

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

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IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION-LAW
NO. 13-SU-492

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

US Bank, National Association as
Trustee for the C-Bass Mortgage Loan
Asset-Backed Certificates, Series 2006-
CB1, Plaintiff

vs.

Neil James, Last Record Owner,
Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest from or
Under Neil James, Last Record Owner,
Michele L. Rorrer Crouse a/k/a Michele
L. Rorrer, Known Heir of Neil James,
Last Record Owner and Dustin J.
Crouse, Known heir of Neil James, Last
Record Owner, Defendants

TO: Neil James Crouse, Last Record
Owner and Any and All Unknown Heirs,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title or Interest from or Under Neil
James Crouse, Last Record Owner,
Defendant(s), whose last known
addresses are 202 Plunkert Road,
Littletown, PA 17340 and 304 Beaver
Creek Road, Hanover, PA 17331.

AMENDED COMPLAINT IN
MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff,
US Bank, National Association as
Trustee for the C-Bass Mortgage Loan
Asset-Backed Certificates, Series 2006-
CB1, has filed an Amended Mortgage
Foreclosure Complaint endorsed with a
Notice to Defend, against you in the
Court of Common Pleas of Adams
County, Pennsylvania, docketed to NO.
13-SU-492, wherein Plaintiff seeks to
foreclose on the mortgage secured on
your property located, 202 Plunkert
Road, Littletown, PA 17340, whereup-
on your property would be sold by the
Sheriff of Adams County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If
you wish to defend against the claims
set forth in the notice above, you must
take action within twenty (20) days after
this Complaint and Notice are served, 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 PAPER TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE A LAWYER GO TO OR
TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE
YOU WITH THE INFORMATION ABOUT
HIRING A LAWYER. IF YOU CANNOT
AFFORD TO HIRE A LAWYER, THIS
OFFICE MAY BE ABLE TO PROVIDE
YOU WITH INFORMATION ABOUT
AGENCIES THAT MAY OFFER LEGAL
SERVICES TO ELIGIBLE PERSONS AT
A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE

Adams County Court Admin.
Adams County Courthouse
Gettysburg, PA 17325
717-337-9846

Udren Law Offices, P.C.
Attorneys for Plaintiff
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
856-669-5400.

10/24

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on
September 30, 2014, a Petition for Name
Change was filed in the Court of Common
Pleas of Adams County, Pennsylvania,
requesting a Decree to change the name
of the Petitioner, Michael Dane Mathers
to Michael Dane Grim.

The court has affixed the 9th day of
January, 2015 at 8:30 a.m. in Courtroom
No. 4, Third Floor of the Adams County
Courthouse, as the time and place for
the hearing of said Petition, when and
where all persons interested may appear
and show cause, if any they have, why
the request of the Petitioner should not
be granted.

10/24

NOTICE BY THE ADAMS COUNTY
CLERK OF COURTS

NOTICE IS HEREBY GIVEN to all
heirs, legatees and other persons con-
cerned 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 Friday,
November 7, 2014 at 8:30 a.m.

ARENTZ—Orphans' Court Action
Number OC-112-2013. The First and
Final Account of Mark Gonder and
Teresa Gonder, Accountants in the
Estate of Jennifer Lois Arentz, late of
Littletown, Adams County, Pennsylvania.

TOAL—Orphans' Court Action
Number OC-119-2014. The First and
Final Account of Jeffrey J. Toal and
Shanon R. Toal, Sr., Co-Executors of the
Estate of C. Raymond Toal a/k/a Charles
Raymond Toal, Deceased, late of Oxford
Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

10/24 & 31

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 November 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. 11-SU-816**US BANK NATIONAL ASSOCIATION
vs****ASHLEY ABEL, DAMON WILLIAM
CADWALLADER**

PROPERTY ADDRESS: 101 NORTH STREET, MCSHERRYSTOWN, PA 17344

By virtue of Writ of Execution

No. 2011-S-816

US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-7, Home Equity Pass-Through Certificates, Series 2005-7

vs.

Ashley Abel; Damon Cadwallader
101 North Street, McSherrystown, PA 17344 (McSherrystown Borough)
Parcel No. 01-28-002-0008
Improvements thereon of Residential Dwelling

Judgment amount \$129,069.40

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

No. 14-SU-766**WELLS FARGO BANK, NATIONAL
ASSOCIATION**

vs

JEFFREY B. BARNHART

PROPERTY ADDRESS: 111 HARRISBURG STREET, YORK SPRINGS, PA 17372

BY VIRTUE OF WRIT OF EXECUTION
ADAMS COUNTY NO. 14-SU-766

Wells Fargo Bank, National Association, as Trustee for Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, es 2005-WLLI

vs.

