

Adams County Legal Journal

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June 23, 2017

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IN THIS ISSUE

IN THE INTEREST OF: M.L.



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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CHANGE OF NAME
NOTICE-MINOR

NOTICE IS HEREBY GIVEN that on the 1st day of May, 2017, a petition for a name change of minor was filed at the Court of Common Pleas Adams County, Pennsylvania requesting a decree to change name of minor Rylynn Marie Ford to Rylynn Marie Walls. Court has affixed the 21st day of July, 2017, at 10:00am in Courtroom No. 4, 3rd floor, Adams County Courthouse as the time and place for hearing of said petition, when and where all persons interested may appear and show cause, if any they have, why petitioner should not be granted.

6/23

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 21st day of July 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-1105

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE

vs.

HEATHER DAWN WILT

PROPERTY ADDRESS: 2351 MOUNT HOPE ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No. 16-SU-1105

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Quest Trust 2005-X2, Asset Backed Certificates, Series 2005-X2

vs.

Heather Dawn Wilt

owner(s) of property situate in the HAMILTONBAN TOWNSHIP, ADAMS County, Pennsylvania, being 2351 Mount Hope Road,

Fairfield, PA 17320-9407

Parcel No. 18A15-0009---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$93,916.49
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

6/23, 6/30 & 7/07

IN THE COURT OF COMMON PLEAS OF ADAMS
COUNTY, PENNSYLVANIA
ORPHANS COURT

IN THE INTEREST OF:

M.L.

RT-16-2016 (A), DP-21-2015

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

This Children’s Fast Track appeal challenges the trial court’s Order dated March 28, 2017 terminating the parental rights of the Father of the child, Appellant, D.L. As this Court has entered extensive findings of fact by Order dated March 28, 2017, the factual history will not be repeated. Currently, D.L. alleges an abuse of discretion by the trial court in finding clear and convincing evidence supporting termination of his rights pursuant to 23 Pa. C.S.A. § 2511(a) (2), (5), (8), and § 2511(b). For the reasons set forth below, it is respectfully requested that the trial court’s decision be affirmed.

In *Re Adoption of G.L.L.*, 124 A.3d 344 (Pa. Super. 2015), the Superior Court reiterated the burden and standard of proof necessary to terminate parental rights:

In a proceeding to terminate parental rights involuntarily, the burden of proof is on the party seeking termination to establish by clear and convincing evidence the existence of grounds for doing so. The standard of clear and convincing evidence is defined as testimony that is so “clear, direct, weighty and convincing as to enable the trier of fact to come to a clear conviction, without hesitation, of the truth of the precise facts in issue.” It is well established that a court must examine the individual circumstances of each and every case and consider all explanations offered by the parent to determine if the evidence in light of the totality of the circumstances clearly warrants termination.

Id. at 346 (quoting *In Re Adoption of S.M.*, 816 A.2d 1117, 1122 (Pa. Super. 2003)).

Initially, the focus of the proceeding is on the conduct of the parent. The party seeking termination must present clear and convincing evidence the parents’ conduct establishes a statutory ground for ter-

mination under Section 2511(a) of the Adoption Act, 23 Pa. C.S.A. § 2101-2938; *In Re Adoption of C.J.P.*, 114 A.3d 1046, 1049 (Pa. Super. 2015). Only if the court makes such a finding does the court engage in determining the needs and welfare of the child under the standard of best interests of the child. *Id.* A major aspect of this latter determination is the nature and status of the emotional bond between the parent and the child with close attention given to the effect on the child of permanently severing any such bond. *Id.* at 1050.

The rights of a parent in regard to a child may be terminated where the parent, by conduct continuing for a period of at least six months immediately preceding the filing of a termination petition, has evidenced a settled purpose of relinquishing parental claims to the child or has refused or failed to perform parental duties. 23 Pa. C.S.A. § 2511(a)(1). Although the six-month period immediately preceding the filing of the petition is most critical to the analysis, the court must consider the entire history of the case and not mechanically apply the six-month statutory provision. *In Re I.J.*, 972 A.2d 5, 10 (Pa. Super. 2009). In determining whether a parent has refused to perform parental duties, appellate courts have instructed that “[a] parent must utilize all available resources to preserve the parental relationship, and must exercise reasonable firmness in resisting obstacles placed in the path of maintaining the parent-child relationship.” *In Re B., N.M.*, 856 A.2d 847, 855 (Pa. Super. 2004). Thus, the performance of parental duties is a positive duty which requires affirmative performance. *In Re C.M.S.*, 832 A.2d 457, 462 (Pa. Super. 2003). It is a duty that requires continuing interest in the child and a genuine effort to maintain communication and association with the child. *Id.* The performance of parental duties is best understood in relation to the needs of the child and requires that a parent exert himself or herself to take and maintain a place of importance in the child’s life. *Id.*

Instantly, the child, M.L., was taken into custody at her birth on August 13, 2015 by Dauphin County Social Services. At the time, Dauphin County Social Services had been working with D.L. and the child’s Mother in regard to another child and were aware of a significant history of unsuccessfully working with the family. Although jurisdiction of this matter ultimately transferred to Adams County, M.L. has constantly remained in kinship foster care placement since birth.

At the November 9, 2015 dispositional review hearing, the Court established reunification as a goal and clearly identified a reunification plan. The plan called for the parents to attend regular visitation with the child including medical appointments. It also directed the parents to participate in intensive parenting services and D.L. to address anger management issues and participate in outpatient mental health counseling. Finally, it called for the parents to verify employment and provide stable and safe housing for the child.

Unfortunately, issues arose shortly thereafter. D.L. was sporadic in his visitation with M.L. and unwilling to provide verification of his employment. Neither parent attended the child's medical appointments and although D.L. claimed to have been participating in mental health treatment, he was unable to provide proof of the same. The in-home service provider also terminated their services due to non-cooperation by the parents. D.L., who had been living with his mother, was evicted and unable to provide any proof of residence. Due to the hardships resulting to the kinship foster parents in making the child available for visitations which never occurred, and in order to address Father's claims that his work schedule caused him difficulty in appearing, the Court identified a schedule with notice requirements which was acceptable to all parties.

