

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 ST RM 305 GETTYSBURG PA 17325-2313. Telephone: (717) 334-1553

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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 Friday, March 7, 2014 at 8:30 a.m.

WILDASIN—Orphans' Court Action Number OC-7-2014. The First and Final Account of B. Ray Wildasin, Executor of the Estate of Burnell E. Wildasin, deceased, late of Oxford Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

2/21 & 28

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 21st day of March 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-1058**WELLS FARGO BANK, N.A.**

vs

WILLIAM F. ARBAUGH, KARI A. ARBAUGH

PROPERTY ADDRESS: 624 NARROW DRIVE, HANOVER, PA 17331

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

WELLS FARGO BANK, N.A.

v.

WILLIAM F. ARBAUGH, KARI A. ARBAUGH

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

Parcel No. 08L16-0010---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$188,637.12

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

vs

DAVID T. BATTS, HEATHER R. BATTS

PROPERTY ADDRESS: 2503

HEIDLERSBURG ROAD,

GETTYSBURG, PA 17325

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

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

v.

DAVID T. BATTS, HEATHER R. BATTS

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

County, Pennsylvania, being

2503 HEIDLERSBURG ROAD,

GETTYSBURG, PA 17325-7620

Parcel No. 40H07-0079---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$148,855.20

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

vs

VICKY J. CAUFMAN, TERRY E. CAUFMAN

PROPERTY ADDRESS: 1645 MOUNT

HOPE ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

13-S-1263

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

v.

VICKY J. CAUFMAN, TERRY E.

CAUFMAN

owner(s) of property situate in

HAMILTONBAN TOWNSHIP, ADAMS

County, Pennsylvania, being

1645 MOUNT HOPE ROAD, FAIRFIELD,

PA 17320-9418

Parcel No. 18B14-0042---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$180,331.11

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

vs

STEWART L. COOK, KATHERINE E. RUNKLES

PROPERTY ADDRESS: 17 WEST KING

STREET, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No.

13-SU-1231

CITIMORTGAGE, INC.

v.

STEWART L. COOK, KATHERINE E.

RUNKLES

owner(s) of property situate in

LITTLESTOWN BOROUGH, ADAMS

County, Pennsylvania, being

17 WEST KING STREET,

LITTLESTOWN, PA 17340-1403

Parcel No. 27008-0162---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$103,079.05

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

vs

JOHN D. CRAIG, LISA A. CRAIG

PROPERTY ADDRESS: 1748 IRON

SPRINGS ROAD, FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

13-SU-985

CITIMORTGAGE, INC.

v.

JOHN D. CRAIG, LISA A. CRAIG

owner(s) of property situate in the

HAMILTONBAN TOWNSHIP, ADAMS

County, Pennsylvania, being

1748 IRON SPRINGS ROAD,

FAIRFIELD, PA 17320-9783

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

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$206,615.82

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

vs

DONALD C. CRISPIN

PROPERTY ADDRESS: LOT 3A a/k/a

8 CIRCLE DRIVE, GETTYSBURG, PA

17325

Property in the Borough of

Bonneauville, Adams County,

Pennsylvania.

BEING PREMISES: 8 Circle Drive,

Gettysburg, PA 17325

IMPROVEMENTS CONSIST OF:

Residential Dwelling SOLD AS THE

PROPERTY OF: Donald C. Crispin

Title said to be invested in Donald C.

Crispin and Kimberly A. Crispin,

husband and wife by Deed from Donald

C. Crispin, joined by Kimberly A.

Crispin on March 24, 2004 and

recorded on April 21, 2004 in Deed

Book 3535 and Page 274.

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

JPMC Specialty Mortgage LLC

v.

Donald C. Crispin

Adams County Number: 13-SU-793

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

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

2/21, 28 & 3/7

SHERIFF SALES

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No. 13-SU-1053**WELLS FARGO BANK, N.A.**

vs

KIRK DEGROFT

PROPERTY ADDRESS: 1956 EAST BERLIN ROAD, NEW OXFORD, PA 17350

By virtue of a Writ of Execution No. 13-S-1053

WELLS FARGO BANK, N.A.

v.

KIRK DEGROFT

owner(s) of property situate in READING TOWNSHIP, ADAMS County, Pennsylvania, being 1956 EAST BERLIN ROAD, NEW OXFORD, PA 17350-9633

Parcel No. 36J07-0019B--000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$221,595.34

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

vs

DAVID R. DYSON II, KAREN L. DYSON

PROPERTY ADDRESS: 129 COLORADO AVENUE, LITTLESTOWN, PA 17340

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

IMPROVEMENTS CONSIST OF: Residential Dwelling

SOLD AS THE PROPERTY OF: David R. Dyson II and Karen L. Dyson

Title said premises is vested in David R. Dyson II and Karen L. Dyson by Deed from Stone Ridge Development Corporation and recorded 08/24/2005 in Deed Book: 4096 and Page: 231.

