

Adams County Legal Journal

Vol. 58

November 4, 2016

No. 26, pp. 149-158

IN THIS ISSUE

MILLERS MUTUAL GROUP A/S/O OXFORD COMMONS
CONDOMINIUM ASSOCIATION V.
MORTGAGE CONTRACTING SERVICES; GERALD J. DORI,
III; & ASHLEY M. DORI; & JASON A. FORRY



**Benefit
from local,
experienced
advisors with
only your
goals in mind.**

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 building a solid future.**

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 Tuesday, November 8, 2016 at 8:30 am.

MARYMONT — Orphans' Court Action Number OC-155-2015. The First and Final Account of Carol A. Marymont, Executrix of the Estate of John A. Marymont, deceased, late of Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

10/28, 11/04

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW NO.: 16-SU-107

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

WELLS FARGO BANK, NA, Plaintiff, vs.

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

NOTICE

TO:

You are hereby notified that Plaintiff, Wells Fargo Bank, NA, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Adams County, Pennsylvania, docketed to No. 16-SU-107, seeking to foreclose the mortgage secured by the real estate located at 1477 Frederick Street, Littlestown, PA 17340.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

LAWYER REFERRAL SERVICE
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

11/04

MILLERS MUTUAL GROUP A/S/O OXFORD COMMONS
CONDOMINIUM ASSOCIATION V. MORTGAGE
CONTRACTING SERVICES; GERALD J. DORI, III; &
ASHLEY M. DORI; & JASON A. FORRY

1. A third-party beneficiary of a contract may bring suit on the contract as the real party in interest, as long as such third party is an intended beneficiary of the contract.

2. Plaintiff must show that both parties to the contract so intended, and that such intent was within the parties' contemplation at the time the contract was formed.

3. A party can be considered an intended third party beneficiary if the circumstances are so compelling that recognition of the beneficiary's right is appropriate to effectuate the intention of the parties, and the performance satisfies an obligation of the promisee to pay money to the beneficiary.

4. Plaintiff's attorney, who was not a party to the matter, verified the Complaint. In order for this not to violate the Rule, Plaintiff's attorney would have needed to include information in the verification stating all the parties (1) lacked sufficient knowledge or information, or (2) were outside the jurisdiction of the court and the verification of none of them could be obtained within the time allowed for filing the pleading.

5. In any negligence action the Plaintiff must establish the defendant had a duty to conform to a certain standard of conduct; that the defendant breached that duty; that such breach caused the injury in question; and actual loss or damage.

6. When considering the question of duty, it is necessary to determine whether a defendant is under any obligation for the benefit of the particular plaintiff . . . and, unless there is a duty upon the defendant in favor of the plaintiff which has been breached, there can be no cause of action based upon negligence.

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,
PENNSYLVANIA, CIVIL 2015-SU-1491, MILLERS MUTUAL
GROUP A/S/O OXFORD COMMONS CONDOMINIUM
ASSOCIATION V. MORTGAGE CONTRACTING SERVICES;
GERALD J. DORI, III; & ASHLEY M. DORI; & JASON A.
FORRY.

Bradley N. Sprout, Esq., Attorney for Plaintiff

George W. Swartz, Esq., Attorney for Defendant Jason Forry

Cathleen K. Rebar, Esq., Attorney for Defendant Mortgage
Contracting Services

Lanni S. Klein, Esq., Attorney for Defendant Mortgage Contracting
Services

Scott Harper, Esq., Attorney for Defendants Gerald J. Dori, III and
Ashley M. Dori

Wagner, J., September 15, 2016

OPINION

Before the Court for disposition are Preliminary Objections filed by Defendants' Mortgage Contracting Services (hereinafter referred to as MCS); Gerald J. Dori, III & Ashley M. Dori (hereinafter referred to as the Doris'); and Jason A. Forry (hereinafter referred to as Forry) to Millers Mutual Group a/s/o Oxford Commons Condominium Association's (hereinafter referred to as Plaintiff) Complaint. For the reasons set forth herein, said Preliminary Objections are sustained in part and overruled in part.

BACKGROUND

On December 31, 2015, Plaintiff filed a Praecipe to Issue Writ of Summons against Defendants' MCS, the Doris', and Forry. Thereafter, on January 28, 2016, Plaintiff filed a Praecipe to Reissue Writ of Summons. Defendant MCS filed, on February 8, 2016, a Praecipe and Rule to File Complaint. Subsequently, on March 7, 2016, Plaintiff filed a Civil Complaint alleging negligence and breach of contract against Defendant MCS, as well as separate negligence actions against the Doris' and Forry.

Plaintiff avers Defendant Forry bought Unit 6 in the Oxford Commons Condominiums in July of 2005. Defendant Forry rented Unit 6 to the Doris' before ultimately selling it to them in August of 2007. Plaintiff avers at the time Unit 6 was sold to the Doris', Forry failed to transfer all of the utilities out of his name. Plaintiff contends the Doris' vacated Unit 6 in late 2013 when they experienced financial difficulties. Plaintiff further avers that prior to vacating Unit 6, the Doris' failed to "make any arrangements for the utilities (one or more of which were still in Forry's name) to be paid and, thus, for the heat to remain on." Plaintiff's Complaint at p. 3, para. 14. Plaintiff also avers the Doris' failed to "make any arrangements or take any actions to ensure that Unit 6 was properly winterized for the upcoming winter months" or "advise the Association of their intent to vacate . . . [and] the issues they left behind regarding the payment of the utilities and the heating and winterization of the unit." *Id.* at p. 3, para. 14-16.

Subsequent to the Doris' leaving Unit 6, Nation Star Banking/Penn Mortgage, the Doris' mortgage holder, foreclosed on the unit. Plaintiff avers that while the foreclosure proceedings were occurring

or sometime thereafter, Nation Star “retained MCS to winterize and perform roof work on Unit 6.” Id. at p. 4, para. 21. Plaintiff asserts MCS either “did not perform, or failed to adequately perform, the winterization work.” Id. at p. 4, para. 23.

Plaintiff avers after the Doris’ left Unit 6, Forry called the utility company and had any utilities remaining in his name turned off. Plaintiff contends Forry failed to advise the Association or the Doris’ of this decision. Since all the utilities were shut off, Unit 6 did not receive any heat.

On or about January 8, 2014, some of the water pipes in Unit 6 broke resulting in water flooding into Units 6 and 4. Each unit suffered extensive property damage. Plaintiff contends “[p]ursuant to the Association’s Bylaws, the Association – through its insurer, Millers Mutual – was required to pay to remediate and repair the damage to Unit 6 and Unit 4.” Id. at p. 4, para. 25. Plaintiff paid \$88,564.46 to fix the damage.

