

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

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

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CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on the 12th day of March 2015, the Petition on behalf of Chase Christopher Hollowell, a minor, son of Dana Grovanz and Michael Hollowell, was filed in the Court of Common Pleas of Adams County, Pennsylvania, praying for a decree to change the name of the minor child to Chase Christopher Hernandez.

The court has affixed the 8th day of May 2015, at 8:30 a.m., in Courtroom No. 4, Third Floor, Adams County Courthouse as the time and place of the hearing of said Petition, where and when all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

5/8

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 19, 2015 for JENNY ROSE TREASURES located at 4335 York Road #5 & 6, New Oxford, PA 17350. The name and address of the individual interested in the business is Kevin Lincoln, 4335 York Road #5 & 6, New Oxford, PA 17350. This was filed in accordance with 54 Pa.C.S. 311.

5/8

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, in compliance with the requirements of Section 311, of Act 1982 - 295 (54 Pa. C.S. 311), the undersigned entity (ies) announce their intention to file in the Office of the Secretary of the Commonwealth of Pennsylvania, on approximately April 15, 2015, a certificate for the conduct of a business in Adams County, Pennsylvania, under the assumed or fictitious name, style or designation of GINKO COTTAGE DESIGNS, with its principal place of business at 19 Crescent Lane, Littlestown, PA 17340. The name and address of the person owning or interested in said business is Beth B. Thomson, residing at 19 Crescent Lane, Littlestown, PA 17340. The character or

nature of the business is retail and wholesale of handmade craft items, artwork, and also art supplies online and at craft shows and shops.

5/8

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 15th day of May 2015, at 10 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. 14-SU-828 STATE EMPLOYEES CREDIT UNION OF MARYLAND, INC.

vs.
BRIAN D. WEBB
PROPERTY ADDRESS: 2 JOHNAMEAC
SOUTH, LITTLESTOWN, PA 17340
By virtue of Writ of Execution No.
14-S-828

State Employees Credit Union of
Maryland, Inc.

vs.

Brian D. Webb

All that certain piece, parcel or tract of
land, situate, lying and being in the
Borough of Littlestown, Adams County,
Pennsylvania.

Property Address: 2 Johnamac South,
Littlestown, PA 17340

PARCEL NO.: 27-004-0028

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$188,561.49

ATTORNEYS FOR PLAINTIFF:

POWERS, KIRN & ASSOCIATES, LLC

No. 12-SU-575 BANK OF NEW YORK MELLON

vs.

**DARREN K. YEATON, SR., TINA M.
YEATON**

PROPERTY ADDRESS: 950 DICKS
DAM ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.

12-S-575

THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK, AS
TRUSTEE FOR THE BENEFIT OF THE

CERTIFICATEHOLDERS OF THE
CWABS INC., ASSETBACKED
CERTIFICATES, SERIES 2007-BC2
vs.

Darren K. Yeaton Sr. Tina M. Yeaton
Property Address: 950 Dicks Dam
Road, New Oxford, PA 17350

Hamilton Township

Parcel No.: 17-J09-0135-000

Improvements thereon: Residential

Dwelling

Judgment amount: \$388,797.68

Attorney for Plaintiff:

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esq.,

ID No.315501, 1 E. Stow Road Marlton,

NJ 08053, 856-482-1400

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

Purchaser must settle for property on
or before filing date. ALL claims to prop-
erty 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 Muller
Sheriff of Adams County

www.adamscounty.us

4/24, 5/1 & 8

SHERIFF SALES

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No. 14-SU-309**BANK OF AMERICA, N.A.**

vs.

LAVADA M. ANDREW, MITCHELL A. ANDREW

PROPERTY ADDRESS: 81 BOURBON TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.

2014-SU-309

BANK OF AMERICA, N.A.

vs.

Lavada M. Andrew, Mitchell A. Andrew
81 Bourbon Trail, Fairfield, PA, 17320
(Township of Hamiltonban)

Parcel No. 18-BBO-0141-000

Improvements thereon: Residential Dwelling

Judgment Amount: \$275,661.84

ZUCKER, GOLDBERG & ACKERMAN,
LLC, 200 Sheffield Street, Suite 101,
Mountainside, NJ 07092
908-233-8500

No. 14-SU-967**SUNTRUST MORTGAGE, INC.**

vs.