Jeffrey B. Barnhart

ALL THAT CERTAIN LOT OF GROUND SITUATE IN THE BOROUGH OF YORK SPRINGS, COUNTY OF ADAMS AND STATE OF PENNSYLVANIA

PROPERTY ADDRESS: 111 Harrisburg Street, York Springs, PA 17372

PARCEL ID NUMBER: 42-005-0041

JUDGMENT AMOUNT: \$88,060.26

STERN & EISENBERG, PC

1581 MAIN STREET, SUITE 200

WARRINGTON, PA 18976

215-572-8111

No. 14-SU-408**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

MARK E. BASORE, AMY C. BASORE

PROPERTY ADDRESS: 101 SOUTH COLLEGE AVENUE, NEW OXFORD, PA 17350

BY VIRTUE OF WRIT OF EXECUTION

NO. 14-SU-408

JPMORGAN CHASE BANK NATIONAL ASSOCIATION

vs.

MARK E. BASORE & AMY C. BASORE
All that certain piece or parcel or Tract of land situate in New Oxford Borough, Adams County, Pennsylvania, and being known as 101 South College Avenue, New Oxford, Pennsylvania 17350.

TAX MAP AND PARCEL NUMBER:

34005-0178

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$235,236.95

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Mark E.

Basore and Amy C. Basore

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 13-NO-528**HAMILTON TOWNSHIP**

vs

**EVAN O. BATTS, JR., KRISTINA M.
BATTS**

PROPERTY ADDRESS: 940 700 ROAD, NEW OXFORD, PA 17350

BY VIRTUE OF WRIT OF EXECUTION

NO: 2013-NO-000528

HAMILTON TOWNSHIP

vs.

EVAN O. BATTS JR. & KRISTINA M.

BATTS, 940 700 ROAD, NEW OXFORD

PA 17350, HAMILTON TOWNSHIP

PARCEL NO.: 17J09-0109B---000

JUDGMENT AMOUNT: \$2,500.68

IMPROVEMENTS CONSIST OF A

RESIDENTIAL DWELLING

JAMES SMITH DIETTERICK &

CONNELLY, LLP, P.O. BOX 650

HERSHEY, PA 17033, 717-533-3280

No. 13-SU-640**ACNB BANK**

vs

**MARK D. BEAUCHAT, WENDY K.
WEIKAL-BEAUCHAT**

PROPERTY ADDRESS: 315 GLENWOOD DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.:

2013-S-640

ACNB Bank, formerly known as Adams County National Bank

vs.

Mark D. Beauchat and Wendy Weikal-Beauchat

Property Address: 315 Glenwood Drive, Gettysburg, PA 17325

Township or Borough: Highland Township

Parcel No.: 20-D12-0021C

Improvements Thereon: Residential Dwelling

Judgment Amount: \$821,359.73

Attorneys for Plaintiff: Puhl, Eastman & Thrasher 220 Baltimore Street Gettysburg, PA 17325

No. 13-SU-430**WELLS FARGO BANK NA**

vs

**TANYA BLEVINS, TIMOTHY G.
GOLDEN**

PROPERTY ADDRESS: 514 LAKEVIEW CIRCLE, LITTLSTOWN, PA 17340

By virtue of a Writ of Execution No.

13-SU-430

Wells Fargo Bank, N.A.

vs.

Tanya Blevins, Timothy G. Golden a/k/a Timothy Golden

owner(s) of property situate in the LITTLSTOWN BOROUGH, ADAMS County, Pennsylvania, being

514 Lakeview Circle, Littlestown, PA 17340-1702

Parcel No. 27012-0044---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$118,958.47

Attorneys for Plaintiff:

Phelan Hallinan, LLP

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than 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

10/24, 31 & 11/7

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 November 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. 14-SU-512**THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK AS TRUSTEE**

vs.

DALE E. BRENSINGER, RICKEE D. BRENSINGER

PROPERTY ADDRESS: 1995 MUMMASBURG ROAD, GETTYSBURG, PA 17325
BY VIRTUE OF WRIT OF EXECUTION NO. 14-SU-512

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-4

vs.

DALE E. BRENSINGER, RICKEE D. BRENSINGER

ALL THAT CERTAIN LOT OF LAND SITUATE IN FRANKLIN TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA: BEING KNOWN AS 1995 Mummasburg Road, Gettysburg, PA 17325-0000
PARCEL NUMBER: (I2)-E11-0017
IMPROVEMENTS: Residential Property JUDGMENT AMOUNT: \$188,032.09
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER 111 WOODCREST ROAD, SUITE 200 CHERRY HILL, NJ 08003-3620
856-669-5400

No. 14-SU-750**WELLS FARGO BANK, NA**

vs.

ROSE M. BRIGGS

PROPERTY ADDRESS: 38 RAVEN TRAIL, FAIRFIELD, PA 17350
By virtue of a Writ of Execution No. 14-SU-750

Wells Fargo Bank, NA

v.

Rose M. Briggs

owner(s) of property situate in CARROLL VALLEY BOROUGH, ADAMS County, Pennsylvania, being 38 Raven Trail, Fairfield, PA 17320-8101
Parcel No. 43029-0234---000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$160,564.09

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-SU-664**PHH MORTGAGE CORPORATION**

vs.