PROCEDURAL HISTORY: DEFENDANT (MORTGAGE CONTRACTING SERVICES)

On March 16, 2016, Defendant MCS filed Preliminary Objections to Plaintiff’s Complaint and a Memorandum of Law in Support of Defendant, Mortgage Contracting Services, LLC. (Incorrectly Designated as Mortgage Contracting Services) Preliminary Objections to Plaintiff’s Complaint. MCS’s preliminary objection challenges the legal sufficiency of the pleading, demurrer, in violation of Pa.R.C.P. 1028(a)(4). Specifically, MCS claims “Plaintiff’s allegations with respect to its breach of contract claim is woefully deficient. Not only can Plaintiff not identify the purported contract between Nation Star and MCS, it fails to allege that the contract expressly intended to benefit Plaintiff as a third party.” Defendant, Mortgage Contracting Services, Preliminary Objections at para.14. Additionally, MCS alleges “Plaintiff . . . fails to aver that recognition of it as a third party beneficiary is necessary to effectuate the intention of the parties.” Id. at para. 15. On March 31, 2016, Plaintiff filed Plaintiff’s Brief in Opposition to Mortgage Contracting Services’ Preliminary Objections to Plaintiff’s Complaint. Therein, Plaintiff argues the “Complaint contains sufficient allegations to support a finding that the Association was a third-party beneficiary of the win-

terization contract between Nation Star and MCS.” Plaintiff’s Brief in Opposition to Mortgage Contracting Services’ Preliminary Objections at p. 5.

PROCEDURAL HISTORY: DEFENDANTS’ (GERALD J. DORI, III & ASHLEY M. DORI)

On June 13, 2016, Plaintiff filed an Affidavit of Service on Gerald J. Dori, III and Ashley M. Dori. Thereafter, on June 20, 2016, counsel for the Doris’ filed a Praecipe for Entry of Appearance and Preliminary Objections to Plaintiff’s Complaint. The Doris’ argue Plaintiff’s Complaint fails to conform to Pennsylvania Rule of Civil Procedure 1024(c). On June 30, 2016, the Doris’ filed their Brief in Support of Defendants’ Preliminary Objections. Then, on July 1, 2016, Plaintiff filed a Praecipe to Substitute Verification. An authorized representative of Millers Mutual Group signed the verification. On July 11, 2016, Plaintiff filed Plaintiff’s Response to Gerald & Ashley Dori’s Preliminary Objections to Plaintiff’s Complaint and Plaintiff’s Brief in Opposition to Gerald & Ashley Dori’s Preliminary Objections to Plaintiff’s Complaint stating any issues with the verification were cured with the substituted verification. Therefore, “the Doris’ preliminary objections [we]re moot.” Plaintiff’s Brief in Opposition to Gerald and Ashley Dori’s Preliminary Objections at p. 3. On August 18, 2016, the Doris’ filed an Answer to Plaintiff’s Complaint.

PROCEDURAL HISTORY: DEFENDANT (JASON A. FORRY)

On March 23, 2016, Defendant Forry filed his Preliminary Objection to Plaintiff’s Complaint challenging the legal sufficiency of the pleading, demurrer, in violation of Pa.R.C.P. 1028(a)(4). On April 1, 2016, Defendant Forry filed his Brief in Support of Preliminary Objections. Defendant Forry claimed he did not owe a duty to the Association. Plaintiff filed Plaintiff’s Brief in Opposition to Jason A. Forry’s Preliminary Objections to Plaintiff’s Complaint on April 21, 2016.

LEGAL STANDARD

It is well established that in ruling on preliminary objections, this Court must accept as true all well-pleaded allegations of material fact as well as all inferences reasonably deductible from those facts.

Ballroom, LLC v. Commonwealth, 984 A.2d 582, 586 (Pa. Cmwlth. 2009). Preliminary Objections will be sustained where the case is clear and free from doubt. **Rambo v. Greene**, 906 A.2d 1232, 1235 (Pa. Super. 2006).

In order to sustain a preliminary objection in the nature of a demurrer, the court must decide whether, on the facts averred, the law states with certainty that no recovery is possible. **Morley v. Gory**, 814 A.2d 762, 764 (Pa. Super. 2002). In that regard, the court must resolve the issues solely on the basis of the pleadings. **Mellon Bank, N.A. v. Fabinyi**, 350 A.2d 895, 899 (Pa. Super. 1994). “Where any doubt exists as to whether a demurrer should be sustained, it must be resolved in favor of overruling the demurrer.” **Mystic, Inc. v. Northwestern Nat. Cas. Co.**, 806 A.2d 39, 42 (Pa. Super. 2002).

DISCUSSION: DEFENDANT (MORTGAGE CONTRACTING SERVICES)

Plaintiff’s Complaint alleges one count of negligence¹ and one count of breach of contract under a third party beneficiary theory against Defendant MCS. Plaintiff avers Nation Star and MCS contracted for MCS to perform winterization services and roof work on Unit 6 in the Oxford Commons Condominiums. Defendant MCS’s preliminary objection challenges the legal sufficiency of Plaintiff’s breach of contract claim.

“A third-party beneficiary of a contract may bring suit on the contract as the real party in interest, as long as such third party is an intended beneficiary of the contract.” **3 Standard Pennsylvania Practice 2d § 14:35** (citations omitted). Since the contract was between Nation Star and MCS, Plaintiff can only recover under a breach of contract theory if Plaintiff establishes Plaintiff was an intended third party-beneficiary. In order to be considered a third-party beneficiary

both parties to the contract [must] express an intention to benefit the third party in the contract itself . . . unless, the circumstances are so compelling that recognition of the beneficiary’s right is appropriate to effectuate the intention of the parties, *and* the performance satisfies an obligation

¹ Defendant MCS has not filed any preliminary objections relating to the negligence claim.

of the promisee to pay money to the beneficiary or the circumstances indicate that the promisee intends to give the beneficiary the benefit of the promised performance.

Scarpitti v. Weborg, 609 A.2d 147, 150-51 (Pa. 1992) (internal citations omitted) (emphasis added).² Plaintiff “must show that *both* parties to the contract so intended, and that such intent was within the parties’ contemplation at the time the contract was formed.” **Burks v. Federal Insurance Co.**, 883 A.2d 1086, 1088 (Pa. Super. 2005).

The first step in deciding whether Plaintiff is an intended third-party beneficiary is to determine whether the original contracting parties state in the contract that they intend for the third party to receive the benefit of the promise/performance. Here, Plaintiff asserts they do not have a copy of the contract. Therefore, this Court cannot determine the intent of the parties strictly by looking at the contract itself. However, Plaintiff may still be able to prove third-party beneficiary status. **See Burks**, 883 A.2d at 1088. (“[E]ven when the contract does not expressly state that the third party is intended to be a beneficiary . . . the party may still be a third-party beneficiary under the [Guy] test.”)

According to **Scarpitti** and **Guy**, a party can be considered an intended third-party beneficiary if “the circumstances are so compelling that recognition of the beneficiary’s right is appropriate to effectuate the intention of the parties, and the performance satisfies an obligation of the promisee to pay money to the beneficiary.” **Scarpitti**, 609 A.2d at 150; **Guy**, 459 A.2d at 751. Plaintiff has not alleged or pled any facts establishing who the promisee is, nor has Plaintiff alleged or pled any facts establishing the promisee had an obligation to pay Plaintiff any money. Therefore, Plaintiff cannot prove third-party beneficiary status under this prong.

Finally, a party may be considered an intended third-party beneficiary if “the circumstances are so compelling that recognition of the beneficiary’s right is appropriate to effectuate the intention of the parties and . . . the circumstances indicate that the promisee intends to give the beneficiary the benefit of the promised performance.

² The Pennsylvania Supreme Court combined part of the holding from **Spires v. Hanover Fire Ins. Co.**, 70 A.2d 828, 830-31 (Pa. 1950) with the **Restatement (Second) of Contracts § 302** test for intended beneficiaries discussed in **Guy v. Leiderbach**, 459 A.2d 744, 751 (Pa. 1983)).