LORY BAER

PROPERTY ADDRESS: 1550
HANOVER ROAD, GETTYSBURG, PA
17325

By virtue of a Writ of Execution No.

14-S-967

Suntrust Mortgage, Inc.

v.

Lory Baer
owner(s) of property situate in
STRABAN TOWNSHIP, ADAMS County,
Pennsylvania, being
1550 Hanover Road, Gettysburg, PA
17325-7713

Parcel No. 38G13-0045-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$126,539.94

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1027

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS INDENTURE TRUSTEE
FOR ARGENT SECURITIES INC.**

vs.

**DIANE M. BALUTIS, RONALD E.
BALUTIS, JR.**

PROPERTY ADDRESS: 143 SOUTH
MAIN STREET, BENDERSVILLE, PA

17306

By virtue of a Writ of Execution No.

14-S-1027

Deutsche Bank National Trust
Company, as Indenture Trustee for
Argent Securities Inc., Asset-Backed
Pass-Through Certificates, Series 2003-
W3

v.

Diane M. Balutis, Ronald E. Balutis, Jr.
a/k/a Ronald E. Ballitis
owner(s) of property situate in the
ADAMS County, Pennsylvania, being
143 South Main Street, Bendersville, PA
17306

Parcel No. 03004-0064---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$143,762.77

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-SU-1497

**WELLS FARGO FINANCIAL
PENNSYLVANIA, INC.**

vs.

**CHRISTINE L. BOLTON, JAMES W.
BOLTON**

PROPERTY ADDRESS: 79 NORTH
STREET, MCSHERRYSTOWN, PA
17344

By virtue of a Writ of Execution No.

14-S-1497

Wells Fargo Financial Pennsylvania, Inc.

v.

Christine Bolton a/k/a Christine L.
Bolton, James W. Bolton, Jr. a/k/a
James W. Bolton

owner(s) of property situate in the
MCSHERRYSTOWN BOROUGH,
ADAMS County, Pennsylvania, being
79 North Street, Mcsherrystown, PA
17344-1303

Parcel No. 28,002-0007 (Acreage or
street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$183,969.16

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1319

**BENEFICIAL HOMEOWNER SERVICE
CORPORATION**

vs.

**KATHLEEN M. BRANSON, JAMES R.
BRANSON**

PROPERTY ADDRESS: 247 TRACT
ROAD, FAIRFIELD, PA 17320

By Virtue of Writ of Execution No.

14-SU-1319

Beneficial Homeowner Service
Corporation

vs.

Kathleen M. Branson, James R. Branson
All that certain piece or parcel or Tract
of land situate Hamiltonban, Adams
County, Pennsylvania, and being known
as 247 Tract Road, Fairfield,
Pennsylvania 17320

TAX MAP AND PARCEL NUMBER: 18.
C16-24

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$306,230.16

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Kathleen M.

Branson and James R. Branson

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 14-SU-512

**THE BANK OF NEW YORK MELLON
f/k/a THE BANK OF NEW YORK AS
TRUSTEE**

vs.

**DALE E. BRENSINGER, RICKEE D.
BRENSINGER**

PROPERTY ADDRESS: 1995

MUMMASBURG ROAD,

GETTYSBURG, PA 17325

By Virtue of Writ of Execution No.

14-SU-512

The Bank of New York Mellon f/k/a

The Bank of New York as Trustee for
the Certificateholders of the CWABS,
Inc., Asset-Backed Certificates, Series
2006-4

vs.

**DALE E. BRENSINGER, RICKEE D.
BRENSINGER**

ALL THAT CERTAIN LOT OF LAND

SITUATE IN FRANKLIN TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1995 Mummasburg

Road, Gettysburg, PA 17325

PARCEL NUMBER: (12)-E11-0017

IMPROVEMENTS: Residential Property

JUDGMENT AMOUNT: \$188,032.09

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

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

Purchaser must settle for property on
or before filing date. ALL claims to prop-
erty 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 Muller
Sheriff of Adams County
www.adamscounty.us

4/24, 5/1 & 8

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 15th day of May 2015, at 10 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-492

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LO

vs

NEIL JAMES CROUSE, LAST RECORD OWNER, MICHELE L. RORRER CROUSE a/k/a MICHELE L. RORRER, INDIVIDUALLY AND KNOWN HEIR OF, DUSTIN J. CROUSE, KNOWN HEIR OF NEIL JAMES CROUSE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NEIL JAMES CROUSE, LAST RECORD OWNER, NEIL JAMES CROUSE, LAST RECORD OWNER

PROPERTY ADDRESS: 202 PLUNKERT ROAD, LITTLESTOWN, PA 17340

By Virtue of Writ of Execution No. 13-SU-492

U.S. Bank, National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CBI

vs.