Map and Parcel ID: 27 007-0145 Map 7, Parcel 145

JPMorgan Chase Bank, National Association

v.

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

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

vs

MARY L. GILMORE

PROPERTY ADDRESS: 47 CHARLESTOWN COURT, LITTLESTOWN, PA 17340
Property in the Borough of Littlestown, Adams County, Pennsylvania.
BEING PREMISES: 47 Charlestown Court, Littlestown, PA 17340 Adams County, PA

IMPROVEMENTS CONSIST OF:

Residential Dwelling

SOLD AS THE PROPERTY OF: Mary L. Gilmore

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

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

vs

ROBERT G. GLASS JR., CATHERINE M. GLASS

PROPERTY ADDRESS: 35 ELMWOOD AVENUE, HANOVER, PA 17331
New Windsor State Bank

vs.

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

Tax ID #41K18-0030N

Improvements thereon of the residential dwelling

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

Attorneys for plaintiff:

RONALD J. DRESCHER
Drescher & Associates, P.A.

4 Reservoir Circle, Suite 107
Baltimore, Maryland 21208
410-484-9000

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

vs

STEVEN H. GOCHENOUR

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

By virtue of Writ of Execution No.

09-S-1822

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

vs.

STEVEN H. GOCHENOUR

10 Idaville-York Springs Road, Idaville,

PA 17337

Parcel No: G3-84

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$222,746.03

Attorneys for Plaintiff:

KML Law Group, P.C.

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

vs

FRANKLIN W. HAHN, LISA A. HAHN
PROPERTY ADDRESS: 478 SOUTH COLUMBUS AVENUE, LITTLESTOWN, PA 17340

BENEFICIAL CONSUMER DISCOUNT COMPANY d/b/a BENEFICIAL MORTGAGE CO. OF PENNSYLVANIA

vs.

FRANKLIN W. HAHN and LISA A. HAHN

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

JUDGMENT AMOUNT: \$307,521.24

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

PARCEL ID NUMBER: 27011-0138-000

ALL that lot of land situate, lying and being in Littlestown Borough, Adams County, Pennsylvania, with improvements thereon consisting of Residential Real Estate BEING the same premises which Jerry N. Patrick, widower, by Deed dated August 11, 2006, and recorded August 15, 2006, in the Office of the Recorder of Deeds in and for Adams County in Deed Book 4533, Page 41, as Instrument No. 200600016867, granted and conveyed unto Franklin W. Hahn and Lisa A. Hahn, husband and wife as Tenants by the Entireties, in fee.

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

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

2/21, 28 & 3/7

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 21st day of March 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 13-SU-995
WELLS FARGO BANK, N.A.

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

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

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

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

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

No. 10-SU-1368
CITIMORTGAGE INC.

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

No. 13-SU-1339
MANISH V. MEHTA

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

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

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

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

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James Muller
 Sheriff of Adams County
 www.adamscounty.us

2/21, 28 & 3/7

SHERIFF SALES

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

PROPERTY ADDRESS: 1916
WAYNESBORO PIKE, FAIRFIELD, PA
17320

By virtue of Writ of Execution No.

2013-S-1134;

Farmers and Merchants Bank
v.

J. David Lawson

1916 Waynesboro Pike, Liberty

Township, Fairfield, PA 17320

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

Improvements: Residential Dwelling

Judgment: \$75,847.39

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

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

PROPERTY ADDRESS: 75 PEBBLE
LANE, BIGLERVILLE, PA 17307

By virtue of Writ of Execution No.

09-S-401

BANK OF AMERICA, N.A.,

SUCCESSOR BY MERGER TO BAC

HOME LOANS SERVICING, LP f/k/a

COUNTRYWIDE HOME LOANS

SERVICING LP

vs.

AMY MILLER & TRAVIS STAPLETON

75 Pebble Lane, Biglerville, PA 17307

Parcel No: C6-40D

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$183,881.05

Attorneys for Plaintiff:

KML Law Group, P.C.

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

vs

JOANN MINTON, HAGEN M. MINTON

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

By virtue of Writ of Execution No.

11-SU-1620

Wells Fargo Bank, N.A.,

vs.