Scarpitti, 609 A.2d at 150; **Guy**, 459 A.2d at 751. Again, Plaintiff has not alleged or pled any facts establishing who the promisee is. Secondly, before deciding if the promisee intends for Plaintiff to receive the benefit of the winterization and roof work, this Court must determine that recognizing Plaintiff's "right is appropriate to effectuate the intention of the parties." As stated previously, the intention of the parties must be viewed at the time the parties created the contract, and each party to the contract must intend for Plaintiff to receive the benefit. **See Burks**, 883 A.2d at 1088.

The underlying contract was between Nation Star and MCS for MCS to perform winterization and roof work on Unit 6. Presumably, the purpose of the contract was to protect Unit 6 from damage due to the winter weather. On its face, it appears Nation Star contracted with MCS to protect the property (Unit 6) which Nation Star had obtained through foreclosure proceedings. Because of this Court's inability to review the contract and Plaintiff's failure to aver sufficient facts to establish either Nation Star or MCS's intent at the time of contracting, this Court cannot determine the contracting parties' intentions. Therefore, Defendant MCS's preliminary objection concerning Plaintiff's breach of contract claim is hereby sustained.

DISCUSSION: DEFENDANTS' (GERALD J. DORI, III &
ASHLEY M. DORI)

Count three of Plaintiff's Complaint alleges negligence against Defendant, the Doris'. The Doris' filed a preliminary objection stating Plaintiff's Complaint failed to conform to a law or rule of court; specifically, Pennsylvania Rule of Civil Procedure 1024(c) which governs the verification of pleadings.

Pennsylvania Rule of Civil Procedure 1024(a) states "[e]very pleading containing an averment of fact not appearing of record in the action or containing a denial of fact shall state that the averment or denial is true upon the signer's personal knowledge or information and belief and *shall be verified.*" **Pa.R.C.P. 1024(a)** (emphasis added). In regards to who may verify a pleading, the Rule requires

[t]he verification . . . [to] be made by *one or more of the parties* filing the pleading unless all the parties (1) lack sufficient knowledge or information, or (2) are outside the jurisdiction of the court and the verification of none

of them can be obtained within the time allowed for filing the pleading. In such cases, the verification may be made by any person having sufficient knowledge or information and belief and shall set forth the source of the person's information as to matters not stated upon his or her own knowledge and the reason why the verification is not made by a party.

Id. at 1024(c) (emphasis added).

The Doris' correctly point out Plaintiff's attorney, who was not a party to the matter, verified the Complaint. In order for this not to violate the Rule, Plaintiff's attorney would have needed to include information in the verification stating "all the parties (1) lack[ed] sufficient knowledge or information, or (2) [were] outside the jurisdiction of the court and the verification of none of them c[ould] be obtained within the time allowed for filing the pleading." **Pa.R.C.P. 1024(c)**. The verification at issue does not include language establishing either of the two exceptions apply. Therefore, under the Rules, the verification needed to be made by the party (Millers Mutual Group) or a representative of the party, not Plaintiff's attorney.

However, the Rules allow "[a] party [to] file an amended pleading as of course within twenty days after service of a copy of preliminary objections. If a party has filed an amended pleading as of course, the preliminary objections to the original pleading shall be deemed moot." **Pa.R.C.P. 1028(c)(1)**. The Doris' served Plaintiff with Preliminary Objections on June 20, 2016. On July 1, 2016, Plaintiff filed a Praecipe to Substitute Verification. The amended verification was signed by an authorized representative of the party. As this amendment occurred well within the twenty days proscribed by the Rule, and the verification now complies with Pennsylvania Rule of Civil Procedure 1024(c), the Doris' Preliminary Objection is moot and overruled.

DISCUSSION: DEFENDANT (JASON A. FORRY)

Count four of Plaintiff's Complaint alleges negligence against Defendant, Forry. Forry filed a preliminary objection attacking the legal sufficiency of Count 4.

In any negligence action the Plaintiff must establish "the defendant had a duty 'to conform to a certain standard of conduct;' that the

defendant breached that duty; that such breach caused the injury in question; and actual loss or damage.” **Phillips v. Cricket Lighters**, 841 A.2d 1000, 1008 (Pa. 2003). ““When considering the question of duty, it is necessary to determine ‘whether a defendant is under any obligation for the benefit of the particular plaintiff . . . and, unless there is a duty upon the defendant in favor of the plaintiff which has been breached, there can be no cause of action based upon negligence.’” **Campo v. St. Luke’s Hospital**, 755 A.2d 20, 24 (Pa. Super. 2000) (quoting **J.E.J. v. Tri-County Big Brothers/Big Sisters**, 692 A.2d 582, 584 (Pa. Super. 1997)).

Both parties focus their analysis on whether Defendant Forry owed a duty to Plaintiff. Plaintiff alleges “Forry had a duty, upon selling Unit 6 to Gerald and/or Ashley Dori, to ensure that the utilities were switched over to their names.” Plaintiff’s Complaint at p. 7, para. 44. Plaintiff also avers “with one or more of the utilities remaining in his name, Forry had a duty not to cancel those utility services without notifying the Association and/or the owner of Unit 6.” *Id.* at p. 8, para. 45. Defendant Forry posits no such duty existed.

Plaintiff has not provided this Court with any statute or case law to support its position that Defendant Forry had a duty to ensure all utilities were transferred to the new owner’s name and to notify anyone prior to cancelling utility services. Furthermore, Plaintiff has not alleged any type of contractual agreement between Forry and the Association regarding the utilities. Additionally, Forry does not currently own Unit 6 nor did he at the time the incident occurred, January 8, 2014. The relationship between Plaintiff and Forry ended in August of 2007 when Forry transferred ownership of Unit 6 to the Doris’.

Based on the above information, this Court finds Plaintiff has failed to aver facts establishing Defendant Forry owed a duty to Plaintiff. Therefore, Plaintiff cannot prove an element essential for a finding of negligence. Defendant Forry’s preliminary objection is sustained.

Accordingly, the attached Order is entered.

ORDER OF COURT

AND NOW, this 15th day September, 2016, in consideration of Defendants’ Preliminary Objections, and for the reasons set forth in the attached Opinion, said objections are sustained in part and denied in part. Plaintiff is granted thirty (30) days from the date of this Order

to file an amended complaint in conformity with this Court's ruling on the Preliminary Objections. If Plaintiff fails to file a timely amended complaint, Defendants may file a Praecipe with the Court requesting dismissal of the referenced Counts.

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, 18th of November 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-1151

MTGLQ INVESTORS, L.P.

vs

JOHN A. ADAMIK, DEBORAH L. ADAMIK

PROPERTY ADDRESS: 893 HERITAGE DRIVE, GETTYSBURG, PA 17325
By virtue of Writ of Execution No#13-su-1151

MTGLQ Investors, L.P. (Plaintiff) vs. John A. Adamik a/k/a/John Adamik and Deborah L. Adamik (defendants), 893 Heritage Drive, Mount Joy Township, Gettysburg PA 17325, Parcel No. # 007-0080-000, improvements thereon consisting of a Residential Dwelling sold to satisfy judgment in the amount of \$247,605.47

Attorneys for Plaintiff
Edward J McKee, Esquire
Stern & Eisenberg PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone 215-572-8111

No. 15-SU-1003

NATIONSTAR MORTGAGE LLC

vs

THOMAS L. ALTLAND

PROPERTY ADDRESS: 25 Ewell Drive, East Berlin, PA 17316
By virtue of Writ of Execution No.: 2015-SU-0001003

Nationstar Mortgage LLC
Plaintiff

vs.
Thomas L. Altland
Defendant's Property Address: 25 Ewell Drive, East Berlin, PA 17316
Township or Borough: Reading Township

PARCEL NO.: 36102-0095
IMPROVEMENTS THEREON:A
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$139,419.97
ATTORNEYS FOR PLAINTIFF:
Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King Of Prussia, PA 19406
610-278-9980

No. 14-SU-1188

VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNER, LLC, ITS TRUSTEE

vs

JAVIER ALVAREZ, SANJUANITA M. YBARRA

PROPERTY ADDRESS: 108 KIME AVENUE, BENDERSVILLE, PA 17306
By virtue of a Writ of Execution No. 14-S-1188

Ventures Trust 2013-I-H-R by Mcm Capital Partners, LLC, Its Trustee.
vs.