MICHELE L. RORRER CROUSE a/k/a MICHELE L. RORRER, INDIVIDUALLY AND KNOWN HEIR OF NEIL JAMES CROUSE, DUSTIN J. CROUSE, KNOWN HEIR OF NEIL JAMES CROUSE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NEIL JAMES CROUSE, LAST RECORD OWNER, NEIL JAMES CROUSE, LAST RECORD OWNER

ALL THAT CERTAIN LOT OF LAND SITUATE IN MT. JOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 202 Plunkert Road, Littlestown, PA 17340

PARCEL NUMBER: 30116-0007C-OOO
IMPROVEMENTS: Residential Property
JUDGMENT AMOUNT \$264,886.57
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

No. 14-SU-1274

THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, AS TRUSTEE

vs

DANIEL DICKENSHEETS, SHELLY DICKENSHEETS

PROPERTY ADDRESS: 40 SANDY COURT, HANOVER, PA 17331

By virtue of Writ of Execution No.: 14-SU-1274

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-11

vs.

Daniel Dickensheets, Shelly Dickensheets
Property Address: 40 Sandy Court, Hanover, PA 17331
Township or Borough: Conewago Township

PARCEL NO.: 08-012-0094

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$266,577.89

ATTORNEYS FOR PLAINTIFF:

Shapiro & Denardo, LLC, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, 610-278-6800

No. 14-SU-1298

UNITED SECURITY FINANCIAL CORP.

vs

CHESTER CARL DUVALL, MARILYN R. DUVALL

PROPERTY ADDRESS: 5990 CHAMBERSBURG ROAD, ORRTANNA, PA 17353

By virtue of Writ of Execution No.

14-S-1298

United Security Financial Corp.

vs.

Chester Carl Duvall, Marilyn R. Duvall
5990 Chambersburg Road, Orrtanna, PA 17353, Franklin Township
Parcel No.: 12-B09-003M

Improvements thereon: Residential Dwelling

Judgment amount: \$361,656.72

Attorney for Plaintiff:

MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esq., ID No. 315501, 1 E. Stow Road Marilton, NJ 08053, 856-482-1400

No. 13-SU-1273

U.S. BANK NATIONAL ASSOCIATION

vs

ANTHONY N. FATA, SUSAN C. FATA
PROPERTY ADDRESS: 20 BRIGADIER COURT, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

13-S-1273

U.S. BANK NATIONAL ASSOCIATION

vs.

ANTHONY N. FATA, SUSAN C. FATA
20 BRIGADIER COURT, GETTYSBURG, PA 17325, CUMBERLAND TWP.

PARCEL NO.: (09)-E13-0352
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$410,476.11
ATTORNEYS FOR PLAINTIFF:
POWERS, KIRN & ASSOCIATES, LLC

No. 14-SU-1481

NATIONSTAR MORTGAGE LLC

vs

TROY H. FENTON, ELIZABETH A. FENTON

PROPERTY ADDRESS: 14 LINCOLN DRIVE, HANOVER, PA 17331

By virtue of Writ of Execution No.:

2014-SU-0001481

Nationstar Mortgage LLC

vs.

Troy H. Fenton, Elizabeth A. Fenton
Property Address: 14 Lincoln Drive, Hanover, PA 17331

Township or Borough: Conewago Township

PARCEL NO.:08009-0067-00

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT:\$162,057.45

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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) 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 Muller
Sheriff of Adams County

www.adamscounty.us

4/24, 5/1 & 8

SHERIFF SALES

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No. 14-SU-863**WILMINGTON TRUST COMPANY, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE**

vs.

SHAWN D. GREEN, GLEN D. GREEN
PROPERTY ADDRESS: 50 FIVE FORKS LANE, FAIRFIELD, PA 17320
BY VIRTUE OF WRIT OF EXECUTION NO. 2014-SU-863

WILMINGTON TRUST COMPANY,
WILMINGTON, DE 19890-0001 as trustee for MERRILL LYNCH MORTGAGE INVESTORS TRUST, Series 2007-HE2

vs.

