

Adams County Legal Journal

Vol. 58

September 2, 2016

No. 17, pp. 95-100

IN THIS ISSUE

SUSAN BEHN V. WILLIAM STEVEN BEHN



75 years of
investing
experience
from your
hometown
bank.

Christy Settle
Trust Officer

Karen Arthur
Senior Trust Officer

Mark Bernier, CFA
Investment Officer

Debra Little, ChFC®
Trust Officer

**Contact a local Trust Officer today and
start investing with experience.**

Karen Arthur
Senior Trust Officer
717.339.5062
karthur@acnb.com

Christy Settle
Trust Officer
717.339.5058
csettle@acnb.com

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

Not FDIC-Insured • May Lose Value • Not Bank Guaranteed • Not a Deposit • Not insured by any federal government entity



ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designated for the Publication of Court and other Legal Notices. Published weekly by Adams County Bar Association, John W. Phillips, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

Copyright© 1959 by Wm. W. Gaunt & Sons, Inc., for Adams County Bar Association, Gettysburg, PA 17325.

All rights reserved.

NOTICE BY THE ADAMS COUNTY CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all heirs, legatees and other persons concerned that the following accounts with statements of proposed distribution filed therewith have been filed in the Office of the Adams County Clerk of Courts and will be presented to the Court of Common Pleas of Adams County - Orphans' Court, Gettysburg, Pennsylvania, for confirmation of accounts entering decrees of distribution on Thursday, September 8, 2016 at 8:30 a.m.

FAIR — Orphans' Court Action Number OC-86-2016. The First and Final Account of Barry W. Fair and Larry G. Fair, Co-Executors of the Last Will and Testament of Cleason G. Fair, Deceased, late of Straban Township, Adams County, Pennsylvania.

LEESE — Orphans' Court Action Number OC-87-2016. The First and Final Account of ACNB Bank, Administrator d.b.n.c.t.a. of the Estate of H. Robert Leese, a/k/a Holman Robert Leese, a/k/a Holman R. Leese, Deceased, late of Mt. Pleasant Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

8/26 & 9/2

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN in compliance with the requirements of Section 311, of Act 1982 - 295 (54 Pa. C.C. 311), the undersigned entity (ies) announce their intention to file in the Office of the Secretary of the Commonwealth of Pennsylvania, on approximately Aug 25, 2016, a certificate for the conduct of a business in Adams County, Pennsylvania, under the assumed or fictitious name, style or designation of DIXIE DOG TRAINING, with its principal place of business at 329 Georgetown Rd., Gardners, PA 17324. The names and addresses of the persons owning or interested in said business are Brittanie R. Freed, residing at 329 Georgetown Rd., Gardners, PA 17324. The character or nature of the business is training dogs and their owners.

9/2

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania on or about August 18, 2016, pursuant to the Fictitious Name Act, setting forth that Edward Davies and David Davies are the only individuals interested in a business known as DAVIES LAWN & GARDEN and that the principal place of business is 880 Hancock Drive, Gettysburg, PA 17325.

Gary E. Hartman, Esq.
Hartman & Yannetti
Solicitors

9/2

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization - Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on April 21, 2016 under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended. The name of the Limited Liability Company is STOCKHAM'S VILLAGE LAND, LLC. Stockham's Village Land, LLC is organized for the purpose of owning and leasing a Mobile Home Park.

Arthur J. Becker, Jr., Esq.
Attorney for Stockham's
Village Land, LLC

9/2

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA

WRIT OF REVIVAL
NO. 16-N-974
NO. 16-N-975
IN REM

Lake Meade Property Owners
Association, Inc.
vs.

Saranne McCullough

TO: Saranne McCullough

You are notified that the plaintiff has commenced a proceeding to revive and continue the lien of the judgments entered to No. 2011-N-527 and 2008-N-1220. The plaintiff claims that the

amount due and unpaid is \$1,584.25 with interest. You are required within twenty (20) days after service of this writ to file an answer or otherwise plead to this writ. If you fail to do so, Judgment of Revival in the amount claimed by the plaintiff may be entered without a hearing and you may lose your property or other important rights.

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 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 FEE OR NO FEE.

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

John S. Phillips, Esq.

9/2

SUSAN BEHN V. WILLIAM STEVEN BEHN

1. There is no Pennsylvania statute or rule that dictates a time frame in which Qualified Domestic Relations orders must be prepared and submitted to the Court.

2. Section 3502 of the Pennsylvania Divorce Code delineates several powers that courts may exercise when one party to an equitable distribution has not complied with the terms of the order. Among those powers include the ability to hold the non-compliant party in contempt and the power to order the non-compliant party to pay the other party's attorney's fees.

3. In order for a court to decide whether to award attorney's fees to a party aggrieved by non-compliance of an order of equitable distribution, the court may consider whether the non-compliant party's behavior prolonged the litigation.

4. Based upon the circumstances of this particular case, this Court believes that a reasonable time frame for the parties to have completed the four QDRO and tendered them for signature by the Court would have been within one year after the Master's Report and Recommendations were filed. (Note: The footnote related to this part of the opinion reads as follows: "Reasonable time frames will differ from case to case and this Court declines to adopt one year as a blanket rule applicable to all cases. A better practice would be for litigants to stipulate regarding details for preparation of these types of documents or request the Divorce Master to set forth recommendations in this regard.")

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 11-S-1540, SUSAN BEHN V. WILLIAM
STEVEN BEHN.