Nevertheless, at the permanency review hearing on April 12, 2016, visitation remained sporadic, and neither parent attended the child's medical appointments. Father once again claimed to be attending mental health counseling but had yet to produce verification. The parents had located to a new apartment but had not yet provided any verification of financial stability.

At an emergency hearing on May 24, 2016, it was discovered that Father, while exercising unsupervised visitation, had been transporting the child with a suspended operator's license. Additionally, the Adams County Children and Youth Agency ("Agency") remained concerned over Father's anger management and mental health. At this time, Father still had not provided the Agency or the Court with verification that he was attending treatment.

At the permanency review hearing on July 20, 2016, neither Father nor Mother had attended any medical appointments with the child during the relevant reporting period. Although Father provided mental health records, the records pre-dated the finding of depen-

dency and failed to verify he had been undergoing treatment as initially directed by the Court and as previously represented by him. Alarming, the records provided by Father indicated a history of depression and suicidal ideations. Additionally, Father had been charged with numerous Vehicle Code offenses, which included inter alia, the possession of non-authorized emergency vehicle devices. Father's cooperation with service providers was essentially nonexistent resulting in a termination of services. A reunification plan had not yet been submitted by Father. Essentially, Father had made no effort toward reunification. Due to increasing concerns over the safety of the child in the presence of the parents, the Court directed supervised visitation until verification of mental health evaluation and treatment compliance was presented.

At permanency review hearing on September 27, 2016, it was discovered that the parents had been evicted from their residence and were currently homeless. Additionally, Father had received criminal charges including burglary (18 Pa. C.S.A. § 3502(a)(1)) and impersonating a public servant (18 Pa. C.S.A. § 4912). It was alleged that Father had been impersonating a constable as part of a scheme to commit burglaries. Moreover, the parents failed to appear at supervised visits or, when they did appear, were habitually late. Neither attended any medical appointments of the child during the reporting period. Although Father claimed he was consulting with a mental health provider, he remained unwilling or unable to produce verification of the same. Alarming, at the time of his arrest on the burglary charges, a search of the Father's residence revealed that he was in the possession of a firearm despite a previous order prohibiting the same entered separately by Dauphin County Judge John Cherry and Adams County Judge John Kuhn as part of the dependency proceeding¹.

From November 21, 2016 through January 5, 2017, Father was incarcerated at the Adams County Prison as a result of convictions resulting from the charges contained in the burglary complaint referenced above. Mother's whereabouts were unknown to the Agency during this period of time. Despite Father being represented by counsel, there was essentially no communication between Father and the

¹ Apparently, Judge Cherry originally entered the order when a service provider providing in-home services observed a firearm fall from the couch upon which parents were seated while the service provider was at the residence.

Agency since the prior September 27, 2016 permanency review hearing.

At a permanency review hearing on January 11, 2017, Father still had not provided a reunification plan nor any verification of a mental health evaluation and treatment compliance. Indeed, the only mental health information available to the Agency was a psychiatric evaluation of Father conducted on November 22, 2014, which indicated that Father's personality traits presented a high risk of future child abuse and that Father was defiant to authority, angry, impulsive, and reckless.

This history reflects Father made absolutely no effort towards reunification other than exceedingly sporadic visitation. His employment and housing stability was either unverifiable or in constant fluctuation. Most alarmingly, he failed to address potentially dangerous mental health issues which apparently were diagnosed as early as 2014 and observed independently by both Dauphin County Social Services and Adams County Children and Youth Agency. The possession of a firearm and nature of criminal charges instituted against Father, as well as his flagrant disregard for the safety of the child by transporting her while on a suspended license, evidenced the potential risk to the child. As this history was consistent since the child was taken into custody at her birth in August of 2015, there can be no doubt that Father, by conduct continuing for a period of at least six months, has refused or failed to perform parental duties. Indeed, Father does not contest this finding in his Concise Statement of Matters Complained of on Appeal.

Additionally, this record supports a finding of the repeated and continued refusal of Father to take steps to provide the child the essential parental care necessary to her physical and mental well-being which Father will not remedy. 23 Pa. C.S.A. § 2511(a)(2). Father's blatant disregard, after numerous unequivocal requests, to comply with reasonable safeguards aimed at establishing a reunification plan for a period in excess of 12 months is indicative of Father's unwillingness to remedy the situation which caused initial placement. Undoubtedly, the record also supports a finding that M.L. was in the care of the Agency for at least six months and that services or assistance reasonably available is not likely to remedy the conditions which led to the placement as Father has refused to meaningfully

participate in any programming addressing the concerns initially raised. 23 Pa. C.S.A. § 2511(a)(5).

Finally, termination is appropriate under 23 Pa. C.S.A. § 2511(a)(8) as the record confirms that 12 months or more have elapsed from the date of the original placement of M.L. and that the conditions which led to the original placement continue to exist. The termination best serves the needs and welfare of the child as, at the time of this writing, there remains significant concerns over Father's mental stability and history of depression and suicidal ideation which includes a high likelihood of future perpetration as a child abuser. Importantly, under Section 2511(a)(8), termination does not require an evaluation of a parent's willingness or ability to remedy the conditions that led to the placement of the child. *In Re Adoption of R.J.S.*, 901 A.2d 502, 511 (Pa. Super. 2006).