JOANN MINTON a/k/a JO ANN

MINTON; HAGEN M. MINTON

181 South Columbus Avenue,

Littlestown, PA 17340-1557, Borough

of Littlestown

Parcel No. 27-013-0013-000

Improvements thereon of Residential

Dwelling

Judgment Amount: \$313,114.43

ZUCKER, GOLDBERG & ACKERMAN,

LLC, 200 Sheffield Street, Suite 101,

Mountainside, NJ 07092, 908-233-8500

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

vs

LISA E. MOCK, DONALD L. MOCK

PROPERTY ADDRESS: 195 NORTH

ALLWOOD DRIVE, HANOVER, PA

17331

By virtue of Writ of Execution No.

2011-S-710

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

vs.

DONALD L. MOCK, LISA E. MOCK

195 North Allwood Drive, Hanover, PA

17331 (Conewago Township)

Parcel No. 08-031-0060

Improvements thereon of Residential

Dwelling

Judgment Amount: \$168,786.05

ZUCKER, GOLDBERG & ACKERMAN,

LLC, 200 Sheffield Street, Suite 101,

Mountainside, NJ 07092, 908-233-8500

No. 13-SU-1276**MASTR ALTERNATIVE LOAN TRUST
2004-10, MORTGAGE PASS
THROUGH-CERTIFICATE
vs****RONALD L. MOHRING JR.**

PROPERTY ADDRESS: 22 SOUTH

HIGH STREET, ARENDTSTVILLE, PA

17303

By virtue of a Writ of Execution No.

13-S-1276

MASTR ALTERNATIVE LOAN TRUST

2004-10, MORTGAGE PASS

THROUGH-CERTIFICATES, SERIES

2004-10, BY PHH MORTGAGE

CORPORATION AS SERVICER WITH

DELEGATED AUTHORITY UNDER THE

TRANSACTION DOCUMENTS

v.

RONALD L. MOHRING JR.

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

No. 12-SU-150**DEUTSCHE BANK NATIONAL TRUST
COMPANY
vs****JOHN S. MORRIS, KIMBERLY A.****MORRIS**

PROPERTY ADDRESS: 247

RACETRACK ROAD, HANOVER, PA

17331

By virtue of Writ of Execution No.

12-S-150

DEUTSCHE BANK NATIONAL TRUST

COMPANY, AS INDENTURE TRUSTEE,

FOR NEW CENTURY HOME EQUITY

LOAN TRUST 2006-2

vs.

John S. Morris, Kimberly A. Morris

247 Racetrack Road, Hanover, PA

17331, Berwick Township

PARCEL NO.: K11-203

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$318,855.90

ATTORNEYS FOR PLAINTIFF:

THE LAW OFFICE OF GREGORY

JAVARDIAN

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James Muller

Sheriff of Adams County

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2/21, 28 & 3/7

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

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

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

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

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

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

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

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

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

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

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

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

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

James Muller
Sheriff of Adams County
www.adamscounty.us

2/21, 28 & 3/7

SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 21st day of March 2014, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

No. 12-SU-1438**WELLS FARGO BANK, N.A.**

vs.

NICOLE M. SLUSSER

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

12-S-1438

Wells Fargo Bank, N.A.

vs.

Nicole M. Slusser

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

Judgment Amount: \$121,117.56

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

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

vs.

SCOTT O. TOWNER, KIMBERLY R. TOWNER

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

HSBC Mortgage Services, Inc.

v.

KIMBERLY R. TOWNER, SCOTT O. TOWNER

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

BEING KNOWN AS 4 Summer Drive,
Gettysburg, PA 17325

PARCEL NUMBER: 06-007-0011

IMPROVEMENTS: Residential Property
JUDGMENT: \$335,657.33

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

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

vs.

JASON TRUMP, LISA MARIE ETZLER

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

By virtue of Writ of Execution No.

11-S-759

Wells Fargo Bank, N.A.

vs.

Jason Trump, Lisa Marie Etzler
526 Lake Mead Drive, East Berlin, PA
17316, Reading Township
Parcel No. 36-114-0020
Improvements thereon of Residential
Dwelling
Judgment Amount: \$312,089.86
ZUCKER, GOLDBERG & ACKERMAN,
LLC, 200 Sheffield Street, Suite 101,
Mountainside, NJ 07092, 908-233-8500

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

vs.

TIMOTHY A. TYLER, APRIL L. TYLER

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

NO.: 12-S-1410

U.S. BANK NATIONAL ASSOCIATION,
N.D., CIVIL DIVISION, Plaintiff,
vs.

