

ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on February 18, 2014 for THE NEW OXFORD FOUNDATION, INC., a Pennsylvania nonprofit corporation. Purpose: to support the needs of the students and faculty of Conewago Valley School District. Said corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

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## 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 March 2014, 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-1058****WELLS FARGO BANK, N.A.**

vs

**WILLIAM F. ARBAUGH, KARI A. ARBAUGH**

PROPERTY ADDRESS: 624 NARROW DRIVE, HANOVER, PA 17331

By virtue of a Writ of Execution No. 13-SU-1058

WELLS FARGO BANK, N.A.

v.

WILLIAM F. ARBAUGH, KARI A. ARBAUGH

owner(s) of property situate in CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 624 NARROW DRIVE, HANOVER, PA 17331-8858

Parcel No. 08L16-0010---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$188,637.12

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 09-SU-1478****U.S. BANK NATIONAL ASSOCIATION**

vs

**DAVID T. BATTS, HEATHER R. BATTS**

PROPERTY ADDRESS: 2503

HEIDLERSBURG ROAD,

GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 09-SU-1478

U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS s/b/m TO LASALLE BANK, N.A. AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3

v.

DAVID T. BATTS, HEATHER R. BATTS

owner(s) of property situate in the TOWNSHIP OF TYRONE, ADAMS

County, Pennsylvania, being

2503 HEIDLERSBURG ROAD,

GETTYSBURG, PA 17325-7620

Parcel No. 40H07-0079---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$148,855.20

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 13-SU-1263****JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs

**VICKY J. CAUFMAN, TERRY E. CAUFMAN**

PROPERTY ADDRESS: 1645 MOUNT

HOPE ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

13-S-1263

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

VICKY J. CAUFMAN, TERRY E.

CAUFMAN

owner(s) of property situate in

HAMILTONBAN TOWNSHIP, ADAMS

County, Pennsylvania, being

1645 MOUNT HOPE ROAD, FAIRFIELD,

PA 17320-9418

Parcel No. 18B14-0042---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$180,331.11

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 13-SU-1231****CITIMORTGAGE, INC.**

vs

**STEWART L. COOK, KATHERINE E. RUNKLES**

PROPERTY ADDRESS: 17 WEST KING

STREET, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No.

13-SU-1231

CITIMORTGAGE, INC.

v.

STEWART L. COOK, KATHERINE E.

RUNKLES

owner(s) of property situate in

LITTLESTOWN BOROUGH, ADAMS

County, Pennsylvania, being

17 WEST KING STREET,

LITTLESTOWN, PA 17340-1403

Parcel No. 27008-0162---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$103,079.05

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 13-SU-985****CITIMORTGAGE, INC.**

vs

**JOHN D. CRAIG, LISA A. CRAIG**

PROPERTY ADDRESS: 1748 IRON

SPRINGS ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

13-SU-985

CITIMORTGAGE, INC.

v.

JOHN D. CRAIG, LISA A. CRAIG

owner(s) of property situate in the

HAMILTONBAN TOWNSHIP, ADAMS

County, Pennsylvania, being

1748 IRON SPRINGS ROAD,

FAIRFIELD, PA 17320-9783

Parcel No. 18B16-0095A---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$206,615.82

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 13-SU-793****JPMC SPECIALTY MORTGAGE LLC**

vs

**DONALD C. CRISPIN**

PROPERTY ADDRESS: LOT 3A a/k/a

8 CIRCLE DRIVE, GETTYSBURG, PA

17325

Property in the Borough of

Bonneauville, Adams County,

Pennsylvania.

BEING PREMISES: 8 Circle Drive,

Gettysburg, PA 17325

IMPROVEMENTS CONSIST OF:

Residential Dwelling SOLD AS THE

PROPERTY OF: Donald C. Crispin

Title said to be invested in Donald C.

Crispin and Kimberly A. Crispin,

husband and wife by Deed from Donald

C. Crispin, joined by Kimberly A.

Crispin on March 24, 2004 and

recorded on April 21, 2004 in Deed

Book 3535 and Page 274.

TAX I.D. #: 06-006-0032

JPMC Specialty Mortgage LLC

v.

Donald C. Crispin

Adams County Number: 13-SU-793

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

2/21, 28 & 3/7

## SHERIFF SALES

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**No. 13-SU-1130****JPMORGAN CHASE BANK, N.A.**

vs

**DAVID R. DYSON II, KAREN L. DYSON**

PROPERTY ADDRESS: 129 COLORADO AVENUE, LITTLESTOWN, PA 17340

Property in the Borough of Littlestown, Adams County, Pennsylvania  
BEING KNOWN AS: 129 Colorado Avenue, Littlestown, PA 17340  
Map 7, Parcel 145.

## IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: David R. Dyson II and Karen L. Dyson  
Title said premises is vested in David R. Dyson II and Karen L. Dyson by Deed from Stone Ridge Development Corporation and recorded 08/24/2005 in Deed Book: 4096 and Page: 231.  
Map and Parcel ID: 27 007-0145  
Map 7, Parcel 145

JPMorgan Chase Bank, National Association

v.

David R. Dyson II and Karen L. Dyson  
Adams County; Number: 13-SU-1130

**No. 13-SU-982****FEDERAL NATIONAL MORTGAGE ASSOCIATION**

vs

**MARY L. GILMORE**

PROPERTY ADDRESS: 47 CHARLESTOWN COURT, LITTLESTOWN, PA 17340

Property in the Borough of Littlestown, Adams County, Pennsylvania.  
BEING PREMISES: 47 Charlestown Court, Littlestown, PA 17340 Adams County, PA

## IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: Mary L. Gilmore

Title to said premises is vested in Mary L. Gilmore, of Baltimore, Maryland, by deed from Heritage Hill II, Limited Partnership and New Age Associate, Inc., A Pennsylvania Corporation dated July 13, 2001 and recorded July 20, 2001 in Deed Book 2348, Page 326  
TAX I.D. #: 27013-0049

**No. 13-SU-676****NEW WINDSOR STATE BANK**

vs

**ROBERT G. GLASS JR., CATHERINE M. GLASS**

PROPERTY ADDRESS: 35 ELMWOOD AVENUE, HANOVER, PA 17331

New Windsor State Bank

vs.

Robert G. Glass Jr. and Catherine M. Glass, 35 Elmwood Avenue, Hanover, PA 17331

Tax ID #41K18-0030N

Improvements thereon of the residential dwelling

Judgment amount of \$214,531.09 plus judgment interest at the legal rate from the date of entry of judgment

Attorneys for plaintiff:

RONALD J. DRESCHER

Drescher & Associates, P.A.

4 Reservoir Circle, Suite 107

Baltimore, Maryland 21208

410-484-9000

**No. 09-SU-1822****U.S. BANK NATIONAL ASSOCIATION**

vs

**STEVEN H. GOCHENOUR**

PROPERTY ADDRESS: 10 IDAVILLE-YORK SPRINGS ROAD, IDAVILLE, PA 17337

By virtue of Writ of Execution No.

09-S-1822

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS THROUGH CERTIFICATES SERIES 2007-AHL2

vs.

STEVEN H. GOCHENOUR

10 Idaville-York Springs Road, Idaville, PA 17337

Parcel No: G3-84

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$222,746.03

Attorneys for Plaintiff:

KML Law Group, P.C.

**No. 13-SU-747****BENEFICIAL CONSUMER DISCOUNT****COMPANY d/b/a BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA**

vs

**FRANKLIN W. HAHN, LISA A. HAHN**

PROPERTY ADDRESS: 478 SOUTH COLUMBUS AVENUE, LITTLESTOWN, PA 17340

BENEFICIAL CONSUMER DISCOUNT

COMPANY d/b/a BENEFICIAL

MORTGAGE CO. OF PENNSYLVANIA

vs.

FRANKLIN W. HAHN and LISA A.

HAHN

C.C.P. ADAMS COUNTY NO. 13-S-747

JUDGMENT AMOUNT: \$307,521.24

PROPERTY ADDRESS: 478 South Columbus Avenue, Littlestown, PA 17340

PARCEL ID NUMBER: 27011-0138-000

ALL that lot of land situate, lying and being in Littlestown Borough, Adams County, Pennsylvania, with improvements thereon consisting of Residential Real Estate

BEING the same premises which Jerry N. Patrick, widower, by Deed dated August 11, 2006, and recorded August 15, 2006, in the Office of the Recorder of Deeds in and for Adams County in Deed Book 4533, Page 41, as Instrument No. 200600016867, granted and conveyed unto Franklin W. Hahn and Lisa A. Hahn, husband and wife as Tenants by the Entireties, in fee.