Paula Silverstein, Esq., Attorney for Plaintiff

Amy E. W. Ehrhart, Esq., Attorney for Defendant

Simpson, J., August 15, 2016

OPINION

Before the Court are Plaintiff's Petition for Contempt and Defendant's Petition for Contempt and Special Relief. The issue concerns whether this Court should sanction either party for delays in preparing Qualified Domestic Relations Orders (QDROs) to distribute their respective pensions pursuant to the Recommendations of the Divorce Master, and the amounts of money, if any, currently owed to either party from the other. For the reasons cited herein, the Court adjudicates neither party in contempt and orders that Plaintiff shall pay Defendant the amount of \$4,063.37. This sum represents the difference between the amount that Defendant owed Plaintiff in pension payments and spousal support, and the amount Plaintiff owed Defendant from her pension.

BACKGROUND

On October 17, 2011, Plaintiff filed a Complaint under the Divorce Code, with counts for equitable distribution, spousal support, alimony, alimony *pendente lite*, counsel fees, and costs and expenses. In June of 2013, the parties filed their Affidavits of Consent and Waivers of Notice to proceed under §3301(c) of the Divorce Code. Subsequently, upon motion of Plaintiff, this Court appointed a divorce master with respect to the claims of equitable distribution, alimony, counsel fees, and costs and expenses.

The Divorce Master's Hearing was held on October 16, 2013. The Master filed his Report and Recommendation on November 27, 2013. The Master's Report and Recommendation included the parties' stipulations regarding Defendant's three pensions. The parties agreed that Plaintiff would receive 60% of each of Defendant's United States Air Force Pension (USAF Pension), Evening Post Publication Pension (Evening Post Pension), and Federal Employment Retirement Service, United States Postal Service Pension (USPS Pension). The parties also agreed that Defendant would continue making monthly spousal support payments to Plaintiff until payments from the USAF Pension began.

As part of the Master's Report and Recommendation, the Master recommended that Plaintiff should receive 52% of the remaining marital property and that Defendant should receive 48% of the remaining marital property. The remaining marital property was

comprised mostly of Plaintiff's T. Rowe Price/M&T Corporation Retirement Account (T. Rowe Account). The Master recommended that Plaintiff pay Defendant \$4,379.73 from her T. Rowe Account. This amount was equivalent to 48% of the remaining marital property minus \$4,500.00 which the Master granted to the Plaintiff for counsel fees. The Master's Report and Recommendation was silent regarding the details and method by which the pensions would be distributed, including time frames for preparation of Qualified Domestic Relations Orders (QDROs).

On November 3, 2014, Plaintiff filed a "Petition for Contempt Master's Report and Recommendation". In her Petition for Contempt, Plaintiff alleged that Defendant was not in compliance with the Master's Report and Recommendation because he had not caused two QDROs to be prepared for distribution of two of his pensions. Additionally, Plaintiff alleged that Defendant was in contempt by not assigning a third pension, which was already in pay status, to Plaintiff. Plaintiff also requested that the Court grant her counsel fees.

A QDRO was entered by this Court on December 5, 2014 for Plaintiff's T. Rowe Account. On April 2, 2015, QDROs were entered for the USAF Pension and the USPS Pension. On April 16, 2015, a QDRO was entered for the Evening Post Pension. Correspondence provided to the Court indicated that there were complications encountered in preparation of the Evening Post Pension which were not the fault of either party, but did cause delay in effectuating that QDRO. This Court entered a Divorce Decree in this matter on September 15, 2015.

On April 15, 2016, Defendant filed a Petition for Contempt and Special Relief in which he requested that this Court find Plaintiff in contempt of the Master's Report and Recommendation for failing to pay him the \$4,379.73 from the T. Rowe account. On April 18, 2016, this Court ordered counsel for the parties to submit memoranda detailing their respective positions on the amounts of money which have been paid and the amounts of money which are allegedly still owed between the parties.

LEGAL STANDARD

There is no Pennsylvania statute or rule that dictates a time frame in which Qualified Domestic Relations Orders must be prepared and submitted to the Court. Additionally, there is very little case law to guide us on the matter. In one recent case, the trial court instructed wife to have a QDRO prepared within six months. **Prol v. Prol**, 935 A.2d 547, 555 (Pa. Super. 2007). The Pennsylvania Superior Court held that wife was in compliance with the trial court's mandate, despite the fact that approximately three years passed before the QDRO was submitted to the trial court. **Id.** at 556. The Superior Court found that subsequent problems with approval of the pension by the plan administrator did not change the fact that wife was in compliance, and there was no incurable prejudice to husband. **Id.** Section 3502 of the Pennsylvania Divorce Code delineates several powers that courts may exercise when one party to an equitable distribution has not complied with the terms of the order. Among those powers include the ability to hold the non-compliant party in contempt and the power to order the non-compliant party to pay the other party's attorney's fees. **23 Pa.C.S. §§3502(e)(7) and (e)(9)**. In order for a court to decide whether to award attorney's fees to a party aggrieved by non-compliance of an order of equitable distribution, the court may consider whether the non-compliant party's behavior prolonged the litigation. **Endy v. Endy**, 412 Pa. Super. 398, 407 (Pa. Super. 1992). When a party incurs attorney's fees in order to enforce the terms of an order of equitable distribution, a court may order the non-compliant party to pay the attorney's fees incurred in relation to the contempt. **Miller v. Miller**, 983 A.2d 736, 745 (Pa. Super. 2009).

DISCUSSION

In the instant case, the parties attended a Divorce Master's Hearing during which the Master put on the record the basic stipulations regarding distribution that the parties made prior to the Hearing. The parties agreed that Plaintiff would receive 60% of the monthly distribution of each of Defendant's three pensions, and that Defendant would receive the remaining 40%. Other issues were decided by the Master. The parties did not decide (much less place upon the record) details including a deadline for when the QDROs should be prepared. The Divorce Master's Recommendation did not set forth any recommendation regarding these details. It would have been in both

parties' best interests to either stipulate to these details or request the Master to make a recommendation in that regard.