SHAWN D. GREEN, GLEN D. GREEN
ADDRESS: 50 FIVE FORKS LANE, FAIRFIELD, PA 17320
TWP OR BOROUGH: HAMILTONBAN TOWNSHIP PARCEL NO: 18-A17--3A
JUDGMENT AMOUNT: \$156,461.25
IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING
ZUCKER GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, MOUNTAINSIDE, NJ 07092

No. 14-SU-1380**SUSQUEHANNA BANK SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK PA**

vs.

LARRY J. HENSCHKE, WILMA L. HENSCHKE

PROPERTY ADDRESS: 125 CURTIS DRIVE, NEW OXFORD, PA 17350
By virtue of Writ of Execution No. 2014-S-1380

Susquehanna Bank successor in interest to Susquehanna Bank PA vs.

Larry J. Henschke and Wilma L. Henschke, 125 Curtis Drive, New Oxford, PA 17350

Located in Oxford Township, Adams County, Pennsylvania

Parcel No. 35-013-0144-000.

Improvements thereon of the residential dwelling

Judgment Amount \$141,587.59

Kornfield and Benchoff, LLP, 100

Walnut Street, Waynesboro, PA 17268

717-762-8222

No. 14-SU-463**GREEN TREE SERVICING, LLC**

vs.

STEVEN L. KING, MICHELLE A. ECKENRODE

PROPERTY ADDRESS: 2 AND 4 MAPLE STREET, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.

14-S-463

GREEN TREE SERVICING LLC

vs.

Steven L. King, Michelle A. Eckenrode

2 and 4 Maple Street, Gettysburg, PA

17325, Borough of Bonneauville

PARCEL NO.: (06)-005-0056

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$95,608.61

ATTORNEYS FOR PLAINTIFF:

THE LAW OFFICE OF GREGORY

JAVARDIAN

No. 14-SU-1504**WELLS FARGO BANK, N.A.**

vs.

MICHAEL T. LAWVER, SR., ANITA R. LAWVER

PROPERTY ADDRESS: 1325

BIGLERVILLE ROAD, GETTYSBURG,

PA 17325

By virtue of a Writ of Execution No.

14-S-1504

Wells Fargo Bank, N.A.

vs.

Michael T. Lawver, Sr. a/k/a Michael T.

Lawver, Anita R. Lawver

owner(s) of property situate in the

CUMBERLAND TOWNSHIP, ADAMS

County, Pennsylvania, being

1325 Biglerville Road, Gettysburg, PA

17325-8019

Parcel No. 09-F11-0128.A

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$222,811.46

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1297**STATE FARM BANK, F.S.B.**

vs.

RUTH N. MALONE

PROPERTY ADDRESS: 44 EAST

LOCUST LANE, NEW OXFORD, PA

17350

By virtue of writ of execution Case No.

14-SU-1297

State Farm Bank, F.S.B.

vs.

Ruth N. Malone f/k/a Ruth N. Fowler

Owner of the property situate in the

Township of Oxford, Adams County,

Pennsylvania Being parcel number and

pin number 35 009-0072-000

Property being known as: 44 East

Locust Lane, New Oxford, PA 17350

Improvements thereon: a single family dwelling

Judgment Amount: \$59,039.55

Attorney: BERNSTEIN-BURKLEY, P.C.

Suite 2200 Gulf Tower, Pittsburgh, PA

15219, 412-456-8100

No. 12-SU-1595**REGIONS BANK**

vs.

SAMUEL JOSEPH MAY, WENDY**CAROL MAY**

PROPERTY ADDRESS: 22 FAWN HILL DRIVE, HANOVER, PA 17331

By virtue of Writ of Execution No.

12-SU-1595

Regions Bank

vs.

Samuel Joseph May and Wendy Carol

May, 22 Fawn Hill Drive, Hanover, PA

17331, Berwick Township

Parcel No. 04L11-0272

Improvements thereon are Residential

Dwelling

Judgment Amount: \$333,952.43

Mattleman, Weinroth and Miller

Alicia M. Sandoval, Esq.