Javier Alvarez
Sanjuanita M. Ybarra
owner(s) of property situate in the BENDERSVILLE BOROUGH, ADAMS County, Pennsylvania, being 108 Kime Avenue, Bendersville, PA 17306
Parcel No. 03003-0049---000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$155,010.73
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
One Penn Center Ste. 1400
Philadelphia, PA 19103

No. 16-SU-336

WELLS FARGO BANK, NA

vs

REBECCA E. BAKER

PROPERTY ADDRESS: 16 CHAMBERSBURG STREET, ARENDTSVILLE, PA 17303
By virtue of Writ of execution No# 2016-SU-336

Wells Fargo Bank, NA
VS
Rebecca E. Baker
16 Chambersburg Street
Borough of Arendtsville, PA 17303
Parcel No. 02006-0060A-000
Improvements thereon of Residential Dwelling
Judgment amount \$182,131.38
MANLEY DEAS KOCHALSKI, LLC
P.O. Box 165028
Columbus, OH 43216-5028
614-220-5611

No. 16-SU-151

CARRINGTON MORTGAGE SERVICES, LLC

vs

ANTHONY P. BARRETT, ANTHONY BARRETT, ANTHONY BARRETT, LISA M BARRETT, LISA BARRETT

PROPERTY ADDRESS: 101 Abbotts Drive, Abbottstown, PA 17301
By virtue of Writ of Execution No.: 16-SU-151
Carrington Mortgage Services, LLC
Plaintiff
vs.
Anthony P. Barrett and

Lisa M. Barrett

Defendant(s)
Defendant's Property Address 101 Abbotts Drive, Abbottstown, PA 17301
Township or Borough: Borough of Abbottstown
PARCEL NO.: 01005-0045
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$82,990.63
ATTORNEYS FOR PLAINTIFF
Shapiro & DeNardo, LLC
3600 Horizon Drive Suite 150
King of Prussia, PA 19406-4700

No. 15-SU-906

CARRINGTON MORTGAGE SERVICES, LLC

vs

CATHY J. BAUMGARDNER

PROPERTY ADDRESS: 12 CHERRY STREET, NEW OXFORD, PA 17350
By virtue of Writ of Execution No.: 2015-SU-0000906

Carrington Mortgage Services, LLC
Plaintiff
vs.
Cathy J. Baumgardner
Defendant(s)

Defendant's Property Address 12 Cherry Street, New Oxford, PA 17350
Township or Borough: Oxford Township
PARCEL NO.: 35009-0057
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$126,870.16
ATTORNEYS FOR PLAINTIFF
Shapiro & DeNardo LLC
General Business Account
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
10/21, 10/28 & 11/04

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, 18th of November 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-553**M&T BANK**

vs

GEOFFREY ALLEN CHILDS, DENISE M. CHILDS

PROPERTY ADDRESS: 20 CLOVER DRIVE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.:

16-SU-553 M&T BANK

vs.

GEOFFREY A. CHILDS & DENISE M. CHILDS

20 Clover Drive Littlestown a/k/a Union, PA 17340 Parcel No: 41-3-119

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$371,594.60

Attorneys for Plaintiff KML Law Group, P.C.

Mellon Independence Center

701 Market St

Philadelphia, PA 19106

215-627-1322

No. 16-SU-607**BANK OF AMERICA, N.A.**

vs

KELLY J. COOL

PROPERTY ADDRESS: 105 LINDEN AVE., HANOVER, PA 17331

By virtue of Writ of Execution No.:

16-SU-607 BANK OF AMERICA, N.A.

vs.

KELLY J. COOL

105 Linden Avenue Hanover, PA 17331

Parcel No: 08008-0123-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$95,067.63

Attorneys for Plaintiff

KML Law Group, P.C.

701 Market St

Philadelphia, PA 19106

215-627-1322

No. 16-SU-563**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDI**

vs

BYRON L. EARLEY, CINDY T. EARLEY

PROPERTY ADDRESS: 43 NORTH ORCHARD VIEW DRIVE, HANOVER, PA 17331

SHORT DESCRIPTION

By virtue of Writ of Execution No.:

16-SU-563

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A-CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQDSITION TRUST

vs.

BYRON L. EARLEY & CINDY T. EARLEY

43 North Orchard View Drive

Hanover, PA 17331

(Acreage or street address)

Parcel No: 04-LII-220

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$418,153.26

Attorneys for Plaintiff

KML Law Group, P.C.

701 Market Street

Philadelph, PA 19106

215-627-1322

No. 16-SU-230**WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU**

vs

DEBORAH A. FORE, ERNEST E. FORE

PROPERTY ADDRESS: 103 N. ORCHARD VIEW DRIVE, LOT 50, HANOVER, PA 17331

By virtue of Writ of Execution No.:

16-SU-230

WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-9TT

vs.

DEBORAH A. FORE & ERNEST E.

FORE

103 North Orchard View Drive Hanover, PA 17331

Parcel No: 04L11-0226-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$524,212.19

Attorneys for Plaintiff KML Law Group,

P.C.

BNY Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

No. 16-SU-293**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs

SARAH J. GAY

PROPERTY ADDRESS: 50 VALLEY VIEW, ASPERS, PA 17304

By virtue of a Writ of Execution No.:

16-SU-293 JPMorgan Chase Bank, National Association

v.

Sarah J. Gay f/k/a Sarah Kauffman

owner(s) of property situate in the MENALLEN TOWNSHIP, ADAMS County, Pennsylvania, being 50 Valley View, Aspers, PA 17304-9684 Parcel No. 29EOS-0034E--000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$127,528.19 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP One Penn Center Ste 1400 Philadelphia, PA 19103

No. 16-SU-68**BANK OF AMERICA, N.A.**

vs

KIMBERLY M. GROSS, NICHOLAS ANTHONY GROSS

PROPERTY ADDRESS: 2110 STORMS STORE ROAD, NEW OXFORD, PA 17350

By vitue of Writ of Execution No.:

16-SU-68

Bank of America, N.A.

VS

Kimberly M. Gross a/k/a Kimberly

Gross & Nicholas A. Gross a/k/a

Nicholas Gross

210 Storms Store Road

New Oxford, PA 17350

Parcel No: 35J12-0201-000

(acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL SWELLING JUDGEMENT

AMOUNT: \$202,134.37

Attorneys for Plaintiff

KML Law Group P.C.