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](http://www.adamscounty.us)

2/21, 28 & 3/7

## 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 March 2014, 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-995**  
**WELLS FARGO BANK, N.A.**  
 vs

**CHRISTOPHER A. HARE**  
 PROPERTY ADDRESS: 65 MARYLAND AVENUE, ASPERS, PA 17304  
 By virtue of a Writ of Execution No. 13-S-995  
 WELLS FARGO BANK, N.A.  
 v.  
 CHRISTOPHER A. HARE  
 owner(s) of property situate in MENALLEN TOWNSHIP, ADAMS County, Pennsylvania, being 65 MARYLAND AVENUE, ASPERS, PA 17304-9692  
 Parcel No. 29E05-0015B---000  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$238,757.23  
 Attorneys for Plaintiff:  
 Phelan Hallinan, LLP

**No. 09-SU-923**  
**PNC BANK, NATIONAL ASSOCIATION**  
 vs

**TIMOTHY J. IRELAND**  
 PROPERTY ADDRESS: 810 IRISHTOWN ROAD, NEW OXFORD, PA 17350  
 IN PURSUANCE of a Writ of Execution, Judgment Number, 9-S-923  
 PNC BANK, NATIONAL ASSOCIATION  
 v.  
 TIMOTHY J. IRELAND  
 WRIT NO.: 9-S-923  
 DEBT: \$126,287.49  
 NAME OF ATTY(S):  
 BRETT A. SOLOMON, ESQ. and  
 MICHAEL C. MAZACK, ESQ.  
 SHORT DESCRIPTION:  
 OXFORD TOWNSHIP, DBV 608, P 31,  
 PARCEL #35-J13-0023  
 PROPERTY ADDRESS: 810 IRISHTOWN ROAD, NEW OXFORD, PA 17350

**No. 13-SU-857**  
**ACNB BANK, FORMERLY KNOWN AS**  
**ADAMS COUNTY NATIONAL BANK**  
 vs

**JEFFREY J. JASKULA JR., RIKKI R. JASKULA, JEFFREY J. JASKULA SR., PATRICIA A. JASKULA**  
 PROPERTY ADDRESS: 611 THIRD STREET, HANOVER, PA 17331  
 By virtue of Writ of Execution No. 2013-SU-857  
 ACNB BANK, formerly known as Adams County National Bank vs.  
 JEFFREY J. JASKULA JR. & RIKKI R. JASKULA, formerly known as RIKKI R. WIVELL, a/k/a RIKKI L. WIVELL, 611 THIRD STREET, HANOVER, PA 17331, CONEWAGO TOWNSHIP  
 Parcel ID Number: 08-008-0177---000  
 IMPROVEMENTS THEREON:  
 Residential Dwelling  
 JUDGMENT AMOUNT: \$103,823.10  
 Attorneys for Plaintiff:  
 Sharon E. Myers, Esq., CGA Law Firm,  
 135 North George Street, York, PA 17401, 717-848-4900

**No. 10-SU-1368**  
**CITIMORTGAGE INC.**  
 vs

**DEBORAH A. KEENEY**  
 PROPERTY ADDRESS: 108-110 FRANKLIN STREET, FAIRFIELD, PA 17320  
 By virtue of a Writ of Execution No. 10-S-1368  
 CITIMORTGAGE, INC.  
 v.  
 DEBORAH A. KEENEY  
 owner(s) of property situate in the BOROUGH OF FAIRFIELD, ADAMS County, Pennsylvania, being 108-110 FRANKLIN STREET, FAIRFIELD, PA 17320  
 Parcel No. 11005-0023---000  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$178,016.89  
 Attorneys for Plaintiff:  
 Phelan Hallinan, LLP

**No. 13-SU-1339**  
**MANISH V. MEHTA**  
 vs

**GURVINDER KHURANA**  
 PROPERTY ADDRESS: 413 YORK STREET, GETTYSBURG, PA 17325  
 Manish V. Mehta and Meghna M. Mehta  
 v.  
 Gurvinder Khurana  
 413 York Street, Gettysburg, PA 17325  
 Borough of Gettysburg, Pennsylvania  
 Parcel No. 16-008-0083  
 Improved with a commercial building and apartment  
 Judgment against Gurvinder Khurana in the amount of \$99,885.42  
 Christopher E. Rice, Martson Law  
 Offices, 10 East High Street  
 Carlisle, PA 17013

**No. 13-SU-1059**  
**OCWEN LOAN SERVICING, LLC**  
 vs

**JUDY M. KOONTZ**  
 PROPERTY ADDRESS: 182 MAIN STREET, a/k/a 182 EAST MAIN STREET, ARENDTSTVILLE, PA 17303  
 By virtue of a Writ of Execution No. 13-SU-1059  
 OCWEN LOAN SERVICING, LLC  
 v.  
 JUDY M. KOONTZ  
 owner(s) of property situate in the BOROUGH OF ARENDTSTVILLE, ADAMS County, Pennsylvania, being 182 MAIN STREET a/k/a 182 EAST MAIN STREET, ARENDTSTVILLE, PA 17303 Parcel No. 02004-0055---000  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$153,786.97  
 Attorneys for Plaintiff:  
 Phelan Hallinan, LLP

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James Muller  
 Sheriff of Adams County  
 www.adamscounty.us

2/21, 28 & 3/7

## SHERIFF SALES

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**No. 13-SU-1134****FARMERS AND MERCHANTS BANK  
vs****J. DAVID LAWSON**

PROPERTY ADDRESS: 1916  
WAYNESBORO PIKE, FAIRFIELD, PA  
17320

By virtue of Writ of Execution No.