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**No. 14-SU-1088
MANUFACTURERS AND TRADERS
TRUST COMPANY**

vs
MONAHAN NORTHSIDE, L.P.
PROPERTY ADDRESS: TRACTS OF LAND ALONG ROUTE 30 and ROUTE 15, IN STRABAN TOWNSHIP, GETTYSBURG, PA 17325
By virtue of a Writ of Execution No. 14-SU-1088
MANUFACTURES AND TRADERS TRUST COMPANY

v.
MONAHAN NORTHSIDE L.P.
Premises Address: Tracts of land located along Route 30 and Route 15 in Straban Township, Adams County, Pennsylvania
Premises Parcel Nos.: 38-G12-49D and 38-12-49
IMPROVEMENTS THEREON:
Commercial development land
JUDGMENT AMOUNT: \$4,535,432.59
Attorneys for Plaintiff:
BARLEY SNYDER
Donald R. Geiter, Esq., 126 East King Street, Lancaster, PA 17602
717-299-5201

**No. 13-SU-1419
ONE WEST BANK FSB**

vs
DIANNE NEWPORT, KNOWN SURVIVING HEIR OF F. HAROLD EATON, DECEASED MORTGAGOR, LIANNE COOK, KNOWN SURVIVING HEIR OF F. HAROLD EATON, DECEASED MORTGAGOR AND, UNKNOWN SURVIVING HEIRS OF F. HAROLD EATON, DECEASED MORTGAGOR AND REA, UNKNOWN SURVIVING HEIRS OF HANNAH J. EATON, KNOWN SURVIVING HEIR
PROPERTY ADDRESS: 4535 CARLISLE PIKE, NEW OXFORD, PA 17350
By Virtue of Writ of Execution No. 13-SU-1419
One West Bank FSB
vs.
Unknown Surviving Heirs of F. Harold Eaton, Deceased Mortgagor and Real Owner, Lianne Cook, a/k/a Lianne Eaton, Known Surviving Heir of F. Harold Eaton, Deceased Mortgagor and

Real Owner, and Known Surviving Heir of Hannah J. Eaton, Known Surviving Heir of F. Harold Eaton, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Hannah J. Eaton, Known Surviving Heir of F. Harold Eaton, Deceased Mortgagor and Real Owner and Dianne Newport, Known Surviving Heir of F. Harold Eaton, Deceased Mortgagor and Real Owner, and Known Surviving Heir of Hannah J. Eaton, Known Surviving Heir of F. Harold Eaton, Deceased Mortgagor and Real Owner

All that certain piece or parcel or Tract of land situate Hamilton, Adams County, Pennsylvania, and being known as 4535 Carlisle Pike, New Oxford, Pennsylvania 17350.
TAX MAP AND PARCEL NUMBER: 17J09-0067A-000
THE IMPROVEMENTS THEREON ARE:
Residential Dwelling
REAL DEBT: \$348,024.00
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400, Philadelphia, PA 19109

**No. 10-SU-591
SHREE GANESH FINANCE LLC**

vs
OAK LAWN MEMORIAL GARDENS INC., JAMES H. DELANEY, JR.
PROPERTY ADDRESS: 1380 CHAMBERSBURG ROAD, GETTYSBURG, PA 17325
By Virtue of Writ of Execution No. 2010-SU-0000591
SHREE GANESH FINANCE LLC
vs.
OAK LAWN MEMORIAL GARDENS INC., JAMES H. DELANEY JR.
1380 CHAMBERSBURG ROAD, GETTYSBURG, PA 17325
CUMBERLAND TOWNSHIP
PARCEL NO. 09-E12-0079
JUDGEMENT AMOUNT: \$349,364.78
IMPROVEMENTS CONSIST OF A CEMETERY
Purcell, Krug & Haller Leon P. Haller, Esq., 1719 North Front Street, Harrisburg, PA 17102, 717-234-4178

**No. 13-SU-630
HOP TRUST 2013 1**

vs
MARVEL OUTLAW
PROPERTY ADDRESS: 14 GALAXY DRIVE, HANOVER, PA 17331
By virtue of Writ of Execution No. 2013-S-630 HOP Trust 2013-1
vs.
Marvel Outlaw
14 Galaxy Drive, Hanover, PA 17331-9413 (Township of Conewago)
Parcel No. 08-K13-0019
Improvements thereon of Residential Dwelling
Judgment amount \$160,931.75

ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 Sheffield Street, Suite 101, Mountainside, NJ 07092
908-233-8500

**No. 14-SU-1301
THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, NOT IN ITS INDIV**

vs
JASON OZMINSKI
PROPERTY ADDRESS: 30 PRINCE STREET, LITTLESTOWN, PA 17340
By virtue of Writ of Execution No. 14-SU-1301
THE BANK OF NEW YORK MELLON f/k/a BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES SERIES 2007-12 c/o GREEN TREE SERVICING LLC,
vs.
JASON OZMINSKI
30 Prince Street Littlestown, PA 17340
Borough of Littlestown
Parcel No: 27-008-0112-000 (Acreage or street address)
IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$146,968.41
Attorneys for Plaintiff:
KML Law Group, P.C.