Approximately one year after the Divorce Master's Hearing, Plaintiff filed a "Petition for Contempt Master's Report and Recommendation". Shortly thereafter, on December 5, 2014, the Court entered the QDRO that Plaintiff had prepared, which provided for the distribution of 48% of her pension to Defendant (the distribution of Plaintiff's pension was one of the issues that the Master decided, as the parties were unable to come to an agreement). In April of the following year, the Court entered the QDROs for Defendant's three pensions.

Defendant paid Plaintiff varying amounts in spousal support over the period of time following the Master's Hearing. Plaintiff was to receive spousal support until she began receiving her payments from the USAF pension. Defendant made larger monthly payments to the Plaintiff during some months, at his counsel's urging, to mitigate the delay in preparing and processing the QDROs. Thus, Plaintiff was afforded some financial protection during the time she was not receiving the pension funds. If Defendant had not made the larger spousal support payments for some months, Plaintiff might have a legitimate argument that she is owed back payments. Plaintiff argues that Defendant owes her \$25,868.06. However, the calculation she used to arrive at this total mistakenly assumed that she was to receive both spousal support and her portion of the USAF pension for the same months. Defendant only owed Plaintiff either the USAF pension payment or the spousal support payment, but not both.

Plaintiff is not entitled to counsel fees. Both parties clearly delayed in preparing their respective QDROs, but there was no agreement or recommendation regarding the details of the method, time-frame and responsibility for preparing those documents. There is no evidence of willful dilatory conduct on the part of either party. As evidenced by a review of correspondence between the parties' counsel, there were complications associated with the preparation of the Evening Post Pension, which were the fault of neither party. Defendant's QDROs were prepared after Plaintiff's QDRO; however, Defendant had three to prepare while Plaintiff only had one. Plaintiff received additional spousal support funds, thus she is not prejudiced by the delay. Furthermore, Plaintiff has not yet paid Defendant the

distribution she owes him from her pension.

Based upon the circumstances of this particular case, this Court believes that a reasonable time frame for the parties to have completed the four QDROs and tendered them for signature by the Court would have been within one year after the Master's Report and Recommendations were filed.¹ Thus, the QDRO's should have been completed and tendered to the Court for signature in November 2014. In light of the foregoing, the Court finds that Plaintiff should pay Defendant \$4,063.372,² which is the difference between the amount that Defendant owed Plaintiff in pension payments and spousal support, and the amount Plaintiff owed Defendant from her pension.

Accordingly, the attached Order is entered.

ORDER OF COURT

And Now, this 15th day of August, 2016, upon consideration of Plaintiff's Petition for Contempt and Defendant's Petition for Contempt and Special Relief, it is ORDERED that:

1. Plaintiff shall pay Defendant the amount of \$4,064.37, which represents the difference between the amount that Defendant owed Plaintiff in pension payments and spousal support, and the amount Plaintiff owed Defendant from her pension.
2. Neither party is adjudicated in contempt. Plaintiff's request for attorney's fees is denied.

¹ Reasonable time frames will differ from case to case and this Court declines to adopt one year as a blanket rule applicable to all cases. A better practice would be for litigants to stipulate regarding details for preparation of these types of documents or request the Divorce Master to set forth recommendations in this regard.

² The Court utilized the accounting charts provided by Plaintiff's counsel to calculate this amount. It is noted that some of the information provided was incomplete and inaccurate. Defendant did not provide the Court with an accounting of the payments made to Plaintiff. \$4,063.37 is equal to the distribution that Plaintiff owed to Defendant from her pension (\$4,379.73), minus the difference between amount owed to Plaintiff in spousal support from October 2013 until December 2015 (\$20,507.31), the amount owed to Plaintiff in support arrears (\$2,130.75), the amount owed to Plaintiff for the Evening Post pension from November 2014 until March 2016 (\$2,672.74), the amount owed to Plaintiff for the USPS pension from November 2014 until March 2016 (\$3,816.84), the amount owed to Plaintiff for the USAF pension from January 2016 until March 2016 (\$3,142.44) and the amount Defendant paid to Plaintiff from October 2013 until March 2016 (\$31,953.72).

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 16th day of September 2016, 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-346**WELLS FARGO BANK, N.A.**

vs.

JOSEPH M. BLANK, MICHELE E.**BLANK, ELIZABETH L. MYERS**

PROPERTY ADDRESS: 418 DELONE AVENUE, MCSHERRYSTOWN, PA 17344

By virtue of a Writ of Execution No. 16-SU-346

Wells Fargo Bank, N.A.

vs.

Joseph M. Blank
Elizabeth L. Myers
Michele E. Blank

owners(s) of property situate in the MCSHERRYSTOWN BOROUGH, ADAMS County, Pennsylvania, being 418 Delone Avenue, McSherrystown, PA 17344-2009

Parcel No. 28006-0076---000

(acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$235,450.51

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, Pa 19103

215-563-7000

No. 16-SU-54**WELLS FARGO BANK, N.A.**

vs.

BRIAN E. BOHN

PROPERTY ADDRESS: 101 HEMLOCK DRIVE, HANOVER, PA 17331

By virtue of Writ of Execution No.

16-SU-54

WELLS FARGO BANK, N.A.

vs.

Brian E. Bohn
101 Hemlock Drive, Hanover, PA 17331
Conewago Township

Parcel number 08021-0070

Improvements thereon of Residential Dwelling

Judgment amount \$145,378.74

MANLEY DEAS KOCHALSKI LLC

P. O. Box 165028

Columbus, OH 43216-5028

614-220-5611

No. 15-SU-958**WELLS FARGO BANK, N.A.**

vs.