2013-S-1134;

Farmers and Merchants Bank  
v.

J. David Lawson

1916 Waynesboro Pike, Liberty

Township, Fairfield, PA 17320

Parcel No. 25-B17-0077---000

Improvements: Residential Dwelling

Judgment: \$75,847.39

Attorneys for Plaintiff: Robert W. Pontz,  
Esq., Brubaker Connaughton Goss  
& Lucarelli LLC, 480 New Holland  
Avenue, Suite 6205, Lancaster, PA  
17602

**No. 09-SU-401****BANK OF AMERICA, N.A., AS  
SUCCESSOR BY MERGER TO BAC  
HOME LOANS SERVICING  
vs****AMY MILLER, TRAVIS STAPLETON**

PROPERTY ADDRESS: 75 PEBBLE

LANE, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No.

09-S-401

BANK OF AMERICA, N.A.,

SUCCESSOR BY MERGER TO BAC

HOME LOANS SERVICING, LP f/k/a

COUNTRYWIDE HOME LOANS

SERVICING LP

vs.

AMY MILLER & TRAVIS STAPLETON

75 Pebble Lane, Biglerville, PA 17307

Parcel No: C6-40D

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$183,881.05

Attorneys for Plaintiff:

KML Law Group, P.C.

**No. 11-SU-1620****WELLS FARGO BANK, N.A.**

vs

**JOANN MINTON, HAGEN M. MINTON**

PROPERTY ADDRESS: 181 SOUTH  
COLUMBUS AVENUE, LITTLESTOWN,  
PA 17340

By virtue of Writ of Execution No.

11-SU-1620

Wells Fargo Bank, N.A.,

vs.

JOANN MINTON a/k/a JO ANN

MINTON; HAGEN M. MINTON

181 South Columbus Avenue,

Littlestown, PA 17340-1557, Borough

of Littlestown

Parcel No. 27-013-0013-000

Improvements thereon of Residential

Dwelling

Judgment Amount: \$313,114.43

ZUCKER, GOLDBERG & ACKERMAN,

LLC, 200 Sheffield Street, Suite 101,

Mountainside, NJ 07092, 908-233-8500

**No. 11-SU-710****WELLS FARGO BANK, N.A., s/b/m  
WELLS FARGO HOME MORTGAGE,  
INC.**

vs

**LISA E. MOCK, DONALD L. MOCK**

PROPERTY ADDRESS: 195 NORTH

ALLWOOD DRIVE, HANOVER, PA

17331

By virtue of Writ of Execution No.

2011-S-710

Wells Fargo Bank, NA successor by  
merger to Wells Fargo Home Mortgage,  
Inc.

vs.

DONALD L. MOCK, LISA E. MOCK

195 North Allwood Drive, Hanover, PA

17331 (Conewago Township)

Parcel No. 08-031-0060

Improvements thereon of Residential

Dwelling

Judgment Amount: \$168,786.05

ZUCKER, GOLDBERG & ACKERMAN,

LLC, 200 Sheffield Street, Suite 101,

Mountainside, NJ 07092, 908-233-8500

**No. 13-SU-1276****MASTR ALTERNATIVE LOAN TRUST  
2004-10, MORTGAGE PASS  
THROUGH-CERTIFICATE**

vs

**RONALD L. MOHRING JR.**

PROPERTY ADDRESS: 22 SOUTH

HIGH STREET, ARENDTSTVILLE, PA

17303

By virtue of a Writ of Execution No.

13-S-1276

MASTR ALTERNATIVE LOAN TRUST

2004-10, MORTGAGE PASS

THROUGH-CERTIFICATES, SERIES

2004-10, BY PHH MORTGAGE

CORPORATION AS SERVICER WITH

DELEGATED AUTHORITY UNDER THE

TRANSACTION DOCUMENTS

v.