DANIEL CURTIS CARBER, CHRISTINE E. CARBER

PROPERTY ADDRESS: 1010 A LOW DUTCH ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No.:

14-SU-664

PHH Mortgage Corporation

vs.

Daniel Curtis Carber and Christine E. Carber

1010 A Low Dutch Road, Gettysburg, PA 17325, Mount Pleasant Township
PARCEL NO.: 32 H13-0012A

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$186,153.79

ATTORNEYS FOR PLAINTIFF:

SHAPIRO & DENARDO, LLC
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
610-278-6800

No. 13-SU-1186**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs.

DANIEL P. CURRAN

PROPERTY ADDRESS: 210 COUNTRY CLUB LANE, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

13-SU-1186

JPMorgan Chase Bank, National Association

v.

Daniel P. Curran

owner(s) of property situate in CUMBERLAND TOWNSHIP, ADAMS County, Pennsylvania, being 210 Country Club Lane, Gettysburg, PA 17325-8436

Parcel No. 09F13-0008---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$385,464.56

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-SU-716**WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA**

vs.

MARK E. DUBS, DIANNA L. DUBS

PROPERTY ADDRESS: 1440 CARLISLE PIKE, HANOVER, PA 17331

By virtue of a Writ of Execution No.

14-SU-716

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2005-he5 Mortgage Pass-through Certificates, Series

2005-he5

v.

Mark Dubs a/k/a Mark E. Dubs, Dianna L. Dubs

owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 1440 Carlisle Pike, Hanover, PA 17331-9472

Parcel No. 08L13-0031

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,383.06

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-SU-464**WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.**

vs.

JUDY A. ECKROTE, FRANK M. ECKROTE, SR.

PROPERTY ADDRESS: 289 KINDIG ROAD, LITTLESTOWN, PA 17340
By virtue of a Writ of Execution No.

14-SU-464

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A.

v.

Judy A. Eckrote a/k/a Judy Ann Eckrote, Frank M. Eckrote, Sr. owner(s) of property situate in GERMANY TOWNSHIP, ADAMS County, Pennsylvania, being 289 Kindig Road, Littlestown, PA 17340-9601

Parcel No. 15-J17-0156---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$211,993.17

Attorneys for Plaintiff:

Phelan Hallinan, LLP

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than 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

10/24, 31 & 11/7

SHERIFF SALES

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No. 12-SU-450**WELLS FARGO BANK NA**

vs

JOAN M. FISCEL, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF RITA C. SHIELDS, UNKNOWN HEIRS ETAL FROM RITA C. SHIELDS

PROPERTY ADDRESS: 1305 OLD HARRISBURG ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

2012-S-450

Wells Fargo Bank, N.A.

v.

Joan M. Fiscel, in Her Capacity as Executrix and Devisee of The Estate of Rita C. Shields Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Rita C. Shields, Deceased

owner(s) of property situate in the STRABAN TOWNSHIP, ADAMS County, Pennsylvania, being:

1305 Old Harrisburg Road, Gettysburg, PA 17325-8148

Parcel No. 183GII-0045---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$186,189.43

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 13-SU-1430**GREEN TREE SERVICING, LLC**

vs

JENNIFER L. GALANTINO, DAVID A. HAUGHT

PROPERTY ADDRESS: 66 & 68 TOMS CREEK TRAIL a/k/a 68 TOMS CREEK TRAIL, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

13-S-1430

Green Tree Servicing LLC.

v.

Jennifer L. Galantino a/k/a Jennifer Lynn Haught, David A. Haught a/k/a David Allen Haught

owner(s) of property situate in the CARROLL VALLEY BOROUGH, ADAMS County, Pennsylvania, being

66 & 68 Toms Creek Trail, a/k/a 68 Toms Creek Trail, Fairfield, PA 17320

Parcel No. 43044-0070---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$246,499.54

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-SU-735**WELLS FARGO BANK, N.A.**

vs

STACY L. HALL, JOHN ERIC HALL

PROPERTY ADDRESS: 251 SHRIVERS CORNER ROAD, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

14-SU-735

Wells Fargo Bank, NA

v.

Stacy L. Hall, John Eric Hall owner(s) of property situate in BUTLER TOWNSHIP, ADAMS County, Pennsylvania, being 251 Shrivvers Corner Road, Gettysburg, PA 17325-8136

Parcel No. 07G09-0011---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$195,038.95

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 13-SU-1344**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs

GREGORY D. HALLER

PROPERTY ADDRESS: 1670 IRON SPRINGS ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

13-SU-1344

JPMorgan Chase Bank, National Association

v.

Gregory D. Haller

owner(s) of property situate in HAMILTONBAN TOWNSHIP, ADAMS County, Pennsylvania, being

1670 IRON SPRINGS ROAD, FAIRFIELD, PA 17320-9782

Parcel No. 18B16-0095---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$199,032.64

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 12-SU-1612**SUNTRUST MORTGAGE, INC.**

vs

ROBERT M. HARRIS, JOSEPHINE HARRIS

PROPERTY ADDRESS: 207 GEORGETOWN ROAD, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.