Having found the existence of statutory requirements for involuntary termination of Father's rights, consideration must also be given to whether the child's needs and welfare will be met by the termination. Section 2511(b); *In Re T.S.M.*, 71 A.3d 251, 267 (Pa. 2013). This consideration includes consideration of "[i]ntangibles such as love, comfort, security, and stability." *In Re K.M.*, 53 A.3d 781, 791 (Pa. Super. 2012). In doing so, the "utmost attention" should be paid to the emotional bonds between the parent and child and the effect on the child of permanently severing the parental bond. *Id.*

Throughout the history of this proceeding, the record is unequivocal that the Kinship of foster parents has essentially filled the void created by the natural parents' unwillingness to provide parental care. While in Kinship Foster Care, the child's overall well-being has been positive. M.L. perceives the Kinship foster family as family and refers to the foster parents as "Mom" and "Dad." While with the Kinship foster family, she has become attached to three quasi-siblings who she treats as sisters. In contrast, the only bond between D.L. and M.L. which developed during sporadic visitations has been described as one of "playmates." There is no other evidence of record. As Father has essentially not been actively involved in the 21 month old child's life since her birth, this Court shares in the opinion of the kinship foster providers that the child's well-being will only be jeopardized by delay in arranging permanency for the child. The child's guardian ad litem concurs in this conclusion.

Although the foregoing is sufficient to support the finding for termination, this writer feels compelled to address a reference in Appellant's Concise Statement of Matters Complained of on Appeal which raises an implication of punitive suspension of visitation between Father and child. This implication is simply contrary to the record. Throughout the history of this matter, the Agency made significant effort to increase Father's visitation with the child towards the goal of reunification. The Agency's effort however was met by an attitude of inconsistency, concealment, and defiance. For instance, Father was excessively sporadic in exercising visitation at great inconvenience to the kinship foster parents. Indeed, on occasion, Father did not even attend court proceedings. In explaining these lapses, Father regularly alluded to work obligations yet adamantly refused to provide employment documentation for the Agency to confirm his representations or to permit accommodation. When initially provided opportunity for unsupervised visitation, Father illegally transported the child with a suspended license and failed to disclose the same to the Agency. While he has consistently represented to the Agency and Court that his significant mental health issues were being addressed, as of this writing, there is no verification for the same. His interaction with service providers was terminated by the providers due to non-cooperation. Finally, he was regularly secretive about his living arrangements and information relevant to his ability to care for the child. All these actions were consistently repetitive under the umbrella of a history of dangerous mental instability including: (1) a depressive and suicidal psychiatric diagnosis; (2) possession of a concealed firearm while interacting with in-home service providers; (3) blatant disregard of court directives by two prior judges prohibiting his possession of firearms; (4) operating a motor vehicle while under suspension and in possession of emergency lighting devices which he was not qualified to use; (5) conviction of criminal charges wherein it is alleged he impersonated a constable to assist in his commission of burglary; (6) consistent misrepresentation to the Agency and Court concerning his attendance at anger management and mental health counseling; and (7) an attitude evidencing a clearly open defiance to authority which was apparent at numerous court proceedings. Despite this umbrella of concern, the Agency continued to make efforts and accommodations to arrange visitation until it became clear that the Father simply had

no intention of addressing the issues which caused the original placement. Indeed, this Court observed Father's demeanor at various proceedings and, in light of the history and record, has no hesitancy in concluding that left untreated, Father presents a grave threat to both the child and social service providers².

For the foregoing reasons, it is respectfully requested that this Court's order of termination be affirmed.

BY THE COURT:

Michael A. George

President Judge

Date Filed: May 24, 2017

² While it is true the Agency did not arrange visitation between the Father and child while incarcerated, for some period of time the Agency was unaware of Father's residence or incarceration. On the other hand, Father was continuously represented by counsel and obviously aware of Agency involvement however failed to take any act to alert the Agency of his location or request visitation contrary to his obligation of affirmative performance in exercising parental duties. *In Re C.M.S.*, 832 A.2d 457, 462 (Pa. Super. 2003).

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 21st day of July 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-107
WELLS FARGO BANK, N.A.**

vs.
WILLIAM BARNETT, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF WILLIAM BARNETT, TIMOTHY BARNETT, AS BELIEVED HEIR TO THE ESTATE OF WILLIAM BARNETT

PROPERTY ADDRESS: 1477 FREDERICK STREET, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.

16-SU-107
WELLS FARGO BANK, N.A.

vs.
Unknown Heirs, and/or Administrators of the Estate of William Barnett; Timothy Barnett, as believed heir to the Estate of William Barnett

1477 Frederick Street, Township of Germany, PA 17340

Parcel number: 15-118-0012A-000

Improvements thereon of Residential Dwelling

Judgment amount: \$141,307.56

MANLEY DEAS KOCHALSKI LLC P. O. Box 165028

Columbus, OH 43216-5028

614-220-5611

**No. 15-SU-241
PACIFIC UNION FINANCIAL, LLC**

vs.
ROBERT BOONE
PROPERTY ADDRESS: 520 EDGEGROVE ROAD, HANOVER, PA 17331

By virtue of Writ 15-su-241
PACIFIC UNION FINANCIAL LLC

vs.
ROBERT ALLEN BOONE
ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN CONEWAGO TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, AND BEING KNOWN AS:

520 EDGEGROVE ROAD, HANOVER, PENNSYLVANIA 17731

TAX MAP AND PARCEL NUMBER: 08K13-0027-000

THE IMPROVEMENTS THERON ARE: RESIDENTIAL DWELLING REAL DEBT: \$177,899.34

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ROBERT BOONE

MCCABE, WEISBERG AND CONWAY, PC 123 SOUTH BROAD STREET, SUITE 1400 PHILADELPHIA, PA 191090

**No. 16-SU-1155
CITIMORTGAGE, INC.
WARREN E. CARBAUGH,
GERALDINE C. CARBAUGH**

PROPERTY ADDRESS: 220 SOUTH OXFORD AVENUE, MCSHERRYSTOWN, PA 17344

By virtue of Writ of Execution No. 16 SU 1155 CITIMORTGAGE, INC.