RONALD S. BOYD, MELISSA M.**BOYD**

PROPERTY ADDRESS: 61
FRUITWOOD TRAIL, FAIRFIELD, PA
17320

By virtue of a Writ of Execution No.

15-S-958

Wells Fargo Bank, N.A.

vs.

Ronald S. Boyd a/k/a Ronald Boyd
Melissa M. Boyd a/k/a Melissa Michelle
Boyd

owner(s) of property situate in the
CARROLL VALLEY BOROUGH, ADAMS
County, Pennsylvania, being 61
Fruitwood Trail, Fairfield, PA 17320-
8481

Parcel No. 43041-0074---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$282,728.77

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK BOULEVARD, SUITE 1400

ONE PENN CENTER PLAZA

PHILADELPHIA, PA 19103

215-563-7000

No. 10-SU-368**BAYVIEW LOAN SERVICING, LLC**

vs.

GERALD A BREAM, JR, DENISE**ANNE BREAM**

PROPERTY ADDRESS: 9 LAKE MEADE
DRIVE, EAST BERLIN, PA 17316

By virtue of a Writ of Execution No.

10-S-368

Bayview Loan Servicing, LLC A

Delaware Limited Liability Company

v.

Gerald A. Bream, Jr

Denise A. Bream

owner(s) of property situate in the
READING TOWNSHIP, ADAMS County,
Commonwealth of Pennsylvania, being

9 Lake Meade Drive, East Berlin, PA

17316-9313

Parcel No. 36105-0058---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$318,624.25

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Philadelphia, Pa 19103

215-563-7000

No. 16-SU-276**FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")**

vs.

REBECCA A. CARRICK, THOMAS R.**CARRICK**

PROPERTY ADDRESS: 25 MAIN
STREET, MCSHERRYSTOWN, PA
17344

By virtue of Writ of Execution No. :

16-SU-276

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

vs.

Defendant(s): Rebecca A. Carrick and
Thomas R. Carrick

Defendant's Property Address: 25 Main
Street, McSherrystown PA 17344

Township or Borough: McSherrystown
PARCEL NO.: 28002-0079

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$126,555.69

ATTORNEYS FOR PLAINTIFF: Martha

E. Von Rosenstiel, P.C.

649 South Ave. Suite 7

Secane, Pa 19018

610-328-2887

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

8/19, 8/26 & 9/02

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 16th day of September 2016, 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-111
WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST**
vs.

BENJAMIN ALAN CROFT
PROPERTY ADDRESS: 215 NORTH STREET, MCSHERRYSTOWN, PA 17344
By virtue of Writ of Execution No. 16-S-111
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST
vs.
BENJAMIN A. CROFT aka BENJAMIN CROFT
215 North Street, McSherrystown, PA 17344
Borough of McSherrystown
Parcel No: 28002-0036-000
(Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$93,838.68
Attorneys for Plaintiff
KML Law Group, P.C.

**No. 16-SU-164
DEUTSCHE BANK TRUST COMPANY
AMERICAS, AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS,
INC.**
vs.

BELA CSERR, CARRIE CSERR
PROPERTY ADDRESS: 111 LINCOLNWAY EAST, NEW OXFORD, PA 17350
By virtue of a Writ of Execution No. 16-S-164
Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc.
Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS5
v.
Bela Cserr
Carrie Cserr
owner(s) of property situate in the NEW OXFORD BOROUGH, ADAMS County, Pennsylvania, being
111 Lincolnway East, a/k/a 111 East Lincoln Way, New Oxford, PA 17350-1234

Parcel No. 34005-0089---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$306,827.90
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
1617 JKD Boulevard
Philadelphia, PA 19103
215-563-7000

**No. 15-SU-311
WILMINGTON SAVINGS FUND
SOCIETY FSB**
vs.

DOUGLAS M. DOELP, LAURA N. DOELP
PROPERTY ADDRESS: 104 ATLANTIC AVENUE, YORK SPRINGS, PA 17372
By Virtue of Writ of Execution No. 15-SU-311
WILMINGTON SAVINGS FUND SOCIETY FSB
d/b/a CHRISTIANA TRUST, not individually but as trustee for PRETIUM MORTGAGE ACQUISITION TRUST
vs.
DOUGLAS M DOELP & LAURA N DOELP aka LAURA N FAUX
All that certain piece or parcel or Tract of land situate Borough of York Springs, Adams County, Pennsylvania, and being known as 104 Atlantic Avenue, York Springs, Pennsylvania 17372.
TAX MAP AND PARCEL NUMBER: 42-002-0008C
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling
REAL DEBT: \$164,892.64
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Douglas Doelp and Laura Faux McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

**No. 16-SU-110
WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.**
vs.

KIMBERLY L. ETZLER, TERESA M. ETZLER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF GARY
PROPERTY ADDRESS: 80 HUNTER CIRCLE, ABBOTTSTOWN, PA 17301
By virtue of a Writ of Execution No. 16-SU-110
Wells Fargo Financial Pennsylvania, Inc.
v.
Kimberly L. Etzler
Teresa M. Etzler, In Her Capacity as Executrix and Devisee of The Estate of Gary S. Etzler
owner(s) of property situate in the HAMILTON TOWNSHIP, ADAMS County, Pennsylvania, being
80 Hunter Circle, Abbottstown, PA 17301
Parcel No. 17L09-0149---000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$185,307.98
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
1617 JFK BOULEVARD, SUITE 1400
ONE PENN CENTER PLAZA
PHILADELPHIA, PA 19103
215-563-7000

**No. 16-SU-16
BELCO COMMUNITY CREDIT UNION**
vs.

ANDREA S. HARTMAN, FREDERICK GLENN HARTMAN, GAYLE L. HARTMAN
PROPERTY ADDRESS: 104 A MIDDLE STREET, YORK SPRINGS, PA 17372
By virtue of a Writ of Execution No. 16-S-16
Belco Community Credit Union
v.
Andrea S. Hartman
Frederick G. Hartman
Gayle L. Hartman
owner(s) of property situate in the YORK SPRINGS BOROUGH, ADAMS County, Pennsylvania, being 104A Middle Street, York Springs, PA 17372-8667
Parcel No. 42005-0050F --000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$157,523.30
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
8/19, 8/26 & 9/02

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 16th day of September 2016, 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-55

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK
vs.