12-SU-1612

SUNTRUST MORTGAGE, INC.

vs.

JOSEPHINE HARRIS, ROBERT M. HARRIS

207 GEORGETOWN ROAD, LITTLESTOWN, PA 17340 GERMANY TOWNSHIP

PARCEL NO.: (15)-I18-0079

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$261,735.43

ATTORNEYS FOR PLAINTIFF:

POWERS, KIRN & ASSOCIATES, LLC

No. 14-SU-28**WELLS FARGO BANK, N.A.**

vs

LORETTA D. HOULE

PROPERTY ADDRESS: 1255

BEECHERSTOWN ROAD,

BIGLERVILLE, PA 17307

By virtue of a Writ of Execution No.

14-SU-28

Wells Fargo Bank, N.A.

v.

Loretta D. Houle

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

1255 Beecherstown Road, Biglerville, PA 17307-9511

Parcel No. 07E08-0070---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$156,433.00

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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James Muller
Sheriff of Adams County

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SHERIFF SALES

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No. 13-SU-1153**GREEN TREE SERVICING, LLC**

vs.

RALPH J.P. JONES

PROPERTY ADDRESS: 26
HOMESTEAD DRIVE, GETTYSBURG,
PA 17325

By virtue of Writ of Execution No.

13-SU-1153

Green Tree Servicing, LLC

vs.

Ralph J.P. Jones

26 Homestead Drive, Gettysburg, PA

17325-7973, Mt. Pleasant Township

PARCEL NO.: 32-012-0018

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$166,602.91

ATTORNEYS FOR PLAINTIFF:

POWERS, KIRN & ASSOCIATES, LLC

No. 14-SU-748**PNC BANK, NATIONAL ASSOCIATION**

vs.

ELIAS N. LANGAS, JULIE A. LANGAS

PROPERTY ADDRESS: 971

McGLAUGHLIN ROAD, FAIRFIELD, PA

17320

BY VIRTUE OF WRIT OF EXECUTION

NO. 14-SU-748

PNC Bank, National Association

vs.

ELIAS N. LANGAS, JULIE A. LANGAS

a/k/a JULIE A. RITTER

ALL THAT CERTAIN LOT OF LAND

SITUATE IN LIBERTY TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 971 McLaughlin

Road, (Liberty Township), Fairfield, PA

17320

PARCEL NUMBER: 25-D15-0033

IMPROVEMENTS: Residential Property

JUDGMENT AMOUNT: \$94,243.24

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

No. 14-SU-754**OCWEN LOAN SERVICING, LLC**

vs.

BELVA A. LEACH, THOMAS L.**LEACH, SR.**

PROPERTY ADDRESS: 1109 BARLOW

TWO TAVERNS ROAD, GETTYSBURG,

PA 17325

BY VIRTUE OF WRIT OF EXECUTION

NO. 14-SU-754

Ocwen Loan Servicing, LLC

vs.

BELVA A. LEACH a/k/a BELVA

DINTERMAN-LEACH a/k/a BELVA A.

DINTERMAN-LEACH, THOMAS L.

LEACH, SR.

ALL THAT CERTAIN LOT OF LAND

SITUATE IN MT. JOY TOWNSHIP,

ADAMS COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1109 Barlow Two

Taverns Road, Gettysburg, PA 17325

PARCEL NUMBER: (30)-G16-0028

IMPROVEMENTS: Residential Property

JUDGMENT AMOUNT: \$184,172.58

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

No. 12-SU-1653**JPMORGAN CHASE BANK****NATIONAL ASSOCIATION**

vs.

FRANK J. MEHALKO, III, DEANNA J.**REESE**

PROPERTY ADDRESS: 2091 WHITE

HALL ROAD, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No.

12-SU-1653

JPMorgan Chase Bank, National

Association, Successor By Merger to

Chase Home Finance LLC

vs.

Frank J. Mehalko, III, Deanna J. Reese

owner(s) of property situate in the

UNION TOWNSHIP, ADAMS County,

Pennsylvania, being

2091 White Hall Road, Littlestown, PA

17340-9389

Parcel No. 41117-0026---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$218,863.29

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-SU-470**CITIMORTGAGE INC., s/b/m TO****CITIFINANCIAL MORTGAGE****COMPANY, INC.**

vs.

MARY M. MILLER

PROPERTY ADDRESS: 649 CURTIS

DRIVE, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No.

14-SU-470

Citimortgage Inc., s/b/m to Citifinancial

Mortgage Company, Inc.

vs.

Mary Miller a/k/a Mary M. Miller

owner(s) of property situate in MT

PLEASANT TOWNSHIP, ADAMS

County, Pennsylvania, being

649 Curtis Drive, Gettysburg, PA

17325-8949

Parcel No. 32105-0119---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$129,876.21

Attorneys for Plaintiff:

Phelan Hallinan, LLP

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than 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

10/24, 31 & 11/7

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 November 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. 14-SU-290**BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING**

vs.