vs.
WARREN E. CARBAUGH GERALDINE C. CARBAUGH

220 SOUTH OXFORD AVENUE MCSHERRYSTOWN, PA 17344

BOROUGH OF MCSHERRYSTOWN PARCEL NO: 28-008-0221A-000

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING. JUDGMENT AMOUNT: \$117,229.20

ATTORNEYS FOR PLAINTIFF POWERS, KIRN & ASSOCIATES, LLC

**No. 16-SU-618
NATIONSTAR MORTGAGE LLC**

vs.
JAMES STANLEY DARR
PROPERTY ADDRESS: 44 FIDDLER DRIVE, NEW OXFORD, PA 17350

By virtue of Writ of Execution No. 16-SU-618

Nation star Mortgage LLC, Plaintiff, James S. Darr 44 Fiddler Drive New Oxford, PA 17350 Oxford Township

Parcel No: 35-001-0052-015

Improvements thereon: Residential Dwelling

Judgment amount: \$103,054.71

Milstead & Associates, LLC By: Roger Fay, Esquire ID No. 315987

1E. Stow Road, Mariton, NJ 08053 (856) 482-1400

Attorney for Plaintiff

**No. 16-SU-1070
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY**

vs.
JOHN D. DORI, HEATHER DORI
PROPERTY ADDRESS: 26 GALAXY DRIVE, HANOVER, PA 17331

By virtue of a Writ of Execution No: 2016-SU-0001070

THE PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff

vs.
HEATHER DORI AND JOHN D. DORI, Defendants

Address owner(s) of property situate in the Township of Conewago, Adams County, Pennsylvania, being

26 GALAXY DRIVE, HANOVER, PA

17331 PARCEL NO: 08023-0055 Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$159,525.01

Attorneys for Plaintiff Leon P. Haller Attorney for Plaintiff PA I.D. #15700

**No. 16-SU-1193
DITECH FINANCIAL LLC**

vs.
TODD L. FUHRMAN, EXECUTOR OF THE ESTATE OF JOAN K. FUHRMAN
PROPERTY ADDRESS: 113 C KOHLER MILL ROAD, NEW OXFORD, PA 17350

By virtue of Writ 16-su-1193 DITECH FINANCIAL LLC.

vs.
TODD FUHRMAN EXECUTOR OF THE ESTATE OF JOAN FUHRMAN

All that certain parcel or track of land situate in Oxford Township, Adams County, Pennsylvania, and being known as 113 C Kohler Mill Road, New Oxford, Pennsylvania 17350.

TAX MAP AND PARCEL NUMBER: 35J11-0130--000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$54,63 1.51

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Todd L. Fuhrman, Executor of the Estate of Joan K. Fuhrman

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 P Philadelphia, PA 19F 9

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
6/23, 6/30 & 7/07

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 21st day of July 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-828
WELLS FARGO BANK, N.A.**

vs.
**CHARITY NICOLE GOCHENOUR,
COREY L. GOCHENOUR**
PROPERTY ADDRESS: 5020 OLD HARRISBURG ROAD, GETTYSBURG, PA 17325
By virtue of Writ of Execution No. 16-su-828 WELLS FARGO BANK, N.A.
vs.
Charity N. Gochenour, AKA Charity N. Stailey, AKA Charity Nicole Gochenour; Corey L. Gochenour
5020 Old Harrisburg Road, Township of Tyrone, PA 17325
Parcel number: 40002-0046-000
Improvements thereon of Residential Dwelling
Judgment amount: \$141,382.53
MANLEY DEAS KOCHALSKI LLC
P. O. Box 165028
Columbus, OH 43216-5028
614-220-5611

**No. 14-SU-1228
U.S. BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR THE CERTIFICATE
HOLDERS**

vs.
**DANIEL B. GULLICKSON, KANDY S.
GULLICKSON, FUTURE
HOMEOWNER'S 809 TRUST, JEFF
PAULUS, AS TRUSTEE OF THE
FUTURE HOMEOWNER'S 809 TRUST**
PROPERTY ADDRESS: 104 EAST KING STREET, LITTLESTOWN, PA 17340
By virtue of Writ of Execution No. 14-SU-1228
U.S. Bank National Association, as Trustee, in trust for the registered holders of Citigroup Mortgage Loan Trust, Asset-Backed Pass-Through Certificates, Series 2007-AHL3
Plaintiff
vs.
Kandy S. Gullickson Daniel B. Gullickson Future Homeowner's 809 Trust
Jeff Paulus, as Trustee of the Future Homeowner's 809 Trust Defendants
104 E. King Street, Littlestown, PA 17340
Littlestown Borough
Parcel No: 27-008-0189-000
Improvements thereon: Residential Dwelling

Judgment amount: \$427,424.15
MILSTEAD & ASSOCIATES, LLC
BY: Robert W. Williams, Esquire ID No. 315501 1E. Stow Road, Marlton, NJ 08053
(856) 482-1400
Attorney for Plaintiff

**No. 17-SU-5
BRANCH BANKING AND TRUST
COMPANY, A NORTH CAROLINA
CORPORATION, AS SUCCESSOR IN
INTEREST TO SUSQUEHANNA BANK
vs.**

**RAYMOND E. HAMILTON, JR.,
CAROLYN L. HAMILTON**
PROPERTY ADDRESS: 1025 MARYLAND AVENUE, ASPERS, PA 17304
By virtue of Writ 17-su-5 BRANCH BANKING AND TRUST COMPANY AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK All that certain piece or parcel or tract of land situate in the Township of Menallen, Adams County, Pennsylvania, and being known as 1025 Maryland Avenue, Aspers, Pennsylvania 17304.
TAX MAP AND PARCEL NUMBER: 29E06-0001C--000
THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$61,092.48
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Carolyn L. Hamilton and Raymond E. Hamilton, Jr. McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