RICHARD S. INMAN, TAMMY S. INMAN

PROPERTY ADDRESS: 105 RICE LANE, BENDERSVILLE, PA 17306
By virtue of Writ of Execution No.

16-SU-55

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY :MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA

vs.

RICHARD S. INMAN
105 Rice Lane, Bendersville, PA 17306

BENDERSVILLE BOROUGH

Parcel No: 03001-0001A-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$89,947.75

Attorneys for Plaintiff

KML Law Group, P.C.

Suite 5000-BNY Independence Center

701 Market Street

Philadelphia, Pa 19106

(215) 627-1322

No. 16-SU-63

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC
vs.

BRYAN A. KEMPER

PROPERTY ADDRESS: 26 JEFFERSON DRIVE, ABBOTTSTOWN, PA 17301

By virtue of Writ of Execution No.:

16-S-63

JPMorgan Chase Bank, National

Association successor by merger to

Chase Home Finance LLC

Plaintiff

vs.

Bryan A. Kemper

Defendant (s)

Defendant's Property Address: 26

Jefferson Drive, Abbottstown, PA 17301

Township or Borough: Hamilton

Township

PARCEL NO.: (17) L09-106

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$223,025.58

ATTORNEYS FOR PLAINTIFF

Shapiro & DeNardo, LLC

3600 Horizon Drive, Suite 150

King Of Prussia, Pa 19406

610-278-6800

No. 16-SU-260

BAYVIEW LOAN SERVICING LLC

vs.

PAULA R. LARA, ALFONSO G. LUIA

PROPERTY ADDRESS: 101-115

ATLANTIC AVENUE, YORK SPRINGS,

PA 17372

By virtue of Writ of Execution No. 16-S-

260

BAYVIEW LOAN SERVICING LLC

vs.

PAULA LARA & ALFONSO G. LUIA

A/K/A ALFONSO LUIA

101-115 Atlantic Avenue York Springs,

PA 17372

Parcel No: 42002-0009-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$275,559.12

Attorneys for Plaintiff

KML Law Group, P.C.

Suite 5000- BNY Independence Center

701 Market Street

Philadelphia, Pa 19106

215-627-1322

No. 16-SU-60

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC

vs.

JENNIFER L. MYERS, KENNETH V. MYERS

PROPERTY ADDRESS: 517 LAKE

MEADE DRIVE, EAST BERLIN, PA

17316

By virtue of Writ of Execution No.

16-SU-60

DITECH FINANCIAL LLC F/K/A GREEN

TREE SERVICING LLC

vs.

JENNIFER L. MYERS & KENNETH V.

MYERS

517 Lake Meade Drive, East Berlin, PA

17316

Reading Township

Parcel No: 36114-0040-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$133,003.66

Attorneys for Plaintiff

KML Law Group, P.C.

No. 16-SU-20

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs.

SONYA L. NAYLOR

PROPERTY ADDRESS: 143 NORTH

MAIN STREET, BENDERSVILLE, PA

17306

By virtue of Writ of Execution No.:

16-SU-20

JPMorgan Chase Bank, National

Association

Plaintiff

vs.

Sonya L. Naylor

Defendant

Defendant's Property Address: 143

North Main Street, Bendersville, PA

17306

Township or Borough: Bendersville

Borough

PARCEL NO.: 03001-0041

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$128,124.38

ATTORNEYS FOR PLAINTIFF

Shapiro & DeNardo, LLC

3600 Horizon Drive, Suite 150

King Of Prussia, Pa 19406

610-278-6800

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

8/19, 8/26 & 9/02

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 16th day of September 2016, 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. 13-SU-930
SUSQUEHANNA BANK
 vs.

RONALD E. PACK, LISA J. PACK
 PROPERTY ADDRESS: 34 Locust Ave, Gettysburg, PA 17325
 By virtue of Writ of Execution No. 2013-SU-930,
 Branch Banking and Trust Company,
 Successor in Interest to Susquehanna Bank
 vs.
 Ronald E. Pack and
 Lisa J. Pack
 34 Locust Avenue
 Gettysburg Borough, Adams Co., Pa.
 Parcel 160 I3-0047--00
 Residential/Commercial property, with improvements
 Amount due \$650,135.50, plus costs
 Stephen R. Lazun
 Barley Snyder
 100 East Market Street
 York, PA 17401
 (717) 846-8888
 Fax (717) 843-8492
 slazun@barley.com

No. 12-SU-1684
ACNB BANK, FORMERLY KNOWN AS
ADAMS COUNTY NATIONAL BANK
 vs.