RONALD L. MOHRING JR.

owner(s) of property situate in  
ARENDTSTVILLE BOROUGH, ADAMS  
County, Pennsylvania, being  
22 SOUTH HIGH STREET,  
ARENDTSTVILLE, PA 17303  
Parcel No. 020060120 000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$85,095.89  
Attorneys for Plaintiff:  
Phelan Hallinan, LLP

**No. 12-SU-150****DEUTSCHE BANK NATIONAL TRUST  
COMPANY**

vs

**JOHN S. MORRIS, KIMBERLY A.  
MORRIS**

PROPERTY ADDRESS: 247

RACETRACK ROAD, HANOVER, PA

17331

By virtue of Writ of Execution No.

12-S-150

DEUTSCHE BANK NATIONAL TRUST

COMPANY, AS INDENTURE TRUSTEE,

FOR NEW CENTURY HOME EQUITY

LOAN TRUST 2006-2

vs.

John S. Morris, Kimberly A. Morris

247 Racetrack Road, Hanover, PA

17331, Berwick Township

PARCEL NO.: K11-203

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$318,855.90

ATTORNEYS FOR PLAINTIFF:

THE LAW OFFICE OF GREGORY

JAVARDIAN

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James Muller

Sheriff of Adams County

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2/21, 28 & 3/7

## SHERIFF SALES

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**No. 11-SU-087**  
**NATIONSTAR MORTGAGE LLC**  
 vs

**KAREN S. MUSGRAVE**  
 PROPERTY ADDRESS: 28 SNOWBIRD TRAIL, FAIRFIELD, PA 17320  
 WRIT No. 11-S-87  
 Nationstar Mortgage LLC  
 v.  
 KAREN SUE MUSGRAVE a/k/a  
 KAREN S. MUSGRAVE  
 ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF CARROLL VALLEY, ADAMS COUNTY, PENNSYLVANIA:  
 BEING KNOWN AS 28 SNOWBIRD TRAIL, FAIRFIELD, PA 17320  
 PARCEL NUMBER: (43)-007-0088  
 JUDGMENT: \$270,136.39  
 IMPROVEMENTS: Residential Property UDREN LAW OFFICES, P.C., WOODCREST CORPORATE CENTER, 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620  
 856-669-5400

**No. 09-SU-1496**  
**DEUTSCHE BANK NATIONAL TRUST COMPANY**  
 vs

**ADAM PHILLIPS**  
 PROPERTY ADDRESS: 102 STUDY ROAD, LITTLESTOWN, PA 17340  
 By virtue of Writ of Execution No. 09-S-1496  
 DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC5  
 vs.  
 ADAM PHILLIPS  
 102 Study Road, Littlestown, PA 17340  
 Parcel No: G18-53  
 (Acreage or street address)  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$231,838.12  
 Attorneys for Plaintiff:  
 KML Law Group, P.C.

**No. 12-SU-1672**  
**JPMORGAN CHASE BANK NATIONAL ASSOCIATION**  
 vs

**MELODY S. RIDGE**  
 PROPERTY ADDRESS: 35 LIGHTNING TRAIL, FAIRFIELD, PA 17320  
 By virtue of a Writ of Execution No. 12-SU-1672  
 JPMORGAN CHASE BANK, N.A. s/b/m CHASE HOME FINANCE, LLC  
 v.  
 MELODY S. RIDGE  
 owner(s) of property situate in the TOWNSHIP OF HAMILTONBAN, ADAMS County, Pennsylvania, being 35 LIGHTNING TRAIL, FAIRFIELD, PA 17320-9749  
 Parcel No. 18BBO-0031---000  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$235,198.92  
 Attorneys for Plaintiff:  
 Phelan Hallinan, LLP

**No. 13-SU-796**  
**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**  
 vs

**PARMINDER SINGH, PARAMJIT KAUR**  
 PROPERTY ADDRESS: 250 RIDGE ROAD, YORK SPRINGS, PA 17372  
 By virtue of Writ of Execution No.: 2013-S-796  
 ACNB Bank, formerly known as Adams County National Bank, Plaintiff  
 vs.  
 Parminder Singh and Paramjit Kaur  
 Defendant's Property Address: 250 Ridge Road, York Springs, PA 17372  
 Township or Borough: Latimore Township  
 Parcel No.: 23-I04-0015C  
 Improvements Thereon: Convenience Store/Gas Station  
 Judgment Amount: \$386,072.17  
 Attorneys for Plaintiff: Puhl, Eastman & Thrasher, 220 Baltimore Street, Gettysburg, PA 17325