**No. 10-SU-421
LSF8 MASTER PARTICIPATION
TRUST**

vs.
**KIMBERLY A. HICKERSON-LUHN,
THOMAS G. LUHN**
PROPERTY ADDRESS: 1971 CHAMBERSBURG ROAD, GETTYSBURG, PA 17325
By virtue of a Writ of Execution No. 10-S-421 Lsf8 Master Participation Trust
vs.
Kimberly A. Hickerson-Luhn Thomas G. Luhn
owner(s) of property situate in the TOWNSHIP OF FRANKLIN, ADAMS County, Pennsylvania, being 1971 Chambersburg Road, Gettysburg, PA 17325-7415
Parcel No. 12E11-0063---000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$318,904.84
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

**No. 10-SU-1586
DEUTSCHE BANK TRUST COMPANY
AMERICAS AS TRUSTEE, SERIES
2006-QS17**

vs.
FRANK WILLIAM HONEYCUTT
PROPERTY ADDRESS: 1068 CENTENNIAL AVE., HANOVER, PA 17331
By virtue of a Writ of Execution No. 10-S-1586
Deutsche Bank Trust Company Americas as Trustee, Series 2006-QS17
vs.
Frank W. Honeycutt
owner(s) of property situate in the TOWNSHIP OF MOUNT PLEASANT, ADAMS County, Pennsylvania, being 1068 Centennial Avenue, Hanover, PA 17331-9087 Parcel No. 32J14-0041A--000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$164,349.23
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.

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James W. Muller
Sheriff of Adams County
www.adamscounty.us
6/23, 6/30 & 7/07

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 21st day of July 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-1061

NATIONSTAR MORTGAGE LLC

vs.

MATTHEW A HUMMER, ELVEITA I. HUMMER

PROPERTY ADDRESS: 142 KIMBERLY LANE, EAST BERLIN, PA 17316

By virtue of Writ of Execution

No.16-S-1061

Nationstar Mortgage LLC Plaintiff

vs.

Matthew A. Hummer and Elveita I.

Hummer Defendant(s)

Defendant's Property Address: 142

Kimberly Lane,

East Berlin, PA 17316

A RESIDENTIAL DWELLING

Township or Borough: Reading

Township PARCEL NO.:36-J8-128

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$225,143.08

ATTORNEYS FOR PLAINTIFF

SHAPIRO & DENARDO LLC 3600

HORIZON DRIVE, KING OF PRUSSIA,

PENNSYLVANIA

No. 16-SU-874

ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK

vs.

FRANCISCO JIMENEZ, ADRIANA JIMENEZ

PROPERTY ADDRESS: 849

MYERSTOWN RD, GARDNERS, PA

17324

By virtue of Writ of Execution No. 2016-

S-874

ACNB BANK, formerly known as

Adams County National Bank

vs.

FRANCISCO JIMENEZ and ADRIANA JIMENEZ

849 MYERSTOWN ROAD,

GARDNERS, PA 17324 HUNTINGTON

TOWNSHIP

Parcel ID Number: 22-G02-0012---000

IMPROVEMENTS THEREON:

Residential Dwelling JUDGMENT

AMOUNT: \$107,647.88

Attorneys for Plaintiff Sharon E. Myers,

Esquire CGA Law Firm

135 North George Street

York, PA 17401

717-848-4900

No. 17-SU-45

PROVIDENT FUNDING ASSOCIATES, L.P.

vs.

CHRIS THOMAS KRANIAS

PROPERTY ADDRESS: 709 FAIRVIEW

AVENUE, GETTYSBURG, PA 17325

By virtue of writ 17-SU-45

Provident Funding Associates, L.P.

Plaintiff

vs.

Chris T. Kranias

Defendant

Defendant's Property Address:

709 Fairview Avenue,

Gettysburg, PA 17325

Township or Borough: Gettysburg

PARCEL NO.: 16012-0024---000

IMPROVEMENTS THEREON:

Residential Dwelling JUDGMENT

AMOUNT: \$139,930.00 ATTORNEYS

FOR PLAINTIFF:

Martha E. Von Rosenstiel, P.C.

No. 17-SU-75

HOMEBRIDGE FINANCIAL SERVICES INC.

vs.

TIMOTHY J. LYNCH

PROPERTY ADDRESS: 504 WEST

KING STREET, ABBOTTSTOWN, PA

17301

By virtue of Writ of Execution No. 17-S-

75

HOMEBRIDGE FINANCIAL SERVICES

INC.

vs.

TIMOTHY J. LYNCH

504 West King Street, Abbottstown, PA

17301

Parcel No: 01003-0052-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$140,289.52

Attorneys for Plaintiff KML Law Group,

P.C.

No. 17-SU-153

J.P. MORGAN MORTGAGE ACQUISITION CORP.

vs.

ROBERTA LEE MARYE

PROPERTY ADDRESS: 310 MAPLE

DRIVE, HANOVER, PA 17331

By virtue of the Writ of Execution No.:

2017-SU-0000153

J.P. Morgan Mortgage Acquisition

Corp.

vs.

Roberta L. Marye

Being known and number as 310

Maple Drive,

Hanover, PA 17331

Conewago Township, County of

Adams, Commonwealth of

Pennsylvania Parcel No.: 08-021-

0245-000

Improvements: Residential Dwelling

Judgment Amount: \$178,190.68

Attorney:

Richard M. Squire & Associates, LLC
115 West Avenue, Suite 104,
Jenkintown, PA 19046 Phone:
215-886-8790

No. 16-SU-894

PENNYMAC LOAN SERVICES, LLC vs.

LEXY A. MCGROARY, IN HER CAPACITY AS HEIR OF ROBERT J. WIBLE, DECEASED

PROPERTY ADDRESS: 825

MARYLAND AVENUE, ASPERS, PA

17304

By virtue of a Writ of Execution No.

16-SU-894

Pennymac Loan Services, LLC

vs.