DAVID A PETROSKY, ANGELA K PETROSKY
 PROPERTY ADDRESS: 18 PENN STREET, BIGLERVILLE, PA 17307
 By virtue of Writ of Execution No.: 2012-S-1684
 ACNB Bank, formerly known as Adams County National Bank, Plaintiff
 vs.
 David A. Petrosky and Angela K. Petrosky, Defendants
 Defendants' Property Address: 18 Penn Street, Biglerville, PA 17307
 Township or Borough: Borough of Biglerville
 Parcel No.: 05-003-0097
 Improvements Thereon: Residential Dwelling
 Judgment Amount: \$98,630.78
 Attorneys for Plaintiff: Puhl, Eastman & Thrasher
 220 Baltimore Street
 Gettysburg, PA 17325

No. 15-SU-328
NATIONSTAR MORTGAGE LLC
 vs.

KRISTEN PICARELLI, DOMINIC PICARELLI
 PROPERTY ADDRESS: 106 NORTH HOWARD AVENUE, GETTYSBURG, PA 17325
 By virtue of Writ of Execution No.: 15-SU-328
 Nationstar Mortgage LLC
 vs.
 Kristen Picarelli and
 Dominic Picarelli
 Defendant's Property Address: 106 North Howard Avenue, Gettysburg, PA 17325
 Township or Borough: Gettysburg Borough
 PARCEL NO.: 16-006-0047-000
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$170,827.94
 ATTORNEYS FOR PLAINTIFF:
 SHAPIRO & DENARDO, LLC
 3600 HORIZON DRIVE, SUITE 150
 KING OF PRUSSIA, PA 19406
 (610) 278-6800

No. 16-SU-410
WELLS FARGO BANK, NA
 vs.

WALTER S. RICHIE, TRACY L. RICHIE
 PROPERTY ADDRESS: 1840 WENKSVILLE ROAD, BIGLERVILLE, PA 17307
 By virtue of a Writ of Execution NO. 16-SU-410
 Wells Fargo Bank, NA
 vs.
 Walter S. Richie
 Tracy L. Richie
 Owner(s) of property situate in the MENALLEN TOWNSHIP, ADAMS County Pennsylvania, being
 1840 Wenksville Road, Biglerville, PA 17307-9720
 Parcel NO. 29D05-0013B---000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$172,220.49
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-378
OCWEN LOAN SERVICING, LLC
 vs.

JAIME KATHRYN RICKELL
 PROPERTY ADDRESS: 18 CENTENNIAL STREET, FAIRFIELD, PA 17320
 By virtue of a Writ of Execution No. 15-SU-378
 OCWEN Loan Servicing, LLC
 vs.
 Jaime Kathryn Rickell
 owner(s) of property situate in the Fairfield Borough, ADAMS County, Pennsylvania, being

18 Centennial Street, a/k/a 20 Centennial Street, Fairfield, PA 17320-9533
 Parcel No. 11006-0064
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$132,184.18
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP
 1716 JFK BOULEVARD, SUITE 1400
 ONE PENN CENTER PLAZA
 PHILADELPHIA, PA 19103

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
 8/19, 8/26 & 9/02

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 16th day of September 2016, 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-952

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA

vs.

FREEMAN L. ROBINSON, JR., MARVIS R. PAYTON ROBINSON
PROPERTY ADDRESS: 8 PENN CT., GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 15-S-952

Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized and Existing Under The Laws of The United States of America

v.

Freeman L. Robinson, Jr
Mavis R. Payton Robinson
owner(s) of property situate in the MT JOY TOWNSHIP, ADAMS County, Pennsylvania, being
8 Penn Court, Gettysburg, PA 17325-6629

Parcel No. 30F18-0099---000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$418,242.74

Attorneys for
PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK BOULEVARD SUITE 1400
ONE PENN CENTER PLAZA
PHILADELPHIA, PA 19103
215-563-7000

No. 16-SU-106

DITECH FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY

vs.

ALAN DREXEL TAYLOR, ALICE C. TAYLOR

PROPERTY ADDRESS: 30 FLATBUSH ROAD, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.

16-SU-106

DITECH FINANCIAL LLC V.

ALAN DREXEL TAYLOR & ALICE CHARLOTTE TAYLOR

All that certain piece or parcel or Tract of land situate Mount Pleasant Township, Adams County, Pennsylvania, and being known as

30 Flatbush Road, Littlestown, Pennsylvania 17340.

TAX MAP AND PARCEL NUMBER: 32115-0039-000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$135,049.04

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 16-SU-109

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC

vs.

MICHAEL ELWOOD TOPPER, DEANNA M TOPPER

PROPERTY ADDRESS: 331 THIRD STREET, HANOVER, PA 17331

By virtue of Writ of Execution No.

16-SU-109

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC

vs.

Michael E. Topper

Deanna M. Topper

331 3rd Street

Hanover, PA 17331

Conecago Township

PARCEL NO.: 08,008,0209

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$78,235.52

ATTORNEYS FOR PLAINTIFF

THE LAW OFFICE OF GREGORY

JAVARDIAN

No. 15-SU-49

PNC BANK, NATIONAL ASSOCIATION

vs.

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS,

FIRMS, OR ASSOCIATE, JAMIE L.

KINT, KNOWN HEIR OF

ROXANNE D. KINT AND JAMES R.

KINT, JOSHUA L. KINT, KNOWN HEIR

OF ROXANNE D. KINT AND JAMES

R. KINT, TODD M. KINT, AS

PERSONAL REPRESENTATIVE OF

THE ESTATE OF ROXANNE D. KI,

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS,

FIRMS, OR ASSOCIATE

PROPERTY ADDRESS: 10 SHRIVERS CORNER ROAD, GETTYSBURG, PA 17325

BY VIRTUE OF WRIT OF EXECUTION

15-SU-49

PNC Bank, National Association

v.

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS, FIRMS,

OR ASSOCIATIONS CLAIMING RIGHT,

TITLE OR INTEREST FROM OR UNDER

ROXANNE D. KINT, LAST RECORD

OWNER BEAU J. KINT, KNOWN HEIR

OF ROXANNE D. KINT AND JAMES R.