JARED M. MURRAY, REBECCA A. MURRAY

PROPERTY ADDRESS: 3651 CARLISLE ROAD, GARDNERS, PA 17324

By virtue of a Writ of Execution No. 14-SU-290

Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

v.

Jared M. Murray a/k/a Jared Murray, Rebecca A. Murray a/k/a Rebecca Murray

owner(s) of property situate in the HUNTINGTON TOWNSHIP, ADAMS County, Pennsylvania, being 3651 Carlisle Road, Gardners, PA 17324-9514

Parcel No. 22,G03-0049

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$165,125.74

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 14-SU-509**NATIONSTAR MORTGAGE, LLC**

vs.

BRENDA L. MYERS, ROBERT L. MYERS

PROPERTY ADDRESS: 665

ABBOTTSTOWN PIKE,

ABBOTTSTOWN, PA 17301

By virtue of Writ of Execution No.:

14-SU-509

Nationstar Mortgage LLC

vs.

Brenda L. Myers and Robert L. Myers
665 Abbottstown Pike, Abbottstown,
PA 17301

Township or Borough: Berwick

Township PARCEL NO.: 04L11-0020A

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$112,657.76

ATTORNEYS FOR PLAINTIFF:

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

No. 13-SU-514**PHH MORTGAGE CORPORATION**

vs.

JEFFREY J. NOE

PROPERTY ADDRESS: 33 MOUNTAIN

VIEW TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No.:

13-S-514

PHH Mortgage Corporation

vs.

Jeffrey J. Noe a/k/a Jeffrey Noe

33 Mountain View Trail, Fairfield, PA

17320, Borough of Carroll Valley,

formerly Liberty Township

PARCEL NO.: 43017-0056-000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$217,652.97

ATTORNEYS FOR PLAINTIFF:

SHAPIRO & DENARDO, LLC

3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406

610-278-6800

No. 12-SU-310**BANK OF NEW YORK MELLON**

vs.

WAYNE B. OGBURN, JR., MELISSA A. OGBURN

PROPERTY ADDRESS: 486

GUERNSEY ROAD, BIGLERVILLE, PA

17307

BY VIRTUE OF WRIT OF EXECUTION

NO.: 12-SU-310

The Bank of New York Mellon f/k/a The

Bank of New York as Trustee for the

Certificateholders of CWALT, Inc.,

Alternative Loan Trust 2005-20CB,

Mortgage Pass-Through Certificates,

Series 2005-20CB

vs.

Wayne B. Ogburn, Jr. and Melissa A.

Ogburn

All that certain piece or parcel or Tract

of land situate in Butler Township,

Adams County, Pennsylvania, and

being known as: 486 Guernsey Road,

Biglerville, Pennsylvania 17307

TAX MAP AND PARCEL NUMBER:

7-F7-26

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$154,929.34

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Wayne B.

Ogburn, Jr. and Melissa A. Ogburn

McCabe, Weisberg and Conway, P.C.

123 South Broad Street, Suite 1400

Philadelphia, PA 19109

No. 14-SU-428**VILLAGE CAPITAL & INVESTMENT LLC**

vs.

MAUREEN E. OWENS EST., UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, ETC.

PROPERTY ADDRESS: 35 BUFORD

AVENUE, UNIT 22, GETTYSBURG, PA

17325

By virtue of a Writ of Execution No.

14-S-428

Village Capital & Investment, LLC

v.

Unknown Heirs, Successors, Assigns,

and All Persons, Firms, or Associations

Claiming Right, Title or Interest From or

Under Maureen E. Owens, Deceased

owner(s) of property situate in

GETTYSBURG BOROUGH, ADAMS

County, Pennsylvania, being

35 Buford Avenue Unit 22, Gettysburg,

PA 17325-1143

Parcel No. 16007-0143---022

(Acreage or street address)

Improvements thereon: Condominium

Unit

Judgment Amount: \$127,070.76

Attorneys for Plaintiff:

Phelan Hallinan, LLP

Notice directed to all parties in interest and claimants that a schedule of distribution will be filed by the Sheriff in his office no later than 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

10/24, 31 & 11/7

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 November 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-1412**FIFTH THIRD MORTGAGE COMPANY
vs****TRAVIS PAINE, STACEY PAINE**

PROPERTY ADDRESS: 14 WARM BREEZE COURT, HANOVER, PA 17331
BY VIRTUE OF WRIT OF EXECUTION
NO. 13-SU-1412

**FIFTH THIRD MORTGAGE COMPANY
vs.**

TRAVIS M. PAINE AND STACEY PAINE
All that certain piece or parcel or Tract of land situate Conewago Township, Adams County, Pennsylvania, and being known as 14 Warm Breeze Court, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER:
08032-0027-000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling
REAL DEBT: \$216,383.87

SEIZED AND TAKEN IN EXECUTION
AS THE PROPERTY OF: Travis Paine
a/k/a Travis M. Paine and Stacey Paine
McCabe, Weisberg and Conway, P.C.
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

No. 14-SU-739**PNC BANK, NATIONAL
ASSOCIATION****vs
KATHRYN J. PFALTZGRAFF**

PROPERTY ADDRESS: 10 SPICER DRIVE, ABBOTTSTOWN, PA 17301
BY VIRTUE OF WRIT OF EXECUTION
NO. 14-SU-739

PNC Bank, National Association
vs.