BNY Mellon Independence Center Suite 500

701 Market Street

Philadelphia, PA 19106

Suite 5000

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

10/21, 10/28 & 11/04

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, 18th of November 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-NO-787**GREENVIEW LLC**

vs

HILL COUNTY ENTERPRISES INC.,**HILL COUNTRY ENTERPRISES****PROPERTY ADDRESS: 519 Gladhill**

Road, Fieldfield, PA 17112

By Vitue of Writ of execution No.:

16-NO-787

Greenview, LLC v. Hill Country

Enterprises, Inc.

VS

Hill Country Enterprises, Inc

519 and 620 Gladhill Road,

Fairfield PA 17320

Tax ID No.: 25-A18-0005, 25-A18-0008

and 25-A18-0053

Comprised of six separate tracts with

approximately 555.057 total acres

With improvements thereon residential

dwelling and vacant land

Judgment in the amount of \$523,381.09

Plaintiff's Attorneys: Joshua D. Bradley

Rosenberg Martin Greenberg, LLP 25

S. Charles Street, Suite 2115

Baltimore, Maryland 21201

410-727-6671

No. 16-SU-167**U.S. BANK NATIONAL ASSOCIATION**

vs

SHAWN P. HINES, BETH A. HINES**PROPERTY ADDRESS: 111 LOCUST****STREET, EAST BERLIN, PA 17316**

By virtue of Writ of Execution No.:

16-S-167

U.S. Bank National Association Plaintiff

vs.

Beth A. Hines and

Shawn P. Hines Defendant (s)

Defendant's Property Address 111

Locust Street, East Berlin, PA 17316

Township or Borough: Borough of East

Berlin

PARCEL NO.: 1004-0212

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$165,674.51

ATTORNEYS FOR PLAINTIFF

Shapiro & DeNardo LLC

3600 Horizon Drive, Suite 150

King of Prussia, PA 19406-4700

No. 15-SU-1277**BELCO COMMUNITY CREDIT UNION**

vs

RONALD G. HOBBS**PROPERTY ADDRESS: 3015 TABLE****ROCK ROAD, BIGLERVILLE, PA 17307**

By Virtue of Writ of Execution No.:

2015-su-1277

BELCO COMMUNITY CREDIT UNION

VS

RONALD G. HOBBS

TOWNSHIP OF BUTLER

Parcel No.: 07-F08-0057

3015 TABLE ROCK ROAD,

BIGLERVILLE, PA 17307

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGEMENT AMOUNT: \$122,629.00

Attorney for Plaintiff

Keri P. Ebeck, Esquire

PA ID# 91298

WELTMAN WEINBERG & REIS CO.,

L.P.A.

436 7th Avenue Suite 2500

Pittsburgh, PA 15219

(412) 338-7108 (Kim)

No. 16-SU-354**U.S. BANK NATIONAL ASSOCIATION,****AS TRUSTEE FOR RESIDENTIAL****ASSET SECUR**

vs

BRUCE A. HOCKENSMITH, LUCINDA**HOCKENSMITH****PROPERTY ADDRESS: 204 BEAVER****STREET, EAST BERLIN, PA 17316**

By virtue of a Writ of Execution No.:

16-SU-354

U.S. Bank National Association, as

Trustee for Residential Asset Securities

Corporation, Home Equity Mortgage

Asset-Backed

Pass-Through Certificates, Series

2007-KS2

V.

Bruce A. Hockensmith

Lucinda Hockensmith

owner(s) of property situate in the

ADAMS County, Pennsylvania, being

204 Beaver Street,

East Berlin, PA 17316-8817

Parcel No. 10-007-0047-00-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$206,304.03

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

No. 16-SU-180**WELLS FARGO BANK, N.A., AS****TRUSTEE FOR OPTION ONE****MORTGAGE LOAN TRUST**

vs

STUART T. JACOBSON**PROPERTY ADDRESS: 299 CULP****ROAD, GETTYSBURG, PA 17325**

Wells Fargo Bank, National Association,

as Trustee for Option One Mortgage

Loan Trust 2004-2, Asset-Backed

Certificates,

Series 2004-2 c/o Ocwen Loan

Servicing, LLC

V.

Stuart T. Jacobson

C.C.PADAMS COUNTY NO. 16-SU-180

JUDGMENT AMOUNT: \$283,090.95

PROPERTY ADDRESS: 299 Culp Road,

Gettysburg, PA 17325 PARCEL ID

NUMBER: 38G09-0037C-000

ALL THAT CERTAIN lot or piece of

ground situate in Straban Township,

County of Adams, Commonwealth of

Pennsylvania.

Improvements thereon of the

Residential Dwelling

BEING the same premises which James

E. Williams, Executor of the Estate of

Debra E. Frazer, deceased, by Deed

dated January 3, 2003 and recorded

January 16, 2003 in the Office of the

Recorder of Deeds in and for Adams

County in Deed Book 2946, Page 147,

granted and conveyed unto

Stuart T. Jacobson.

Attorney

Stern & Eisenberg OC

1581 Main Street Suite 200

Warrington, PA 18976

215-572-8111

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

10/21, 10/28 & 11/04

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, 18th of November 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-376**BELCO COMMUNITY CREDIT UNION
vs**

KELLY C KINT, ANN M SCOTT
PROPERTY ADDRESS: 317 MAPLE GROVE ROAD, HANOVER, PA 17331
By virtue of Writ of Execution No.: 16-SU-376
Belco Community Credit Union c/o Ocwen Loan Servicing, LLC v. Kelly C. Kint and Ann M. Scott a/k/a Ann M. Kint
C.C.P. ADAMS COUNTY No.: 16-SU-376

JUDGMENT AMOUNT: \$159,444.20
PROPERTY ADDRESS: 317 Maple Grove Road, Hanover, PA 17331
PARCEL ID NO.: 04L11-0035-000
ALL THAT CERTAIN lot or piece of ground situate in Berwick Township, County of Adams, Commonwealth of Pennsylvania.

BEING the same premises which Patricia Marie Hoff, single, by Deed dated August 14, 2006 and recorded August 14, 2006 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 4531, Page 346, granted and conveyed unto Kelly C Kint,

single person and Ann M Scott, single person, as joint tenants with the right of survivorship.

Attorney for plaintiff: Stern & Eisenberg, PC

158 Main Street Suite 200
The shops at Valley Square
Warrington, PA 18976

No. 12-SU-010**WELLS FARGO BANK NA
vs**

SHANNON K. LEAHY, TIMOTHY EVERS ATTEBERRY
PROPERTY ADDRESS: 1691 ORRTANNA RD, ORRTANNA, PA 17353
By virtue of a Writ of Execution, No.: 2012-SU-10
Plaintiff: U.S. ROF III Legal Title Trust 2015-1 by U.S. Bank National Association, as Legal Title Trustee vs.

Defendant 1. Shannon Leahy a/k/a Shannon K. Leahy Defendant 2. Tim Atteberry a/k/a Tim E. Atteberry owners of property situate in the Hamiltonban Township, Adams County,

Pennsylvania.

1691 Orrtanna Road, Orrtanna, PA 17353-9739 Parcel No. 18, C12-0118---000

Improvements hereon: RESIDENTIAL
Judgment Amount: \$239,626.96
Attorneys for Plaintiff:
Parker McCay, PA
9000 Midlantic Drive, Suite 300
P.O. Box 504
Mount Laurel, New Jersey 08054

No. 16-SU-343**WILMINGTON SAVINGS FUND
SOCIETY, FSB, DOING BUSINESS AS
CHRISTINA TRUS**

vs

**DARRYL L. MALPASS, DEBORAH
GRAY MALPASS**

PROPERTY ADDRESS: 454 TOWNHILL ROAD, YORK SPRINGS, PA 17372
By virtue of Writ of Execution No.:

16-S-343
Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as Trustee for BCAT 2014-4TT (Plaintiff) vs.