Lexy A. MCGroary, in Her Capacity as

Heir of Robert J. Wible, Deceased

Unknown Heirs, Successors, Assigns,

and All Persons, Firms, or Associations

Claiming Right, Title or Interest From or

Under Robert J. Wible, Deceased

owner(s) of property situate in the

MENALLEN TOWNSHIP, ADAMS

County, Pennsylvania, being

825 Maryland Avenue,

Aspers, PA 17304

Parcel No. 29E05-0091A--000

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$118,859.98

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/23, 6/30 & 7/07

SHERIFF SALES

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No. 13-SU-406B**TBF FINANCIAL, LLC**

vs.

MICHAEL S. MIDKIFF, TINA M.**MIDKIFF**

PROPERTY ADDRESS: 212 SOUTH QUEEN STREET, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 13-S-406

TBF Financial, LLC, assignee of PNC Bank, National Association, successor to Bank of Hanover and Trust Company vs.

Michael S. Midkiff and Tina M. Midkiff, 212 South Queen Street, Littlestown, Pennsylvania, 17340,

Borough of Littlestown, Adams County,

Parcel No. 27008- 0368-000.

Improvements thereon of the commercial building or lot, judgment amount (\$866,817.14), Post & Schell, P.C., attorneys for plaintiff.

No. 13-SU-406**TBF FINANCIAL, LLC**

vs.

MICHAEL S. MIDKIFF, TINA M.**MIDKIFF**

PROPERTY ADDRESS: 290 KRUG ROAD, LITTLESTOWN, PA 17340 BY VIRTUE OF WRIT 13-SU-406

TBF Financial, LLC, assignee of PNC Bank, National Association, successor to Bank of Hanover and Trust vs.

Michael S. Midkiff and Tina M. Midkiff, 290 Krug Road, Littlestown, Mt. Joy Township, Adams County, Pennsylvania, 17340,

Parcel No. 30HI-70014B-000.

Improvements thereon of the residential dwelling or lot, judgment amount (\$866,817.14),

Post & Schell P.C.

Attorney

Post & Schell, P.C., attorneys for plaintiff.

No. 14-SU-682**FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION OR vs.****STEVEN M. MULLER**

PROPERTY ADDRESS: 9 SWALLOW TRAIL, FAIRFIELD, PA 17320

Prof 2013 M4 Legal Title Trust II by the US Bank National Association as legal title trustee

vs.

Steven Muller

All that certain piece or parcel or tract of land situate in the Borough of Carroll Valley, Adams County, Pennsylvania, and being known as

9 Swallow Trail,

Fairfield, Pennsylvania 17320.

TAX MAP AND PARCEL NUMBER:

43-030-0046---000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling REAL DEBT:

\$160,136.62

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Steven M.

Muller

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400,

Philadelphia, PA 19109

No. 15-SU-92**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY vs.**

vs.

STERLING J. MYERS, ORIGINAL MORTGAGOR, JEAN L. MYERS, ORIGINAL MORTGAGOR AND REAL OWNER

PROPERTY ADDRESS: 2942

HANOVER PIKE, HANOVER, PA 17331

By virtue of Writ of Execution No.

2015-SU-0000092

THE BANK OF NEW YORK MELLON

TRUST COMPANY, N.A. F/K/A THE

BANK OF NEW YORK TRUST

COMPANY, N.A. AS SUCCESSOR-

IN-INTEREST TO JP MORGAN CHASE,

N.A., AS TRUSTEE FOR NOMURA

ASSET ACCEPTANCE CORPORATION

REPERFORMING LOAN REMIC TRUST

SERIES 2004-R3

Plaintiff,

vs.

Sterling J. Myers Original Mortgagor

and Jean L. Myers Original Mortgagor

and Real Owner

2942 Hanover Pike

Hanover, PA 17331 Conewago Township

Parcel No: 08-L-15-0015-000

Improvements thereon: Residential

Dwelling

Judgment amount: \$57,101.64

MILSTEAD & ASSOCIATES, LLC

BY: Roger Fay, Esquire ID No. 315987

I E. Stow Road Marlton, NJ 08053

(856) 482-1400

Attorney for Plaintiff

No. 16-SU-1109**PHH MORTGAGE CORPORATION vs.****DANIEL A. NIETUPSKI, JUSTINE F. NIETUPSKI**

PROPERTY ADDRESS: 42

PEMBERTON DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No.

16-S-1109

PHH Mortgage Corporation

vs.

Daniel Nietupski a/k/a Daniel A.

Nietupski Justine Nietupski a/k/a

Justine F. Nietupski

owner(s) of property situate in the

READING TOWNSHIP, ADAMS County,

Pennsylvania, being 42 Pemberton

Drive, East Berlin, PA 17316 Parcel No.

36111-0055---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$153,064.19

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

6/23, 6/30 & 7/07

SHERIFF SALES

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No. 17-SU-116

HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-HE6, ASSET BACKED PASS-THROUGH CERTIFICATES
vs.

KATHY OBERLIN A/K/A KATHY OBERLIN PRICE A/K/A KATHY P OBERLIN A/K/A KATHY PRICE A/K/A KATHY PRITT A/K/A KATHY LYNN PRITT PRICE A/K/A KATHY PRITT OBERLIN A/K/A KATHY PRITT GILLAND-OBERLIN A/K/A KATHY P. RINEHART A/K/A KATHY PRITT PRICE

PROPERTY ADDRESS: 324 WEST MIDDLE STREET, GETTYSBURG, PA 17325 BY VIRTUE OF WRIT NO.

17-SU-116

HSBC Bank USA, N.A., as Trustee on Behalf of ACE Securities Corp. Home Equity Loan Trust and for the Registered Holders of ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE6, Asset Backed Pass-Through Certificates
Plaintiff

vs.