**No. 12-SU-1400**  
**WELLS FARGO BANK NA**  
 vs

**LENNIE C. SLAYBAUGH**  
 PROPERTY ADDRESS: 20 4th STREET, a/k/a 20 FOURTH STREET, BIGLERVILLE, PA 17307  
 By virtue of Writ of Execution No. 12-S-1400  
 Wells Fargo Bank, N.A.  
 vs.  
 Lennie C. Slaybaugh  
 20 4th Street, a/k/a 20 Fourth Street, Biglerville, PA 17307-9073, Biglerville Borough  
 Parcel No. 05-004-0091-000  
 Improvements thereon of Residential Dwelling  
 Judgment Amount: \$142,963.94  
 ZUCKER, GOLDBERG & ACKERMAN, LLC, 200 Sheffield Street, Suite 101, Mountainside, NJ 07092, 908-233-8500

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](http://www.adamscounty.us)

2/21, 28 & 3/7

## 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 March 2014, 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. 12-SU-1438****WELLS FARGO BANK, N.A.**

vs.

**NICOLE M. SLUSSER**

PROPERTY ADDRESS: 227 NORTH STREET, MCSHERRYSTOWN, PA 17344  
By virtue of Writ of Execution No.

12-S-1438

Wells Fargo Bank, N.A.

vs.

Nicole M. Slusser

227 North Street, McSherrystown, PA,  
17344-1412, Borough of McSherrystown  
Parcel No. 28-001-0081-000  
Improvements thereon of Residential  
Dwelling

Judgment Amount: \$121,117.56

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

**No. 10-SU-1300****HSBC MORTGAGE SERVICES INC.**

vs.

**SCOTT O. TOWNER, KIMBERLY R. TOWNER**

PROPERTY ADDRESS: 4 SUMMER  
DRIVE, GETTYSBURG, PA 17325  
WRIT NO. 10-S-1300

HSBC Mortgage Services, Inc.

v.

KIMBERLY R. TOWNER, SCOTT O. TOWNER

ALL THAT CERTAIN LOT OF LAND  
SITUATE IN BONNEAUVILLE  
BOROUGH, ADAMS COUNTY,  
PENNSYLVANIA

BEING KNOWN AS 4 Summer Drive,  
Gettysburg, PA 17325

PARCEL NUMBER: 06-007-0011

IMPROVEMENTS: Residential Property  
JUDGMENT: \$335,657.33

HARRY B. REESE, ESQ., UDREN LAW  
OFFICES, P.C., WOODCREST  
CORPORATE CENTER, 111  
WOODCREST ROAD, SUITE 200,  
CHERRY HILL, NJ 08003-3620,  
856-669-5400

**No. 11-SU-759****WELLS FARGO BANK, N.A.**

vs.

**JASON TRUMP, LISA MARIE ETZLER**

PROPERTY ADDRESS: 526 LAKE  
MEADE DRIVE, EAST BERLIN, PA  
17316

By virtue of Writ of Execution No.

11-S-759

Wells Fargo Bank, N.A.

vs.

Jason Trump, Lisa Marie Etzler

526 Lake Mead Drive, East Berlin, PA

17316, Reading Township

Parcel No. 36-114-0020

Improvements thereon of Residential

Dwelling

Judgment Amount: \$312,089.86

ZUCKER, GOLDBERG &amp; ACKERMAN,

LLC, 200 Sheffield Street, Suite 101,

Mountainside, NJ 07092, 908-233-8500

**No. 12-SU-1410****U.S. BANK NATIONAL ASSOCIATION**

vs.

**TIMOTHY A. TYLER, APRIL L. TYLER**

PROPERTY ADDRESS: 86 FIDDLER  
DRIVE, UNIT 28, NEW OXFORD, PA  
17350

NO.: 12-S-1410

U.S. BANK NATIONAL ASSOCIATION,

N.D., CIVIL DIVISION, Plaintiff,

vs.

TIMOTHY TYLER and APRIL TYLER,  
Defendants

ALL THE FOLLOWING DESCRIBED

REAL ESTATE SITUATED IN THE

TOWNSHIP OF OXFORD, COUNTY OF  
ADAMS AND COMMONWEALTH OF  
PENNSYLVANIA

HAVING ERECTED THEREON A

DWELLING BEING KNOWN AND

NUMBERED AS

86 FIDDLER DRIVE, UNIT 28, NEW  
OXFORD, PA 17350

DBV 1867, PAGE 0081

PARCEL #35-001-0052-028

GRENN &amp; BIRSIC, P.C., Kristine M.

Anthou, Esq., Attorney for Plaintiff, One

Gateway Center, Ninth Floor, Pittsburgh,

PA 15222, 412-281-7650

Execution No. 12-S-1410

**No. 13-SU-320****JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**DEBBIE LYNN WARTHEN, WILLIAM  
A. WARTHEN JR.**

PROPERTY ADDRESS: 91 TOMS  
CREEK TRAIL, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

13-S-320

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

v.

