRESS: 25 AUTUMN DRIVE, GETTYSBURG, PA 17325
By Virtue of a Writ of Execution No. 17-SU-203

Wells Fargo USA Holdings, Inc.
Successor by Merger to Wells Fargo Financial Pennsylvania, Inc

vs.
Louise K. Slothour
owner(s) of property situate in the Bonneauville Borough, Adams County, Pennsylvania, being 25 Autumn Drive, Gettysburg, PA 17325-7748
Parcel No. 06005-0095-000
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$110,558.75
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-281
BAYVIEW LOAN SERVICING, LLC**

vs.
THE UNKNOWN HEIRS OF FRANK P. BLOSENSKI a/k/a FRANK P. BLOSENSKI, JR., DECEASED, CHRISTOPHER BLOSENSKI, SOLEY IN HIS CAPACITY AS HEIR OF FRANK P. BLOSENSKI a/k/a FRANK P. BLOSENSKI, JR., DECEASED

PROPERTY ADDRESS: 96 ROCKY ROAD, BIGLERVILLE, PA 17307
By Virtue of Writ of Execution No. 17-SU-281

BAYVIEW LOAN SERVICING, LLC

vs.
CHRISTOPHER BLOSENSKI Solely in His Capacity as Heir of Frank P. Blosenski a/k/a Frank P. Blosenski, Jr., Deceased & The Unknown Heirs of Frank P. Blosenski a/k/a Frank P. Blosenski, Jr., Deceased
96 Rocky Road
Biglerville, PA 17307 Menallen - Township

Parcel No: 29C06-0040L-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$53,667.43
Attorneys for Plaintiff KML Law Group, P.C.

**No. 17-SU-818
ACNB BANK**

vs.
TODD A. THOMAS, CHRISTINE P. THOMAS
PROPERTY ADDRESS: 104 DOUBLEDAY AVENUE, GETTYSBURG, PA 17325

By Virtue of Writ of Execution No. 17-SU-818
ACNB BANK

vs.
TODD A. THOMAS & CHRISTINE P. THOMAS
104 DOUBLEDAY AVENUE
GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP
Parcel ID Number: 09-F12-0169-000
IMPROVEMENTS THEREON:
Commercial Property - Inn JUDGMENT AMOUNT: \$878,966.78
Attorneys for Plaintiff Sharon E. Myers, Esquire CGA Law Firm
135 North George Street York, PA 17401
717-848-4900

**No. 17-SU-502
NATIONSTAR MORTGAGE, LLC**

vs.
CAROLYN M. WATSON, CHRISTOPHER J. WATSON
PROPERTY ADDRESS: 324 GETTYSBURG ROAD, LITTLESTOWN, PA 17340

By Virtue of Writ of Execution No. 17-SU-502
NATIONSTAR MORTGAGE, LLC

vs.
Carolyn M. Watson, Christopher J. Watson
324 Gettysburg Road, a/k/a, 324 Gettysburg Road 16,
Littlestown, PA 17340 Township of Germany
Parcel number: 15117-0248-000
Improvements thereon of Residential Dwelling Judgment amount \$286,980.01
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 no later than 30 days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within 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

12/22, 12/29 & 1/5