Darryl L. Malpass and Deborah Gray Malpass a/k/a Deborah G. Malpass (Defendant)
Property Address: 454 Townhill Road, York Spring, PA 17372
Parcel I.D. No.: 23103-001 I B
Improvements thereon of the residential dwelling.

Judgment Amount: \$310,546.60
Attorney for Plaintiff:

Stephen M. Hladik, Esquire
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

No. 14-SU-1468**DLJ MORTGAGE CAPITAL, INC.**

vs

**DAVID P. MAYTON, TRACI E.
MAYTON**

PROPERTY ADDRESS: 24 GROFT DRIVE, NEW OXFORD, PA 17350
By virtue of Writ of Execution No.: 2014-S-1468

LSF9 Master Participation Trust vs. David R Mayton and Traci E. Mayton 24 Groft Drive, New Oxford, PA 17350-9521 situate in the Township of Oxford, Adams County Pennsylvania.
Parcel No. 35312-0108-000
Improvements thereon consist of Residential Real Estate.
Judgment amount: \$232,772.91
Stern & Eisenberg, PC
Attorneys for Plaintiff
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976

No. 16-SU-252**BRANCH BANKING AND TRUST
SUCCESSOR BY MERGER TO
SUSQUEHANNA BANK F/K/A**

vs

**MELINDA ANN MCCORD A/K/A
MELINA ANN MANOLOVICH, IN HER
CAPACITY AS EXECUTRIL AND D, LISA
DEANN
MANOLOVICH, IN HER CAPACITY AS
DEVISEE OF THE ESTATE OF****BARBARA ANN WE**

PROPERTY ADDRESS: 745 FUNT ROAD, ASPERS, PA 17304
By virtue of a Writ of Execution No.: 16 SU-252

Branch Banking and Trust Successor by Merger to Susquehanna Bank f/k/a Susquehanna Bank PA Successor by Merger to Community Banks v.

Melinda Ann Mccord a/k/a Melinda Ann Manolovich, in Her Capacity as Executrix and Devisee of The Estate and Trustee of The Estate of Barbara Ann Weikert a/k/a Barbara A. Weikert Lisa Deann Manolovich, in Her Capacity as Devisee of The Estate of Barbara Ann Weikert a/k/a Barbara A. Weikert owner(s) of property situate in the TYRONE TOWNSHIP, ADAMS COUNTY, Pennsylvania, being 745 Funt Road, Aspers, PA 17304-9411 Parcel No. 40G05-0023G---000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$50,169.73

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 JFK Blvd Ste 1400
Philadelphia, PA 19103-9897

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

10/21, 10/28 & 11/04

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, 18th of November 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-1108

GREEN TREE SERVICING LLC

vs

SARANNE MCCULLOUGH

PROPERTY ADDRESS: 21 MCCLELLAN DRIVE, EAST BERLIN, PA 17316

By virtue of Writ of Execution No.: 15-S-1108

GREEN TREE SERVICING LLC

vs.

Saranne McCullough
21 McClellan Drive East Berlin, PA 17316

Reading Township
PARCEL NO.: 36105-0072-000

IMPROVEMENTS THEREON:
RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$86,208.53

ATTORNEYS FOR PLAINTIFF
THE LAW OFFICE OF GREGORY

JAVARDIAN
1310 Industrial Blvd., Ste 101
South Hampton, PA 18966
215-942-9690

No. 15-SU-93

THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10

vs

BRIAN K. MERRIKEN, TINA Y NUZZOLO

PROPERTY ADDRESS: 425 BOY SCOUT ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.: 15-SU-93

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-10 Plaintiff vs.

Brian K. Merriken and Tina Y. Nuzzolo Defendant(s)
Defendant's Property Address 425 Boy Scout Road, New Oxford, PA 17350
Township or Borough: Hamilton Township

PARCEL NO.: (17)-J10-0011
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$255,233.80
ATTORNEYS FOR PLAINTIFF

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

No. 16-SU-214

CITIFINANCIAL SERVICING, LLC vs

JOHN F. MORRIS, SCYTHIA V. MORRIS

PROPERTY ADDRESS: 11 AUTUMN DRIVE, GETTYSBURG, PA 17325
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF BONNEAUVILLE, ADAMS COUNTY, PENNSYLVANIA.

By virtue of Writ of Execution No.: 16 S 214
CITIFINANCIAL SERVICING, LLC

vs.

JOHN F. MORRIS A/K/A JOHN MORRIS SCYTHIA V. MORRIS A/K/A SCYTHIA MORRIS

11 AUTUMN DRIVE
GETTYSBURG, PA 17325
BONNEAUVILLE

PARCEL NO.: 06005-0102-000
IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING.
JUDGMENT AMOUNT: \$169,488.64

ATTORNEYS FOR PLAINTIFF
POWERS, KIRN & ASSOCIATES, LLC
Eight Neshaminy Interplex, Suite 215
Trevose, PA 19053

No. 14-SU-282

U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER OF U.S. NATIONAL

vs

WILLIS J. MYERS, II, DENISE J. MYERS

PROPERTY ADDRESS: 686 BARTS CHURCH ROAD, HANOVER, PA 17331

By virtue of Writ of Execution No.: 14-SU-1282

US Bank NA Plaintiff vs.

Willis Myers, II and Denise J. Myers Defendant(s)
Defendant's Property Address: 686 Barts Church Road, Hanover, PA 17331
Union Township

Township or Borough: Union Township
PARCEL NO.: 41-KI 7-0079A

IMPROVEMENTS THEREON:A
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$390,123.73

ATTORNEYS FOR PLAINTIFF
Shapiro & DeNardo LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
610-278-6800

No. 15-SU-92

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW

vs

STERLING J. MYERS, ORIGINAL

MORTAGAGOR, JEAN L. MYERS, ORIGINAL MORTGAGOR AND REAL OWNER

PROPERTY ADDRESS: 2942 HANOVER PIKE, HANOVER, PA 17331
By virtue of Writ of Execution No.:

2015-SU-0000092
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR- IN-INTEREST TO JP MORGAN CHASE, NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION
REPERFORMING LOAN REMIC TRUST SERIES 2004-R3

Plaintiff,

vs.

Sterling J. Myers Original Mortgagor and Jean L. Myers Original Mortgagor and Real Owner

2942 Hanover Pike
Hanover, PA 17331 Conewago Township

Parcel No.: 08-L-15-0015-000
Improvements thereon: Residential

Dwelling Judgment amount: \$2,683.80
MILSTEAD & ASSOCIATES, LLC

BY: Robert W. Williams, Esquire ID No. 315501

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

Attorney for Plaintiff

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

10/21, 10/28 & 11/04

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, 18th of November 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-198
SUSQUEHANNA BANK**

vs
NEW A-VILLE INN, INC, THE ESTATE OF NANCY ELIZABETH WOLFE A/K/A NANCY E WOLFE, JENNIFER E. WOLFE, EXECUTRIX, PAUL F WOLFE, JR, THE A-VILLE INN., INC
PROPERTY ADDRESS: 23 & 27 North High Street, Arendtsville, PA 17303
By virtue of writ of execution 15-su-198 Branch Banking and Trust Company v.