KINT

JAMIE L. KINT, KNOWN HEIR OF

ROXANNE D. KINT AND JAMES R.

KINT

JOSHUA L. KINT, KNOWN HEIR OF

ROXANNE D. KINT AND

JAMES R. KINT TODD M. KINT, AS

PERSONAL REPRESENTATIVE OF THE

ESTATE OF ROXANNE D. KINT, AND

AS KNOWN HEIR OF ROXANNE D.

KINT AND JAMES R. KINT

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS AND ALL PERSONS, FIRMS,

OR ASSOCIATIONS CLAIMING RIGHT,

TITLE OR INTEREST FROM OR UNDER

JAMES R. KINT, LAST RECORD

OWNER

ALL THAT CERTAIN LOT OF LAND

SITUATE IN BUTLER TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 10 Shrivvers Corner

Road, Gettysburg, PA 17325

PARCEL NUMBER: (07)-F09-0029

IMPROVEMENTS: Residential Property

JUDGEMENT AMOUNT: \$48,469.66

UDREN LAW OFFICES, PC.

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NEW JERSEY 08003

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

8/19, 8/26 & 9/02

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 16th day of September 2016, 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-296**WELLS FARGO BANK, N.A.**

vs.

CHAD R. WAGAMAN, MELISSA L. WAGAMAN

PROPERTY ADDRESS: 516 SOUTH STREET, MCSHERRYSTOWN, PA 17344

By virtue of a Writ of Execution No. 16-SU-296

Wells Fargo Bank, N.A.

v.

Chad R. Wagaman

Melissa L. Wagaman

owner(s) of property situate in the MCSHERRYSTOWN BOROUGH, ADAMS County, Pennsylvania, being 516 South Street, McSherrystown, PA 17344-1815

Parcel No. 28005-0323-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$124,995.75

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-322**PINGORA LOAN SERVICING LLC**

vs.

MONIQUE S. WASHIRAPUNYA, RYAN E. NUSBAUM

PROPERTY ADDRESS: 253 KINDIG ROAD, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No.

16-S-322

Pingora Loan Servicing LLC

vs.

MONIQUE S. WASHIRAPUNYA

RYAN E. NUSBAUM

owner(s) of property situate in the

GERMANY TOWNSHIP, ADAMS

County, Pennsylvania,

being

253 Kindig Road, Littlestown, PA 17340

Parcel No. 15J17-0159---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$208,614.09

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 15-SU-758**WELLS FARGO BANK, NA**

vs.

ANDREW D. WEIGLE, STEPHANIE S. WEIGLE

PROPERTY ADDRESS: 4

WADSWORTH DRIVE, EAST BERLIN,

PA 17316

By virtue of a Writ of Execution No.

15-SU-758

Wells Fargo Bank, NA

vs.

Andrew D. Weigle

Stephanie S. Weigle

owner(s) of property situate in the

READING TOWNSHIP, ADAMS County,

Pennsylvania,

being

4 Wadsworth Drive, East Berlin, PA

17316-9328

Parcel No. 36108-0059

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$134,598.86

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

1617 JFK BOULEVARD, SUITE 1400

ONE PENN CENTER PLAZA

PHILADELPHIA, PA 19103

215-563-3826

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

8/19, 8/26 & 9/02

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary of 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 MILDRED G. CLEVELAND, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Jeffrey C. Rohrbaugh, Box 352, Biglerville, PA 17307; James A. Rohrbaugh, 12426 Greenspring Ave., Owings Mills, MD 21117

ESTATE OF LINDA J. MILLER, DEC'D

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Keith Richard Miller, 107 Two Taverns Road, Littlestown, PA 17340

Attorney: George W. Swartz, II, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

ESTATE OF LOIS R. MYERS, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Co-Executrix: Cynthia K. Deardorff, 220 Pete's Lane, P.O. Box 472, Fairfield, PA 17320; Kimberly A. Larsen, 7771 Kidwell Drive, Hanover, MD 21076

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

ESTATE OF RUTH IRENE MYERS a/k/a R. IRENE MYERS, DEC'D

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

Executor: Rochelle N. Livingston, 1280 Rt. 194 North, Abbottstown, PA 17301

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

ESTATE OF JOSEPH C. SHANEFELTER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Samuel A. Shanefelter, 1561 Broadway, Hanover, PA 17331; Robert C. Shanefelter, 6120 Baltimore Pike, Littlestown, PA 17340

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

ESTATE OF JANET M. UPTON, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Steven D. Niebler, 110 Windbriar Lane, Gettysburg, PA 17325

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

SECOND PUBLICATION**ESTATE OF DORIS J. CHAPMAN, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Regina M. Connelly, 1133 Good Intent Road, Gettysburg, PA 17325

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

ESTATE OF GERARDO CALDERON CORTES, DEC'D

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Administratrix: Melissa R. Calderon, 27 Glenwood Drive, Arendtsville, PA 17303

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

ESTATE OF HELEN N. HELDIBRIDGE, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Darlene Krepps, 34 Peace Circle, New Oxford, PA 17350

ESTATE OF WENDELL L. LEHMAN, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Sheldon C. Lehman, 304 Elmwood Blvd., York, PA 17403

ESTATE OF LOUISE M. ORNDORFF, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Executrix: Benita M. Lehto, 21 East Hanover Street, Gettysburg, PA 17325; Christine F. Gallagher, 303 North Stratton Street, Gettysburg, PA 17325