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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) 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 Muller
Sheriff of Adams County
www.adamscounty.us

4/24, 5/1 & 8

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 15th day of May 2015, at 10 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-486**D L GEORGE & SONS
CONSTRUCTION CO**

vs.

PAINT THE WIND LLC

PROPERTY ADDRESS: 932 HILLTOWN ROAD, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No.

2013-SU-486

D. L. George & Sons Construction Company

vs.

Paint the Wind, LLC

932 Hilltown Road, Biglerville, PA 17307

Located in Franklin Township, Adams County, Pennsylvania

UPI 12D10-0049, and any and all

improvements thereon Judgment

amount \$41,000.00, plus costs and

interest

Kornfield and Benchoff, LLP, 100

Walnut Street, Waynesboro, PA 17268

No. 14-SU-65**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**FRED A. PAULUS, MICHELLE E.
SMITH**

PROPERTY ADDRESS: 1130

MCGLAUGHLIN ROAD, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

14-SU-65

JPMorgan Chase Bank, National

Association

vs.

Fred A. Paulus, Michelle E. Smith

Property Address 1130 McGlaughlin

Road, Fairfield, PA 17320

Township or Borough: Liberty Township

PARCEL NO.: 25D 16-0006A

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$100,501.73

ATTORNEYS FOR PLAINTIFF:

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

No. 14-SU-756**LSF8 MASTER PARTICIPATION
TRUST**

vs.

**DAYNE T. ROWLAND, RHONDA A.
ROWLAND**

PROPERTY ADDRESS: 527 LAKE

MEADE DRIVE, EAST BERLIN, PA

17316

By Virtue of Writ of Execution No.

14-SU-756

LSF8 MASTER PARTICIPATION TRUST

vs.

Dayne T. Rowland, Rhonda A. Rowland

All that certain piece or parcel or Tract

of land situate Township of Reading,

Adams County, Pennsylvania, and

being known as 527 Lake Meade Drive,

East Berlin, Pennsylvania 17316.

TAX MAP AND PARCEL NUMBER:

36111-0093

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$302,437.77

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Dayne T.

Rowland and Rhonda A. Rowland

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 14-SU-787**GREEN TREE SERVICING, LLC**

vs.

DANIEL A. SANTUCCI

PROPERTY ADDRESS: 5 RAVEN

TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.

14-S-787

GREEN TREE SERVICING, LLC

vs.

DANIEL A. SANTUCCI

5 RAVEN TRAIL, FAIRFIELD, PA 17320

CARROLL VALLEY BOROUGH

PARCEL NO.: 43-030-0117

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$163,413.78

ATTORNEYS FOR PLAINTIFF:

POWERS, KIRN & ASSOCIATES, LLC

No. 11-SU-1431**US BANK NATIONAL ASSOCIATION**

vs.

GARY LEE SHIPLEY

PROPERTY ADDRESS: 1845 BARLOW

TWO TAVERNS ROAD, GETTYSBURG,

PA 17325

By virtue of a Writ of Execution No.

11-SU-1431

U.S. Bank National Association as

Trustee for Ramp 2005Efc6

v.

Gary Lee Shipley

owner(s) of property situate in MT. JOY

TOWNSHIP, ADAMS County,

Pennsylvania, being 1845 Barlow Two

Taverns Road, Gettysburg, PA 17325-

7079

Parcel No. 30H16-0007---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$253,243.85

Attorneys for Plaintiff:

Phelan Hallinan Diamond & Jones, LLP

No. 14-SU-1017**NATIONSTAR MORTGAGE, LLC**

vs.

ROBERT L. SMITH

PROPERTY ADDRESS: 770 SELLS

STATION ROAD, LITTLESTOWN, PA

17340

By virtue of Writ of Execution No.:

14-S-1017

Nationstar Mortgage LLC

vs.