The New A-Ville Inn, Inc., et al.
Property address
23 & 27 N. High Street,
Arendtsville, PA 17303
Parcel ID No.: 02006-0015---000
Comprised of two separate tracts With improvements thereon
Judgment in the amount of \$124,074.13
Plaintiff s Attorneys: Joshua D. Bradley Rosenberg Martin Greenberg, LLP 25 S. Charles Street, Suite 2115 Baltimore, Maryland 21201 410-727-6671 4811-3941-9702, v. 1

**No. 16-SU-261
WELLS FARGO BANK, N.A.**

vs
DAVID A. PIERCE
PROPERTY ADDRESS: 1335 EVERGREEN WAY, ORRTANNA, PA 17353
By virtue of a Writ of Execution No. 16-S-261
Wells Fargo Bank, N.A. v.
David A. Pierce
owner(s) of property situate in the FRANKLIN TOWNSHIP, ADAMS County, Pennsylvania, being 1335 Evergreen Way, Orrtanna, PA 17353
Parcel No. 12C10-0057---003 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$261,468.54
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP One Penn Center at Suburban Station Philadelphia, PA 19103

**No. 11-SU-1916
WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTINA TRUST**

vs
JOSEPH R. POIST
PROPERTY ADDRESS: 5435 CARLISLE PIKE, NEW OXFORD, PA 17350
By virtue of Writ of Execution No.: 11-SU-1916
Plaintiff: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust
vs.
Defendant(s): Joseph R. Poist
Defendant's Property Address: 5435 Carlisle Pike, New Oxford PA 17350
Township or Borough: Reading
PARCEL NO.: 36-108-0015
IMPROVEMENTS THEREON: Residential Dwelling
JUDGMENT AMOUNT: \$112,118.88
ATTORNEYS FOR PLAINTIFF: Martha E. Von Rosenstiel, P.C. 649 South Avenue, Unit 7 Secane, PA 19018

**No. 16-SU-303
WORLD BUSINESS LENDERS, LLC**

vs
ATTAI HUSNAIN SHAHZAD, EASTERN SHOE COMPANY, LLC, PENNSYLVANIA IMPORTS, KATRINA J MCCLELLAND
PROPERTY ADDRESS: 730 PLUM RUN RD, NEW OXFORD, PA 17350
By Virtue of Writ of execution no 2016-SU-303
World Business Lender, LLC v. The Eastern Shore Company, LLC d/b/a Pennsylvania Imports a/k/a Pennsylvania Imports Salt Skill, Attai Husnain Shahzad, and Katrina Jean McClelland
PARCEL ID #: 40107-0039B-000
EXECUTION NUMBER: 16-SU-303
JUDGMENT AMOUNT: \$126,285.42
PLAINTIFF'S ATTORNEY: Flaherty Fardo, LLC
Stephanie L. Fera, Esq. 812 Ivy Street Pittsburgh, PA 15232 (412) 802-6666
All the right, title, interest, and claim of Katrina Jean McClelland, of, in, and to the following described property:
In the Commonwealth of Pennsylvania, County of Adams, Township of Tyrone: The Real Property or its address commonly known as 35 and 51 Cashman Road, New Oxford, PA 17350
Parcel # 40107-0039B-000

**No. 16-SU-403
CIT BANK, N.A.**

vs
JOHN L. SMITH
PROPERTY ADDRESS: 2224

HUNTERSTOWN HAMPTON ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.: 16-SU-403
CIT Bank N.A.
vs.
John L. Smith Defendant
All that certain piece or parcel or Tract of land situate Straban Township, Adams County, Pennsylvania, and being known as 2224 Hunterstown Hampton Road, New Oxford, Pennsylvania 17350.
TAX MAP AND PARCEL NO.: 38031-0015--000
PROPERTY ADDRESS 2224 HUNTERSTOWN HAMPTON ROAD NEW OXFORD PENNSYLVANIA 17350
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$111,646.29
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: John L. Smith Attorney
McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

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
10/21, 10/28 & 11/04

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, 18th of November 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. 14-SU-1476
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR RESIDENTIAL
ASSET SECUR

vs
MICHAEL W. SMITH, LORI SMITH
 PROPERTY ADDRESS: 38
 CROSSVIEW TRAIL, FAIRFIELD, PA
 17320
 By virtue of a Writ of Execution No.:
 14-SU-1476
 U.S. Bank National Association, as
 Trustee for Residential Asset Securities
 Corporation, Home Equity Mortgage
 Asset-Backed
 Pass-Through Certificates, Series
 2006-KS9
 V.

Michael W. Smith and Lori Smith
 owner(s) of property situate in the
 CARROLL VALLEY BOROUGH, ADAMS
 County, Pennsylvania, being
 38 Crossview Trail, Fairfield, PA 17320-
 8473 Parcel No.: 43041-0149---000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL
 DWELLING Judgment Amount:
 \$176,454.76
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP
 One Penn Center Ste 1400
 Philadelphia, PA 19103

No. 16-SU-345
USAA FEDERAL SAVINGS BANK
vs
JOHN STOUTER, LINSAY F STOUTER

PROPERTY ADDRESS: 44 Thunder
 Trail, Fairfield, PA 17320
 By virtue of Writ of Execution No.:
 16-SU-345
 USAA Federal Savings Bank
 Plaintiff,
 VS.
 John Stouter and Lindsay F. Stouter
 44 Thunder Trail
 Fairfield, PA 17320
 Hamiltonban Township
 Parcel No.: 18-BB0-0036-000
 Improvements thereon: Residential
 Dwelling
 Judgment amount: \$218,912.59
 MILSTEAD & ASSOCIATES, LLC BY:
 Robert W. Williams, Esquire
 ID No. 315501
 1 E. Stow Road

Marlton, NJ 08053
 (856) 482-1400
 Attorney for Plaintiff

No. 14-SU-957
NATIONSTAR HECM ACQUISITION
TRUST 2015-1

vs
UNKNOWN HEIRS, DEVISES AND
PERSONAL REPRESENTATIVES OF
EARL R. BUTT, EARL BUTT, EST,
ESTATE OF EARL
R. BUTT, UNKNOWN HEIRS,
DEVISES AND PERSONAL
REPRESENTATIVES OF EARL R.
BUTT AN, LUANN GEBHART,
NICHOLAS P. GARRETT, THE UNITED
STATES OF AMERICA, UNITED
STATES DEPT OF JUSTICE

PROPERTY ADDRESS: 5722
 HANOVER ROAD, HANOVER, PA
 17331
 By virtue of a Writ of Execution No.
 14-SU-00957
 Plaintiff: Nationstar HECM Acquisition
 Trust 2015-1 Wilmington Savings Fund
 Society, FSB, not individually, but solely
 as Trustee
 v.