KATHY OBERLIN A/K/A KATHY OBERLIN PRICE A/K/A KATHY P OBERLIN A/K/A KATHY PRICE A/K/A KATHY PRITT A/K/A KATHY LYNN PRITT PRICE A/K/A KATHY PRITT OBERLIN A/K/A KATHY PRITT GILLAND-OBERLIN A/K/A KATHY P. RINEHART A/K/A KATHY PRITT PRICE
Defendant

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF GETTYSBURG, ADAMS COUNTY, PENNSYLVANIA BEING KNOWN AS 324 West Middle Street, Gettysburg, PA 17325

PARCEL NUMBER: 16009-0053-000
IMPROVEMENTS: Residential Property
JUDGMENT: \$166,222.44
ATTORNEY FOR PLAINTIFF
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620

**No. 17-SU-4
CITI BANK, N.A.**

vs.

PATRICIA ONEUFER, ADMINISTRATRIX OF THE ESTATE OF VALENTINE J. SIMONDS

PROPERTY ADDRESS: 14 EWELL DRIVE, EAST BERLIN, PA 17316
By virtue of writ: 17-SU-4

All that certain piece or parcel or tract of land situate in the Township of Reading, Adams County, Pennsylvania, and being known as 14 Ewell Drive, East Berlin, Pennsylvania 17316.

TAX MAP AND PARCEL NUMBER: 36102-0052-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$179,903.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Patricia Oneufer, Administratrix of the Estate of Valentine J. Simonds
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 15-SU-828

BANK OF AMERICA, N.A.

vs.

DAVID A. RICHARD, SUE A. RICHARD

PROPERTY ADDRESS: 31 LINCOLN DRIVE, HANOVER, PA 17331
By virtue of writ 15-su-828

Bank of America

vs.

David A. Richard and Sue A. Richard.
All that certain piece or parcel or tract of land situate in the Township of Conewago, Adams County, Pennsylvania, and being known as 31 Lincoln Drive, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 08009-0069--000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$155,014.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David A. Richard and Sue A. Richard
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 16-SU-1090

WELLS FARGO BANK, N.A.

vs.

JEFFERY A. ROCHE, MARY KAY ROCHE

PROPERTY ADDRESS: 20 BREEZEWOOD DRIVE, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No. 16-SU-1090
Wells Fargo Bank, N.A.

vs.

Jeffery A. Roche Mary Kay Roche owner(s) of property situate in the OXFORD TOWNSHIP, ADAMS County,

Pennsylvania, being 20 Breezewood Drive, New Oxford, PA 17350-9792
Parcel No. 35013-0121
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$207,067.24
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-1192

BRANCH BANKING AND TRUST COMPANY

vs.

LUCINDA M. SLENKER

PROPERTY ADDRESS: 661 THIRD STREET, HANOVER, PA 17331
By virtue of Writ 16-su-1192

BRANCH BANKING AND TRUST COMPANY

vs.

LUCINDA SLENKER

All that certain piece or parcel or tract of land situate in Conewago Township, Adams County, Pennsylvania, and being known as 661 Third Street, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 08008-0133-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$111,664.20

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Lucinda M. Slenker
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

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James W. Muller
Sheriff of Adams County

www.adamscounty.us
6/23, 6/30 & 7/07

SHERIFF SALES

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No. 17-SU-70
WELLS FARGO BANK, N.A., AS TRUSTEE FOR STANWICH MORTGAGE LOAN TRUST, SERIES 2010-4 ASSET-BACKED PASS-THROUGH CERTIFICATES

vs.
JANE M. STONER, STEPHEN D. STONER
 PROPERTY ADDRESS: 40 MILE TRAIL, FAIRFIELD, PA 17320
 By virtue of the Writ of Execution No.: 2017-SU-0000070
 Wells Fargo Bank, N.A., as Trustee for Stanwich Mortgage Loan Trust, Series 2010-4 Asset- Backed Pass-Through Certificates

vs.
 Jane M. Stoner and Stephen D. Stoner Being known and number as 40 Mile Trail # TRC, Fairfield, PA 17320 in Carroll Valley Borough, County of Adams, Commonwealth of Pennsylvania Parcel No.: 43041-0116---000
 Improvements: Residential Dwelling Judgment Amount: \$144,218.45
 Attorney: Richard M. Squire & Associates, LLC
 115 West Avenue, Suite 104, Jenkintown, PA 19046 Phone: 215-886-8790

No. 16-SU-224
DANIEL I. KEYS

vs.
DONALD KEVIN TESTER, MELISSA T TESTER, UNITED STATES OF AMERICA

PROPERTY ADDRESS: 6355 YORK ROAD, NEW OXFORD, PA 17350
 By virtue of Writ of Execution No. 2016-5-224
DANIEL I. KEYS
vs.
 D. KEVIN TESTER MELISSA TESTER AND UNITED STATES OF AMERICA
 Property in BERWICK TOWNSHIP, Adams County, PA Address: 6355 York Road, New Oxford, PA 17350 Parcel No.:04-K11-0045AA
 IMPROVEMENTS THEREON: None
 JUDGMENT AMOUNT: \$335,381.81,

plus costs
 Attorneys for Plaintiff Robert L. McQuaide
 18 Carlisle Street Suite 204, Gettysburg, PA 17325
 (717) 337-1360

No. 16-SU-1339
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC.

vs.
WILLIAM DALLAS TROTTS, JR., VONDA KAY TROTT
 PROPERTY ADDRESS: 438 BARLOW GREENMOUNT ROAD, GETTYSBURG, PA 17325
 By virtue of Writ of Execution No. : 16-su-1339
 The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset- Backed Certificates, Series 2007-9 Plaintiff

vs.
 William Dallas Trott, Jr. and Vonda Kay Trott Defendant(s)
 Defendant's Property Address: 438 Barlow Greenmount Road, Gettysburg, PA 17325 Township or Borough: Cumberland Township
 PARCEL NO.: 09-F 16-0038-000
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$431,692.54
 ATTORNEYS FOR PLAINTIFF SHAPIRO & DENARDO LLC 3600 HORIZON DRIVE SUIT 15, KING OF PRUSSIA, PA 19406