Attorney: David C. Smith, Esq., 754 Edgegrove Road, Hanover PA 17331

THIRD PUBLICATION**ESTATE OF MARIE T. BUSBEY, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: Laverne J. Busbey, Jr., 780 Lagoon Dr., North Palm Beach, FL 33408; Deborah M. Mummert, 303 Linden Ave., Hanover, PA 17331

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

ESTATE OF ANDREW J. CASHELL, DEC'D

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Bonnie P. Casshell, 25 Warren Trail, Fairfield, PA 17320

Attorney: Deborah K. Hoff, Esq., 154 South Potomac Street, Waynesboro, PA 17268

ESTATE OF DONALD S. HIGHLANDS, DEC'D

Late of the Borough of York Springs, Adams County, Pennsylvania

Administratrix: Kimberly A. Gilreath, 142 Fieldstone Drive, Carlisle, PA 17015

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

ESTATE OF NORMA J. JOSEPH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Cecilia M. Billingsley, 42 North Schoolhouse Rd., Thomasville, PA 17364

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

ESTATE OF MARVIN L. SWISHER, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Administratrix: Nancy L. Harbaugh, 100 Steelman Marker Road, Fairfield, PA 17320

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

ACTION IN DIVORCE
NO. 2012-FC-000331-02

USMAN VERIATCH, Plaintiff
vs.
SIDRA BATOOL, Defendant

NOTICE TO DEFEND AND
CLAIM RIGHTS

TO: SIDRA BATOOL

YOU have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree or divorce or annulment may be entered against you by the Court. A Judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at

York County Judicial Center
45 North George Street
York, PA 17401

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, COUNSEL FEES OR EXPENSE BEFORE A FINAL DECREE OF DIVORCE OR ANNULMENT IS ENTERED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO 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 LEGAL HELP.

Lawyer Referral Service of the
York County Bar Association
York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone: (717) 854-8755

In said complaint Usman Veriatch claims the two of you were married December 20, 2011, in Brooklyn, New York, and separated December 30, 2011 and have lived separate and apart since December 30, 2011, and claims the marriage is irretrievably broken under provision of the Pennsylvania Divorce Code Section 3301(D) which allows a Divorce Decree to be entered upon a two year separation of the parties. Hence Usman Veriatch desires the Court to enter a Divorce Decree. If you do not agree with the foregoing, you may file the Counter-Affidavit below with the Office of the Prothonotary.

COUNTER-AFFIDAVIT
NO. 2012-FC-000331-02

USMAN VERIATCH, Plaintiff
vs.
SIDRA BATOOL, Defendant

COUNTER- AFFIDAVIT
UNDER SECTION 3301(D) OF
THE DIVORCE CODE

1. Check either (a) or (b):
 - (a) I do not oppose the entry of a divorce decree.
 - (b) I oppose the entry of a divorce decree because (Check (i) (ii) (iii) or all):
 - (i) The parties to this action have not lived separate and apart for a period of at least two years.
 - (ii) The marriage is not irretrievably broken.
 - (iii) There are economic claims pending.
2. Check (a) (b) or (c):
 - (a) I do not wish to make any claims for economic relief. I understand that I may lose rights concerning alimony, division of property, lawyer fees or expenses if I do not claim them before a divorce is granted.
 - (b) I wish to claim economic relief which may include alimony, division of property, lawyer's fees or expenses or other important rights.

I UNDERSTAND THAT IN ADDITION TO CHECKING (b) ABOVE, I MUST ALSO FILE ALL OF MY ECONOMIC CLAIMS WITH THE PROTHONOTARY IN WRITING AND SERVE THEM ON THE OTHER PARTY. IF I FAIL TO DO SO BEFORE THE DATE SET FORTH ON THE NOTICE OF INTENTION TO REQUEST DIVORCE DECREE, THE DIVORCE DECREE MAY BE ENTERED WITHOUT FURTHER NOTICE TO ME, AND I SHALL BE UNABLE THEREAFTER TO FILE ANY ECONOMIC CLAIMS.

- (c) Economic claims have been raised and are not resolved.

I verify that the statements made in this counter-affidavit are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date: _____

NOTICE: IF YOU DO NOT WISH TO OPPOSE THE ENTRY OF A DIVORCE DECREE AND YOU DO NOT WISH TO MAKE ANY CLAIM FOR ECONOMIC RELIEF, YOU SHOULD NOT FILE THIS COUNTER-AFFIDAVIT.

IF YOU DO NOT FILE WITH THE COURT THE COUNTER-AFFIDAVIT ABOVE BY September 22, 2016, USMAN

VERIATCH INTENDS TO REQUEST A DIVORCE DECREE BE ENTERED BY THE FOLLOWING PRAECIPE.

PRAECIPE TO TRANSMIT RECORD
NO. 2012-FC-000331-02

USMAN VERIATCH, Plaintiff
vs.

SIDRA BATOOL, Defendant
To the Prothonotary:

Transmit the record, together with the following information, to the court for entry of a divorce decree;

1. Ground for divorce: irretrievable breakdown under Section (3301(c) Section (3301(d) of the Divorce Code.
2. Date and manner of service of the complaint:
3. (Complete either paragraph (a) or (b).)
 - (a) Date of execution of the affidavit of consent required by Section 3301(c) of the Divorce Code: Plaintiff - Defendant -
4. Related claims pending:
5. Complete either (a) or (b).

(a) Date and manner of service of the notice of intention to file praecipe to transmit record:

(b) Date of defendant's Waiver of Notice in 3301(c) Divorce was filed with prothonotary:

(c) Date plaintiff's Waiver of Notice in 3301(c) Divorce was filed with prothonotary:

Joseph E. Erb, Jr., Esq.
I.D. #57869

Attorney for Plaintiff, Usman Veriatch

9/2