KATHRYN J PFALTZGRAFF
ALL THAT CERTAIN LOT OF LAND
SITUATE IN BOROUGH OF
ABBOTTSTOWN, ADAMS COUNTY,
PENNSYLVANIA:
BEING KNOWN AS 10 Spicer Drive,
Abbottstown, PA 17301
PARCEL NUMBER: 01-004-0119
IMPROVEMENTS: Residential Property
JUDGMENT AMOUNT: \$148,013.82
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

No. 11-SU-1916**ONEWEST BANK N.A. f/k/a
ONEWEST BANK, FSB**

vs
JOSEPH R. POIST
PROPERTY ADDRESS: 5435 CARLISLE PIKE, NEW OXFORD, PA 17350
BY VIRTUE OF WRIT OF EXECUTION
NO. 11-S-1916
OneWest Bank, FSB
vs.

JOSEPH R. POIST
ALL THAT CERTAIN LOT OF LAND
SITUATE IN READING TOWNSHIP,
ADAMS COUNTY, PENNSYLVANIA:
BEING KNOWN AS 5435 Carlisle Pike,
New Oxford, PA 17350
PARCEL NUMBER: 36-J08-0015
IMPROVEMENTS: Residential Property
JUDGMENT AMOUNT: \$112,118.88
UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

No. 14-SU-312**SANDY SPRING BANK**

vs
**DANIEL E. POTTORFF, PATTY
POTTORFF**
PROPERTY ADDRESS: 365 BOTTOM ROAD, ORRTANNA, PA 17353
By virtue of Writ of Execution No.
14-SU-312

Sandy Spring Bank
vs.
Daniel E. Pottorff and Patty R. Pottorff
Township of Franklin
Parcel No. (12)-C08-0028A
365 Bottom Road, Orrtanna, PA 17353
Improvements Thereon: Vacant Lot
Judgment Amount: \$79,593.28, plus
interest and costs
Attorneys for Plaintiff:
Stevens & Lee

No. 14-SU-487**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE
ASSOCIATION**

vs
**NIKKIA T. ROWE, THE SECRETARY
OF HOUSING AND URBAN
DEVELOPMENT**
PROPERTY ADDRESS: 62 SPRINGFIELD DRIVE, NEW OXFORD, PA 17350
BY VIRTUE OF WRIT OF EXECUTION
NO. 2014-SU-0000487
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE
PENNSYLVANIA HOUSING FINANCE
ASSOCIATION
vs.
NIKKIA T. ROWE AND THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
ALL THAT CERTAIN tract of land
situate, lying and being in Hamilton

Township, Adams County,
Pennsylvania, having thereon erected a
dwelling house known as:
62 SPRINGFIELD DRIVE, NEW
OXFORD, PA 17350
TAX MAP NO. 17K09-0065
JUDGMENT AMOUNT: \$235,701.52
PURCELL, KRUG & HALLER
1719 NORTH FRONT STREET
HARRISBURG, PA 17102
717-234-4178

No. 13-NO-283**HAMILTON TOWNSHIP**

vs
NIKKIA T. ROWE
PROPERTY ADDRESS: 62
SPRINGFIELD DRIVE, NEW OXFORD,
PA 17350
BY VIRTUE OF WRIT OF EXECUTION
NO.: 2013-NO-0000283
HAMILTON TOWNSHIP
vs.
NIKKIA T. ROWE
62 SPRINGFIELD DRIVE, NEW
OXFORD PA 17350, HAMILTON
TOWNSHIP
PARCEL NO.: 17K09-0065---000
IMPROVEMENTS CONSIST OF A
RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$3,632.24
JAMES SMITH DIETTERICK &
CONNELLY, LLP, P.O. BOX 650,
HERSHEY, PA 17033, 717-533-3280

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

Purchaser must settle for property on
or before filing date. ALL claims to prop-
erty must be filed with Sheriff before sale
date.

AS SOON AS THE PROPERTY IS
DECLARED SOLD TO THE HIGHEST
BIDDER, 20% OF THE PURCHASE PRICE
OR ALL OF THE COST, WHICHEVER
MAY BE THE HIGHER, SHALL BE PAID
FORTHWITH TO THE SHERIFF.

James Muller
Sheriff of Adams County

www.adamscounty.us

10/24, 31 & 11/7

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 November 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-440
NATIONSTAR MORTGAGE LLC

vs
JOSEPH S. SAMUEL, DENISE J. MIDDLETON
 PROPERTY ADDRESS: 21 GALAXY DRIVE, HANOVER, PA 17331
 By virtue of a Writ of Execution No. 13-S-440
 Nationstar Mortgage, LLC
 v.