WILLIAM A. WARTHEN JR., DEBBIE

LYNN WARTHEN a/k/a DEBORAH L.

WARTHEN

owner(s) of property situate in  
CARROLL VALLEY BOROUGH, ADAMS  
County, Pennsylvania, being 91 TOMS  
CREEK TRAIL, FAIRFIELD, PA 17320-  
8423

Parcel No. 43046-0027---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$217,566.24

Attorneys for Plaintiff:

Phelan Hallinan, LLP

**No. 11-SU-1956****WELLS FARGO BANK, N.A.**

vs.

**RICHARD A. WILKINSON JR.,****STEPHANIE L. WILKINSON**

PROPERTY ADDRESS: 78 MAPLE  
STREET, LITTLESTOWN, PA 17340  
By virtue of a Writ of Execution No.  
11-S-1956

WELLS FARGO BANK, N.A., s/b/m  
WELLS FARGO HOME MORTGAGE, INC.  
v.

RICHARD A. WILKINSON, JR.,

STEPHANIE L. WILKINSON

owner(s) of property situate in the  
BOROUGH OF BONNEAUVILLE,  
ADAMS County, Pennsylvania, being  
78 MAPLE STREET, LITTLESTOWN, PA  
17340-9665

Parcel No. 06009-0098---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$197,295.96

Attorneys for Plaintiff:

Phelan Hallinan, LLP

Notice directed to all parties in interest  
and claimants that a schedule of distribu-  
tion 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

2/21, 28 &amp; 3/7



**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 LIZZIE MAE AKER, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executrix: Rebecca E. Reter, 1076 Fox Run Terrace, Hanover, PA 17331

Attorney: Alex E. Snyder, Esq., Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

**ESTATE OF SARAH M. FAIRMAN, DEC'D**

Late of Berwick Township, Adams County, Pennsylvania

Administrator: David L. Fairman, 2515 York Road, Gettysburg, PA 17325

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

**ESTATE OF JEANINE D. FLAHERTY a/k/a JEANINE DANIELLE FLAHERTY, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Personal Representative: Christine Elizabeth Flaherty, 1B Meadowbrook Road, New Fairfield, CT 06812

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

**ESTATE OF ROXANNE D. KINT, DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Administrator: Todd M. Kint, 3717 Route 219, Brockway, PA 15824

Attorney: Bernard A. Yannetti Jr., Esq., Hartman & Yannetti, 126 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF PATRICIA H. KOVACEVICH, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Personal Representative: Dennis A. Kovacevich, 1129 Fox Run Terrace, Hanover, PA 17331

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

**ESTATE OF ARTHUR J. LEIBOLD, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Barbara A. Lowrie, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 2005 East Main Street, Waynesboro, PA 17268

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

**ESTATE OF FOSTER ROBERT LINARD a/k/a ROBERT FOSTER LINARD a/k/a ROBERT F. LINARD, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Co-Executors: Gregory A. Linard, 855 Winchester Drive, Westminster, MD 21157; Constance L. Keller, 900 Bulk Plant Road, Littlestown, PA 17340

Attorney: Thomas E. Miller, Esq., Law Office of Thomas E. Miller, Esquire, LLC, 249 York Street, Hanover, PA 17331

**ESTATE OF LORI A. PHILLIPS-BUCKLAND, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executrix: Shirley L. Phillips, 4131 Rock Hall Road, Tuscarora, MD 21790

Attorney: Nancy H. Meyers, Esq., Salzmann Hughes, P.C., 139 Carlisle Street, Gettysburg, PA 17325 or 79 St. Paul Drive, Chambersburg, PA 17201

**ESTATE OF DORIS M. SHANER, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Mr. David R. Shaner, 16 Franklin Drive, McSherrystown, PA 17344; Mrs. Diane M. Smith, 200 South Street, McSherrystown, PA 17344

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

**ESTATE OF CYNTHIA L. SHORE, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Executrix: Adria Champion, 2076 Gomer Road, Chambersburg, PA 17202

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

**ESTATE OF SHARON L. SULLIVAN, DEC'D**

Late of Menallen Township, Adams County, Pennsylvania

Administrator: Robert H. Sullivan, 1788A Coon Road, Aspers, PA 17304

**SECOND PUBLICATION****ESTATE OF MILDRED SUSAN ALEXANDER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Administrator: Derek L. Baker, 172 Branch Circle, East Berlin, PA 17316