Robert L. Smith

Property Address: 770 Sells Station

Road, Littlestown, PA 17340

Township or Borough: Union Township

PARCEL NO.: 41J15-0077

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$160,974.74

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 thirty (30) days after the date of sale and that distribution will be made in accordance with that schedule unless exceptions are filed thereto within ten (10) days thereafter.

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James Muller

Sheriff of Adams County

www.adamscounty.us

4/24, 5/1 & 8

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 15th day of May 2015, at 10 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. 14-SU-1248**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

EMILY R. SNOW

PROPERTY ADDRESS: 7 FIDDLER DRIVE, NEW OXFORD, PA 17350
By virtue of Writ of Execution No.: 14-SU-1248

JPMorgan Chase Bank, National Association
vs.

Emily R. Snow
Property Address 7 Fiddler Drive, New Oxford, PA 17350

Township or Borough: Oxford Township
PARCEL NO.: 35001-0052-045
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$150,173.37
ATTORNEYS FOR PLAINTIFF:
Shapiro & DeNardo, LLC, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, 610-278-6800

No. 14-SU-1280**GREEN TREE SERVICING, LLC**

vs.

DANIEL SUMMERS

PROPERTY ADDRESS: 405 LUMBER STREET, LITTLETOWN, PA 17340
By virtue of Writ of Execution No. 14-SU-1280

GREEN TREE SERVICING LLC
vs.

Daniel Summers a/k/a Dan Summers
405 Lumber Street, Littlestown, PA 17340, Borough of Littlestown
PARCEL NO.: 27-006-0087
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$307,072.31
ATTORNEYS FOR PLAINTIFF:
THE LAW OFFICE OF GREGORY JAVARDIAN

No. 13-SU-439**BANK OF AMERICA, N.A., AS
SUCCESSOR BY MERGER TO BAC
HOME LOANS SERVICING LP**

vs.

**BRIAN K. TASSONE, RAMONA
GAYLE TASSONE**

PROPERTY ADDRESS: 50 SHADY LANE, ASPERS, PA 17304
By Virtue of Writ of Execution Number

2013-SU-0000439

BANK OF AMERICA NA s/b/m to
BAC HOME LOANS SERVICING LP
f/k/a COUNTRYWIDE HOME LOANS
SERVICING LP

vs.

RAMONA GAYLE TASSONE, BRIAN K. TASSONE
PROPERTY ADDRESS: 50 SHADY LANE, ASPERS, PA 17304, MENALLEN TOWNSHIP
IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$123,415.79
ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 SHEFFIELD STREET, SUITE 101, MOUNTAINSIDE, NJ 07092
908-233-8500

No. 14-SU-472**DEUTSCHE BANK NATIONAL TRUST
COMPANY, ET. AL.**

vs.

**THE UNKNOWN HEIRS, EXECUTORS
AND DEVISEES OF THE ESTATE OF
MARTIN Z. SIPKOFF**

PROPERTY ADDRESS: 1660 BALTIMORE PIKE, GETTYSBURG, PA 17325

By Virtue of Writ of Execution ADAMS COUNTY NO. 14-SU-472
Deutsche Bank National Trust Company, as Trustee for Securitized Asset Backed Receivables LLC Trust 2007-BR3, Mortgage Pass-Through Certificates, Series 2007-BR3, by its servicer Ocwen Loan Servicing, LLC v.

The Unknown Heirs, Executors and Devisees of the Estate of Martin Z. Sipkoff

JUDGMENT AMOUNT: \$336,997.10
PROPERTY ADDRESS: 1660 Baltimore Pike, Gettysburg, PA 17325-7087
PARCEL ID NUMBER: 30G140050 000
ALL that tract of land lying and situate in Mount Joy Township, Adams County, Pennsylvania, with improvements thereon consisting of Residential Real Estate
Stern & Eisenberg, PC, 1581 Main Street, Suite 200, Warrington, PA 18976

No. 12-SU-1712**ORRSTOWN BANK**

vs.

VARISH DEVELOPMENT LLC

PROPERTY ADDRESS: 64 ACRES ON W. HANOVER STREET, BONNEAUVILLE, PA 17325
By Virtue of Writ of Execution Number 2012-SU-0001712
ORRSTOWN BANK
vs.

VARISH DEVELOPMENT LLC
Property Address: 64 acres on W.

Hanover Street, Bonneauville, PA 17325
Borough of Bonneauville
Parcel ID: 06001-0004-000
Improvements Consist of a Vacant Lot

Judgement Amount: \$920,025.95
Kathryn L. Mason, Esq., PO Box 650, Hershey, PA 17033, 717-533-3280

No. 14-SU-667**BANK OF AMERICA, NA**

vs.