Joseph S. Samuel, Denise J. Middleton owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 21 Galaxy Drive, Hanover, PA 17331-9412
 Parcel No. 08023-0099---000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$195,735.61
 Attorneys for Plaintiff:
 Phelan Hallinan, LLP

No. 13-SU-654
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION

vs
EVELYN JOYCE TEFFT
 PROPERTY ADDRESS: 70 CROOKED CREEK ROAD, GETTYSBURG, PA 17325
 By virtue of a Writ of Execution No. 13-S-654
 JP Morgan Chase Bank, National Association s/b/m to Chase Home Finance, LLC
 v.
 Evelyn J. Tefft
 owner(s) of property situate in the TOWNSHIP OF FRANKLIN, ADAMS County, Pennsylvania, being 70 Crooked Creek Road, Gettysburg, PA 17325-7419
 Parcel No. 12E11-0057-000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$241,077.11
 Attorneys for Plaintiff:
 Phelan Hallinan, LLP

No. 14-SU-141
CITIZENS BANK OF PENNSYLVANIA
vs
WILLIAM D. THOMAS, JR., BARBARA S. THOMAS

PROPERTY ADDRESS: 255 PLANTATION ROAD, BIGLERVILLE, PA 17307
 By virtue of Writ of Execution No. 14-S-141
 CITIZENS BANK OF PENNSYLVANIA
 vs.
 William D. Thomas, Jr. a/k/a William Thomas, Barbara S. Thomas
 255 Plantation Road, Biglerville, PA 17307, Menallen Township
 PARCEL NO.: (29)-C06-0045
 IMPROVEMENTS THEREON:
 RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$60,603.58
 ATTORNEYS FOR PLAINTIFF:
 THE LAW OFFICE OF GREGORY JAVARDIAN

No. 14-SU-666
ACNB BANK, FORMERLY KNOWN AS
ADAMS COUNTY NATIONAL BANK
vs

KAREN B. TRUXAL, BARBARA L. ADAMS, TIFFANY DIBLASI
 PROPERTY ADDRESS: 1126 YORK ROAD, GETTYSBURG, PA 17325
 By virtue of Writ of Execution No. 2014-S-666
 ACNB BANK, formerly known as Adams County National Bank
 vs.
 KAREN B. TRUXAL, a/k/a KAREN TRUXAL; BARBARA L. ADAMS a/k/a BARBARA ADAMS; and TIFFANY DIBLASI
 1126 YORK ROAD, GETTYSBURG, PA 17325, STRABAN TOWNSHIP
 Parcel ID Number: 38-G12-0100---000
 IMPROVEMENTS THEREON:
 Commercial Structure
 JUDGMENT AMOUNT: \$374,029.83
 Attorneys for Plaintiff:
 Sharon E. Myers, Esq., CGA Law Firm,
 135 North George Street, York, PA 17401, 717-848-4900

No. 13-SU-1319
JPMORGAN CHASE BANK, N.A.
vs

ERIN VINCIGUERRA, KNOWN
SURVIVING HEIR OF NICHOLAS E. VINCIGUERRA, DECEASED,
UNKNOWN SURVIVING HEIR OF
NICHOLAS E. VINCIGUERRA,
DECEASED MORTGAGOR
 PROPERTY ADDRESS: 180 MONTCLAIR ROAD, GETTYSBURG, PA 17325
 BY VIRTUE OF WRIT OF EXECUTION
 NO.: 13-SU-1319
 JPMORGAN CHASE BANK NATIONAL ASSOCIATION
 vs.
 Erin Vinciguerra, Known Surviving Heir of Nicholas E.Vinciguerra, Deceased
 Mortgagor and Real Owner and

Unknown Surviving Heirs of Nicholas E. Vinciguerra, Deceased Mortgagor and Real Owner

All that certain piece or parcel or Tract of land situate Straban Township, Adams County, Pennsylvania, and being known as 180 Montclair Road, Gettysburg, Pennsylvania 17325.
 TAX MAP AND PARCEL NUMBER:
 38G13-0091
 THE IMPROVEMENTS THEREON ARE:
 Residential Dwelling
 REAL DEBT: \$117,702.34
 McCabe, Weisberg and Conway, P.C.
 123 South Broad Street, Suite 1400
 Philadelphia, PA 19109

No. 14-SU-440
NATIONSTAR MORTGAGE, LLC
vs

SEAN M. WALTERMYER
 PROPERTY ADDRESS: 10 GREENBRIAR ROAD, YORK SPRINGS, PA 17372
 BY VIRTUE OF WRIT OF EXECUTION
 NO. 14-SU-440
 NATIONSTAR MORTGAGE LLC
 vs.
 SEAN M. WALTERMYER
 All that certain piece or parcel or Tract of land situate Huntington Township, Adams County, Pennsylvania, and being known as 10 Greenbriar Road, York Springs, Pennsylvania 17372.
 TAX MAP AND PARCEL NUMBER:
 22-I05-0062-000
 THE IMPROVEMENTS THEREON ARE:
 Residential Dwelling
 REAL DEBT: \$192,801.57
 SEIZED AND TAKEN IN EXECUTION
 AS THE PROPERTY OF: Sean Waltermeyer
 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 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

10/24, 31 & 11/7

ESTATE NOTICES

NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary of or administration to the persons named. All persons having claims or demands against said estates are requested to make known the same, and all persons indebted to said estates are requested to make payment without delay to the executors or administrators or their attorneys named below.