No. 16-SU-1343
CARRINGTON MORTGAGE SERVICES, LLC

vs.
PAUL D. WATSON, MICHELLE M. WATSON

PROPERTY ADDRESS: 60 BURSIDE DRIVE, EAST BERLIN, PA 17316
 By virtue of Writ of Execution No.: 16-SU-1343
 Carrington Mortgage Services, LLC Plaintiff
vs.
 Paul D. Watson and Michelle M. Watson Defendant(s)
 Defendant's Property Address: 60 Burnside Drive, East Berlin, PA 17316 Township or Borough: Latimore Township
 PARCEL NO.: 24-6-34
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$225,730.16
 ATTORNEYS FOR PLAINTIFF SHAPIRO & DENARDO
 3600 HORIZON DRIVE, SUITE 150 KING OF PRUSSIA, PA 19406

No. 16-SU-1156
FULTON BANK, N.A.

vs.
ROBERT WEAVER
 PROPERTY ADDRESS: 88 KUHN FORDING ROAD, EAST BERLIN, PA 17316

By virtue of Writ of Execution No. 16-SU-1156
FULTON BANK, N.A.
vs.
 ROBERT WEAVER
 88 KUHN FORDING ROAD, EAST BERLIN, PA 17316
 READING TOWNSHIP Parcel No. 36L07-0067A
 IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$99,130.15, PLUS ADDITIONAL INTEREST, FEES AND COSTS.
 Attorneys for Plaintiff Henry & Beaver LLP

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James W. Muller
 Sheriff of Adams County
 www.adamscounty.us
 6/23, 6/30 & 7/07

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 DORIS J. BONNER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Iris J. Bonner, 6568 Slabtown Road, Waynesboro, PA 17268

Attorney: Timothy W. Misner, Esq., 39 South Broad Street, Waynesboro, PA 17268 1610

ESTATE OF BRIAN E. PECHER, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Executor: Janice M. Pecher, 29 Hillview Court, Fairfield, PA 17320

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

ESTATE OF HELEN D. REX, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Carol J. Rex, 179 Dug Hill Road, Gettysburg, PA 17325

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

SECOND PUBLICATION**ESTATE OF CHARLES E. ELBURN, SR., DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Douglas N. Storm, c/o Scott J. Strausbaugh, Esq., Becker & Strausbaugh, P.C., 544 Carlisle Street, Hanover, PA 17331

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

ESTATE OF JOHN D. GOULDEN, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executrices: Wanda S. Spahr and LaDonna L. Deatrick, c/o Barbara Jo Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

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

ESTATE OF DONALD C. UBER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Administrator: Robert L. Uber, P.O. Box 608, Biglerville, PA 17307

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

ESTATE OF MARGARET E. WEAVER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Personal Representatives: Jeffrey C. Weaver, 1535 Bon-Ox Rd., New Oxford, PA 17350; John E. Weaver, 1781 Bon-Ox Rd., New Oxford, PA 17350

Attorney: G. Steven McKonly, Esq., 119 Baltimore Street, Hanover, PA 17331

THIRD PUBLICATION**ESTATE OF MARIE C. EYLER, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Administrator: Jeanne K. Davis, 8605 Hampton Valley Rd., Emmitsburg, MD 21727

ESTATE OF JACOB F. KRAMER, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Gary C. Kramer, 47 Crestview Drive, East Berlin, PA 17316

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

ESTATE OF GEORGE S. LAMBERT, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Nancy J. Bushey-Lambert, 2104 Taneytown Road, Gettysburg, PA 17325; Bonnie K. Brown, 107 Community Way, Apt 611, Staunton, VA 24401; Craig L. Lambert, 2150 Taneytown Road, Gettysburg, PA 17325

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

ESTATE OF FELICITAS R. REESE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrices: Linda Leonard and Luann Gebhart, c/o Amy S. Loper, Esq., O'Donnell & Barr Law Group, LLP, 11 Carlisle Street, Suite 301 Hanover, PA 17331

Attorney: Amy S. Loper, Esq., O'Donnell & Barr Law Group, LLP, 11 Carlisle Street, Suite 301 Hanover, PA 17331

ESTATE OF SARAH E. SLAYBAUGH, DEC'D

Late of Menallen Township, Adams County, Pennsylvania

Executrix: Yvonne M. Gilbert, 1828 Baltimore Pike, Gettysburg, PA 17325

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

ESTATE OF DONNA F. VARNER, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Administratrix: Rosemary Todd, 8625 Anthony Highway, Waynesboro, PA 17268

Attorney: Jerrold A. Sulcove, Esq., Black and Davison, 82 West Queen Street, Chambersburg, PA 17201

ESTATE OF JAMES ALLEN WALKER, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Administratrix: Gayle E. Walker, c/o Jennifer McKenrick Stetter, Esq., Stonesifer and Kelley, a division of Barley Snyder, 209 Broadway, Hanover, PA 17331

Attorney: Jennifer McKenrick Stetter, Esq., Stonesifer and Kelley, a division of Barley Snyder, 209 Broadway, Hanover, PA 17331

NOTICE OF REVOCABLE TRUST ADMINISTRATION**JON PENSYL REVOCABLE TRUST**

NOTICE IS HEREBY GIVEN of the administration of the Jon Pensyl Revocable Trust dated January 5, 2012. Jon Pensyl, settlor of the Trust, of Franklin Township, Adams County, Pennsylvania died on April 5, 2017. All persons having claims against Jon Pensyl are requested to make known the same to the Trustee or Attorney named below. All persons indebted to Jon Pensyl are requested to make payment without delay to the Trustee or Attorney named below.

Jody A. Sieg, Trustee

844 Hunterstown-Hampton Road
New Oxford, PA 17350

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