**JODDIE D. WALKER, EARL G.
WALKER**

PROPERTY ADDRESS: 970 JOHNSON DRIVE, GETTYSBURG, PA 17325
By virtue of Writ of Execution No. 2014-S-667
BANK OF AMERICA, N.A.,
vs.

Joddie D. Walker, a/k/a Joddie Walker, Earl G. Walker
970 Johnson Drive, Gettysburg, PA 17325 (Township of Mount Joy)
Parcel No. 30-111-0040-000
Improvements thereon of Residential Dwelling

Judgment amount \$269,929.43
ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 Sheffield Street, Suite 101, Mountainside, NJ 07092, 908-233-8500

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James Muller
Sheriff of Adams County

www.adamscounty.us

4/24, 5/1 & 8

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 MARIE BURIAN GERMAN a/k/a MARIE B. GERMAN, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Mr. David C. German, c/o Gregory H. Lindsay, Esq., Law Offices of Proctor & Lindsay, 1204 Baltimore Pike, Suite 200, Chadds Ford, PA 19317

Attorney: Gregory H. Lindsay, Esq., Law Offices of Proctor & Lindsay, 1204 Baltimore Pike, Suite 200, Chadds Ford, PA 19317

ESTATE OF ALAN E. KERSCHENSTEINER, DEC'D

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

Administrator: Evan Kerschensteiner, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316

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

ESTATE OF PAUL DUDLEY LAMBERT, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Administratrix C.T.A.: Margaret E. Lambert, 206 West King Street, Littlestown, PA 17340

Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331

ESTATE OF CAROL M. STAPLES, DEC'D

Late of Freedom Township, Adams County, Pennsylvania

Executor: Jeremy Staples, c/o Jeffrey S. Evans, Esq., 2025 East Main Street, Waynesboro, PA 17268

Attorney: Jeffrey S. Evans, Esq., 2025 East Main Street, Waynesboro, PA 17268

SECOND PUBLICATION

ESTATE OF BONITA L. ALBRIGHT, DEC'D

Late of Hamilton Township, Adams County, Pennsylvania

Executor: G. Ronald Albright, 877 Oxford Road, New Oxford, PA 17350

Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331

ESTATE OF REBECCA R. BOLLINGER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Garry E. Bollinger, 227 East Middle Street, Gettysburg, PA 17325

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

ESTATE OF ELWOOD G. CARPENTER, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Gregory Carpenter, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316

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

ESTATE OF FAYE D. COCHRAN, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Gary V. Diveley, 1585 Potato Road, Biglerville, PA 17307

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

ESTATE OF JEAN P. MacEACHERN, DEC'D

Late of Franklin Township, Adams County, Pennsylvania

Executor: Ian K. MacEachern, 4545 Lindell Boulevard, Apartment 20, St. Louis, MO 63108

Attorney: Stephen E. Patterson, Esq., Salzmann Hughes, P.C., 239-B East Main Street, Waynesboro, PA 17268

THIRD PUBLICATION

ESTATE OF CHARLES K. BEHRE, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Jennifer A. Ambrose, 1399 Mountain Road, Orrtanna, PA 17353

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

ESTATE OF MARY JANE CARVER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Donald L. Carver, Jr., 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 RONALD A. DOERSOM, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Administrator c.t.a.: Keith H. Doersom, 30 Woods Road, Newville, PA 17241

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

ESTATE OF TREVA BEULAH GEIMAN a/k/a TREVA B. ARTER a/k/a TREVA D. GEIMAN, DEC'D

Late of Union Township, Adams County, Pennsylvania

Executor: Steven C. Arter, c/o Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

Attorney: Linda S. Siegle, Esq., Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331

ESTATE OF KATHLYN M. KAUFFMAN a/k/a KATHLYN MAY KAUFFMAN, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executors: Constance I. Voss and Nelson E. Kauffman, c/o R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

Attorney: R. Thomas Murphy, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

ESTATE OF ALFRED FRANCIS SMITH a/k/a ALFRED F. SMITH, SR., DEC'D

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Pamela A. Dean, 631 Swift Road, New Oxford, Pennsylvania 17350; Alfred F. Smith, Jr., 630 Popular Road, New Oxford, Pennsylvania 17350

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