FIRST PUBLICATION**ESTATE OF ELIZABETH L. KRIEL, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

James C. Kriel, 265 East York Street, Biglerville, PA 17307

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

ESTATE OF R. JEAN MYERS, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: George O. Myers, 6734 Blue Heron Way, Flowery Branch, GA 30542

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

ESTATE OF GRACE E. STERNER, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Michael R. Sterner, 188 Meadow Lane, Abbottstown, PA 17301; Vicki J. Keeney, 601 West King Street, East Berlin, PA 17316

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

ESTATE OF CAROLE SUE CRAUMER TOPPER a/k/a CAROLE S. TOPPER a/k/a CAROLE SUE TOPPER, DEC'D

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

Executrix: Donna L. Craumer, 196 Jacobs Street, East Berlin, PA 17316

Attorney: Clayton R. Wilcox, Esq., P.O. Box 176, Littlestown, PA 17340

ESTATE OF JANICE G. WHITE, DEC'D

Late of Hamiltonban Township, Adams County, Pennsylvania

Executrix: Deborah L. Pyles, 16 Pheasant Trail, Orrtanna, PA 17353

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

SECOND PUBLICATION**ESTATE OF KENNETH D. HICKEY, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Beth (Hickey) Hocker, 1850 Harmonyville Road, Pottstown, PA 19465; Benjamin Dyer Hickey, 716 Rock Creek Ford Road, Gettysburg, PA 17325

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

ESTATE OF MARY BIGHAM KNOX a/k/a MARY B. KNOX, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executors: Theodore C. Knox, 136 Old Mill Road, Gettysburg, PA 17325; David E. Knox, 45 Charmed Circle Drive, Gettysburg, PA 17325

ESTATE OF ELEANOR ROSE WENDELL, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

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

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

THIRD PUBLICATION**ESTATE OF RUTH E. BRUNSON, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Executor: Wayne R. Broccolina, 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 CLEASON G. FAIR a/k/a CLEASON G. FAIR, JR., DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executors: Barry W. Fair, 261 East Middle Street, Gettysburg, PA 17325; Larry G. Fair, 21124 San Mar Road, Boonsboro, MD 21713

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

ESTATE OF LORETTA C. FOLMER, DEC'D

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Andrew J. Folmer, 41 Franklin Drive, McSherrystown, PA 17344

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

ESTATE OF FRANZ MARTIN a/k/a FRANZ C. MARTIN, DEC'D

Late of Mount Joy Township, Adams County, Pennsylvania

Co-Executors: Keith Green and Amy Green, 2 Ash Drive, Littlestown, PA 17340

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

ESTATE OF LAURA L. NORWOOD, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executrix: Dottie Palmer a/k/a Dorothy Palmer, 12015 Heather Drive, Hagerstown, MD 21740

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

ESTATE OF ANNABEL L. SIEG, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executrices: Cindy S. Warner, 364 Berlin Road, New Oxford, PA 17350; Roxanne B. Berry, 22534 Hillsman Street, Falls Church, VA 22043

Attorney: Elinor Albright Rebert, Esq., 515 Carlisle Street, Hanover, PA 17331

ESTATE OF SAMUEL L. TAUSER, SR., DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executor: Richard Diller, 4926 State Route 410, Castorland, NY 13620

Attorney: David J. Lenox, Esq., 8 Tristan Drive, Suite 3, Dillsburg, PA 17019

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 November 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. 14-SU-448
WELLS FARGO BANK, N.A.

vs
NATHAN J. WALTON
PROPERTY ADDRESS: 415 THIRD STREET, HANOVER, PA 17331
By virtue of a Writ of Execution No. 14-SU-448
Wells Fargo Bank, N.A.
v.
Nathan J. Walton
owner(s) of property situate in CONEWAGO TOWNSHIP, ADAMS County, Pennsylvania, being 415 Third Street, Hanover, PA 17331-4913
Parcel No. 08008-0192---000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$97,284.40
Attorneys for Plaintiff:
Phelan Hallinan, LLP

No. 12-NO-856
BENDERSVILLE MUNICIPAL AUTHORITY

vs
THOMAS WEST, NATALIE WEST
PROPERTY ADDRESS: 102 WEST IMPERIAL DRIVE, BENDERSVILLE, PA 17306
By virtue of Writ of Execution No. 2012-NO-856
Bendersville Municipal Authority
vs.
Thomas West and Natalie West
102 West Imperial Drive, Bendersville, PA 17306, Menallen Township
Parcel No. 29, F05-0196---000
Improvements thereon of the residential dwelling
Judgment amount \$3,167.73
Robert E. Campbell, Esq., Campbell and White, PC, 112 Baltimore Street, Gettysburg, PA 17325

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
10/24, 31 & 11/7