Attorney: Christina M. Simpson, Esq., 28 East High Street, Gettysburg, PA 17325

**ESTATE OF ROBERT R. CULLISON, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executrix: Jenni L. Cullison, 331 South Washington Street, Gettysburg, PA 17325

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

**ESTATE OF DEANNA M. DUNCAN a/k/a DEANNA MAE DUNCAN, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Executor: Michael E. Duncan, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

**ESTATE OF ALONZO E. HOFFMAN, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Executrix: Carol J. Myers, 775 Lake Meade Road, York Springs, PA 17372

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

**ESTATE OF WILLIAM C. KARNs, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Co-Executrices: Anne K. Mummert, 30 Lakeview Drive, Littlestown, PA 17340; Melinda K. Hummel, 3 Rumford Drive, Unit 203, Catonsville, MD 21228

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

**ESTATE OF BEATRICE A. KUHN a/k/a BEATRICE ALVERTA KUHN, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Co-Executors: Thomas Kern, 98 Cottage Drive, New Oxford, PA 17350; Carroll Kern, 155 South 4th Street, Columbia, PA 17512

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



**SECOND PUBLICATION (CONTINUED)****ESTATE OF CHRISTINE LOUISE MECKE, DEC'D**

Late of the Borough of McSherrystown,  
Adams County, Pennsylvania

Executrices: Anita L. Haines, 2810  
Blacks Schoolhouse Road,  
Taneytown, MD 21787; Vivian G.  
Jewitt, 671 Tracey Road, Hanover,  
PA 17331; Lisa M. Becker, 104 Los  
Alamitos Circle, Hanover, PA 17331

**ESTATE OF HELENA M. MOORE a/k/a HELENA MARIE MOORE, DEC'D**

Late of Conewago Township, Adams  
County, Pennsylvania

Executor: Ronald E. Moore, c/o  
Samuel A. Gates, Esq., Gates &  
Gates, P.C., 250 York Street,  
Hanover, PA 17331

Attorney: Samuel A. Gates, Esq.,  
Gates & Gates, P.C., 250 York  
Street, Hanover, PA 17331

**ESTATE OF PEARL I. SANDERS, DEC'D**

Late of Franklin Township, Adams  
County, Pennsylvania

Patricia A. Brodbeck, 1100 Church  
Road, Orrtanna, PA 17353

**ESTATE OF NORMA SHOEMAKER WATSON a/k/a NORMA S. WATSON a/k/a NORMA ELIZABETH WATSON, DEC'D**

Late of Cumberland Township, Adams  
County, Pennsylvania

Executor: James Mark Holder, c/o  
Donald W. Dorr, Esq., 846  
Broadway, Hanover, PA 17331

Attorney: Donald W. Dorr, Esq., 846  
Broadway, Hanover, PA 17331

**THIRD PUBLICATION****ESTATE OF HAZEL M. BORTNER a/k/a HAZEL M. ZUMBRUM, DEC'D**

Late of Oxford Township, Adams  
County, Pennsylvania

Executor: C. Scott Zumbrum, c/o  
Jeffrey A. Gettle, Esq., Gettle &  
Veltri, 13 East Market Street, York,  
PA 17401

Attorney: Jeffrey A. Gettle, Esq.,  
Gettle & Veltri, 13 East Market  
Street, York, PA 17401

**ESTATE OF FIDELIS J. CRISWELL, DEC'D**

Late of Straban Township, Adams  
County, Pennsylvania

Executor: Charles A. Criswell, 55  
Millhimes Road, New Oxford, PA  
17350

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

**ESTATE OF DORIS E. HAWN, DEC'D**

Late of the Borough of Littlestown,  
Adams County, Pennsylvania

Executrix: Carol J. Bollinger, 275  
Lumber Street, Littlestown, PA  
17340

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

**ESTATE OF RANDALL P. NEHR SR., DEC'D**

Late of the Borough of McSherrystown,  
Adams County, Pennsylvania

Administratrix: Beverly A. Nehr, c/o  
D.J. Hart, Esq., Guthrie, Nonemaker,  
Yingst & Hart, LLP, 40 York Street,  
Hanover, PA 17331

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

**ESTATE OF JERALDINE L. RANDOLPH, DEC'D**

Late of Reading Township, Adams  
County, Pennsylvania

Executors: Norman L. Randolph and  
Dennis L. Randolph, c/o Law Office  
of Wm. D. Schrack III, 124 West  
Harrisburg Street, Dillsburg, PA  
17019-1268

Attorney: Law Office of Wm. D.  
Schrack III, 124 West Harrisburg  
Street, Dillsburg, PA 17019-1268