Defendant 1. Unknown heirs, devisees
 and personal representatives of Earl R.
 Butt and his, her, their or any of their
 successors in right, title and interest
 Defendant 2. The United States of
 America, Department of Justice
 owner(s) of property situate in
 CONEWAGO TOWNSHIP, Adams
 County, Pennsylvania, being
 5722 Hanover Road, Hanover, PA
 17331
 Parcel No. 08K14-0075---000
 Improvements thereon: RESIDENTIAL
 DWELLING
 Judgment Amount: \$155,188.07
 Attorneys for Plaintiff
 Romano, Garubo & Argentieri, LLC 52
 Newton Avenue
 Woodbury, NJ 08096

No. 15-SU-1297
LAKEVIEW LOAN SERVICING, LLC
vs
LEE GARLAND VIANDS, SANDRA
VIANDS

PROPERTY ADDRESS: 5725
 HANOVER RD, HANOVER, PA 17331
 By virtue of a Writ of Execution No.:
 15-S-1297
 Lakeview Loan Servicing, LLC
 vs.
 Lee G. Viands
 Sandra Viands a/k/a Sandy Viands
 owner(s) of property situate in the
 ADAMS County, Pennsylvania, being
 5725 Hanover Road, Hanover, PA
 17331-9064
 Parcel No. 08K14-0116---000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL
 DWELLING
 Judgment Amount: \$179,114.08

Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP
 1617 JFK Blvd Suite 1400
 One Penn Center Plaza
 Philadelphia, PA 19103
 (215)-563-7000

No. 15-SU-840
U.S. BANK NATIONAL ASSOCIATION
vs

JAMES NORMAN WAGNER, JR.
 PROPERTY ADDRESS: 5500
 HANOVER ROAD, HANOVER, PA
 17331
 By virtue of a Writ of Execution No.:
 2015-SU-0000840
 U.S. Bank National Association
 V.
 James Norman Wagner, Jr.
 owner(s) of property situate in the
 CONEWAGO TOWNSHIP, ADAMS
 County, Pennsylvania, being
 5500 Hanover Road, Hanover, PA
 17331-9058 Parcel No.: 08,K14-0061
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL
 DWELLING Judgment Amount:
 \$117,449.11
 Attorneys for Plaintiff
 Phelan Hallinan Diamond & Jones, LLP
 One Penn Center Stre 1400
 Philadelphia, PA 19103

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 (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
 10/21, 10/28 & 11/04

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, 18th of November 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-163
FINANCE OF AMERICA MORTGAGE
LLC FORMERLY KNOWN AS
GATEWAY FUNDING DIVE**

**vs
ARIANNA D. WHITE, IN HER
CAPACITY AS ADMINISTRATRIX AND
HEIR OF THE ESTATE OF AMY**

PROPERTY ADDRESS: 35 COLLIE
TRAIL, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.:
16-S-163

Finance of America Mortgage LLC
Formerly Known as Gateway Funding
Diversified Mortgage Services, L.P.

v.
Arianna D. White, in Her Capacity as
Administratrix and Heir of The Estate of
Amy White a/k/a Amy L. White a/k/a
Amy Lynn White

Unknown Heirs, Successors, Assigns,
and All Persons, Firms, or Associations
Claiming Right, Title or Interest From or
Under Amy

White a/k/a Amy L. White a/k/a Amy
Lynn White, Deceased
owner(s) of property situate in the
LIBERTY TOWNSHIP, ADAMS County,
Pennsylvania, being
35 Collie Trail, Fairfield, PA 17320-9295
Parcel No.: 25000-0035---000

(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$159,350.17
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP
One Penn Center at Suburban Station
1617 JFK Blvd Ste 1400
Philadelphia, PA 19103-9897

.....
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
10/21, 10/28 & 11/04

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 MICHAEL J. DETTINBURN, a/k/a MICHAEL JOSEPH DETTINBURN, DEC'D

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

Executor: Joseph S. Dettinburn, 229 Racetrack Road, Hanover, PA 17331

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

ESTATE OF JAMES W. FOX, DEC'D

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Administratrix: Diane Z. Fox, 30 Conewago Street, Biglerville, PA 17307

Attorney: Law Office of Keith O. Brennenman, P.C., 44 West Main Street, Mechanicsburg, PA 17055

ESTATE OF RICHARD J. MILLS, DEC'D

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Co-Executors: Michael J. Mills, Douglas R. Mills, Matthew E. Mills, c/o Matthew E. Mills, 2451 Hanover Road, Gettysburg, PA 17325

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

ESTATE OF KENNETH BENNER SELBY, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Cassandra Selby, 404 Heritage Drive, Gettysburg, PA 17325

ESTATE OF HANNAH N. TEETER, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executors: Robert G. Teeter and Samuel E. Teeter, 108 W. Middle Street, Gettysburg, PA 17325

Attorney: Teeter, Teeter & Teeter, 108 W. Middle Street, Gettysburg, PA 17325

ESTATE OF FRANK J. WACHTER, JR., DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: PNC Wealth Management, P. O. Box 308, 4242 Carlisle Pike, Camp Hill, PA 17001-0308

Attorney: Lynn G. Peterson, Esq., Peterson & Peterson, 515 Carlisle Street, Hanover, PA 17331

SECOND PUBLICATION

ESTATE OF ALMA J. BECK, DEC'D

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

Executor: Robert Clofine

Attorney: Robert Clofine Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

ESTATE OF LORRAINE ELLEN CHRONISTER, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Administrator: Jason B. Chronister, 170 White Oak Tree Road, York Springs, PA 17372

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

ESTATE OF JUSTINE H. CLASSEN, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Carolyn Classen Resciniti, 185 Hunter's Trail, Gettysburg, PA 17325

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

ESTATE OF BETTY L. DOCKEY, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Robert S. Dockey, Jr., 310 Lincolnway West, New Oxford, PA 17350; Harriet V. Johnson, 502 Atlantic Ave., York, PA 17404

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

ESTATE OF LARRY G. HELLER, DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Fay L. Heller, 60 Meadow Lane, Gettysburg, PA 17325

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

ESTATE OF VIVIAN M. KAUFFMAN, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Patricia A. Orndorff, 148 East Water Street, Gettysburg, PA 17325

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

ESTATE OF PAUL M. KRIEGER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Neal P. Krieger, 62 Curtis Drive, East Berlin, PA 17316; Ronald A. Krieger, 62 Curtis Drive, East Berlin, PA 17316

ESTATE OF KAY Y. LaRUE a/k/a KAY YVONNE LaRUE, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Michael E. LaRue, 630 Ridge Road, York Springs, PA 17372; Teresa Y. LaRue n/k/a Teresa Y. Bailey, 604 Ridge Road, York Springs, PA 17372

Attorney: Jane M. Alexander, Esq., 148 S. Baltimore Street, Dillsburg, PA 17019

ESTATE OF ROSETTA K. LAWYER, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Chad S. Lawyer, c/o Richard K. Konkell, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Richard K. Konkell, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

ESTATE OF NAOMI P. PEIRCE, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Linda P. Haberkorn, 47 Delawares Ridge, Gettysburg, PA 17325

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

ESTATE OF MARTIN VOELK, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Robert G. Teeter, Esq., Teeter, Teeter & Teeter, 108 W. Middle Street, Gettysburg, PA 17325

Attorney: Robert G. Teeter, Esq., Teeter, Teeter & Teeter, 108 W. Middle Street, Gettysburg, PA 17325

Continued on page 12

THIRD PUBLICATION

ESTATE OF LOUETTA S. DEARDORFF,
DEC'D

Late of Franklin Township, Adams
County, Pennsylvania

Peggy Jo Abraham, 61 Shirley Trail,
Fairfield, PA 17320

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

ESTATE OF LAWRENCE W. LUCKEN-
BAUGH, DEC'D

Late of Mount Pleasant Township,
Adams County, Pennsylvania

Executor: Kelly L. Luckenbaugh, 1045
Centennial Rd., New Oxford, PA
17350