TIMOTHY TYLER and APRIL TYLER,
Defendants

ALL THE FOLLOWING DESCRIBED
REAL ESTATE SITUATED IN THE
TOWNSHIP OF OXFORD, COUNTY OF
ADAMS AND COMMONWEALTH OF
PENNSYLVANIA

HAVING ERECTED THEREON A
DWELLING BEING KNOWN AND
NUMBERED AS
86 FIDDLER DRIVE, UNIT 28, NEW
OXFORD, PA 17350
DBV 1867, PAGE 0081

PARCEL #35-001-0052-028

GRENN & BIRSIC, P.C., Kristine M.
Anthou, Esq., Attorney for Plaintiff, One
Gateway Center, Ninth Floor, Pittsburgh,
PA 15222, 412-281-7650
Execution No. 12-S-1410

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

vs.

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

PROPERTY ADDRESS: 91 TOMS
CREEK TRAIL, FAIRFIELD, PA 17320
By virtue of a Writ of Execution No.

13-S-320

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION

v.

WILLIAM A. WARTHEN JR., DEBBIE
LYNN WARTHEN a/k/a DEBORAH L.
WARTHEN

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

Parcel No. 43046-0027---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$217,566.24

Attorneys for Plaintiff:

Phelan Hallinan, LLP

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

vs.

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

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

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

RICHARD A. WILKINSON, JR.,
STEPHANIE L. WILKINSON
owner(s) of property situate in the
BOROUGH OF BONNEAUVILLE,
ADAMS County, Pennsylvania, being
78 MAPLE STREET, LITTLESTOWN, PA
17340-9665

Parcel No. 06009-0098---000

(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$197,295.96

Attorneys for Plaintiff:

Phelan Hallinan, LLP

No. 13-SU-1018**GREEN TREE SERVICING, LLC**

vs.

DALE A. WUNDER

PROPERTY ADDRESS: 200 WALNUT
LANE, GETTYSBURG, PA 17325
By virtue of Writ of Execution No.
13-S-1018

GREEN TREE SERVICING, LLC

vs.

DALE A. WUNDER

200 Walnut Lane, Gettysburg, PA 17325
Parcel No: 6-4-13A

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$225,944.89

Attorneys for Plaintiff:

KML Law Group, P.C.

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

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

James Muller

Sheriff of Adams County

www.adamscounty.us

2/21, 28 & 3/7

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 HAZEL M. BORTNER a/k/a HAZEL M. ZUMBRUM, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

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

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

ESTATE OF FIDELIS J. CRISWELL, DEC'D

Late of Straban Township, Adams County, Pennsylvania

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

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

ESTATE OF DORIS E. HAWN, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

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

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

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

Late of the Borough of McSherrystown, Adams County, Pennsylvania

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

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

ESTATE OF JERALDINE L. RANDOLPH, DEC'D

Late of Reading Township, Adams County, Pennsylvania

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

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

SECOND PUBLICATION

ESTATE OF RONALD G. DECKER SR., DEC'D

Late of Huntington Township, Adams County, Pennsylvania

Co-Administrators: Shelly A. Moore, 121 Aspen Drive, East Berlin, PA 17316; Ronald G. Decker Jr., 986 South Mountain Road, Dillsburg, PA 17019; Jennifer L. Wolf, 575 Willow Lane, York Springs, PA 17372

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

ESTATE OF SUSAN J. FISSEL, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Stephen E. Fissel, 965 Black Horse Tavern Road, Gettysburg, PA 17325; Daniel R. Fissel, 2901 Emmitsburg Road, Gettysburg, PA 17325

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

ESTATE OF JAMES C. HOAK, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Jack A. Cramer, 840 Knoxlyn-Ortanna Road, Gettysburg, PA 17325

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

ESTATE OF ROBERT C. NORDVALL, DEC'D

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Jeffrey Kerins, 1218 West Wellington Avenue, Chicago, IL 60657

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

ESTATE OF MARILYN S. SAYLOR, DEC'D

Late of Latimore Township, Adams County, Pennsylvania

Executor: Lowell E. Saylor, 850 Latimore Creek Road, York Springs, PA 17372

THIRD PUBLICATION

ESTATE OF JON P. BREDBENNER a/k/a JON PETER BREDBENNER, DEC'D

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

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

ESTATE OF DALE R. HAMM, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Executrix: Lorinda S. Lehman, c/o Erin J. Miller, Esq., The Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403-5151

Attorney: Erin J. Miller, Esq., The Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403-5151

ESTATE OF EMMA C. MYERS, DEC'D

Late of the Borough of Fairfield, Adams County, Pennsylvania

Executors: Eileen L. Filsinger, 102 West Main Street, Fairfield, PA 17320; Paul N. Myers Jr., 136 Tract Road, Fairfield, PA 17320

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

ESTATE OF LESTER E. MYERS, DEC'D

Late of Reading Township, Adams County, Pennsylvania

Co-Executors: Timothy E. Myers, Thomas E. Myers, David L. Myers, and John W. Myers, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

ESTATE OF EUNICE M. SEIFERT, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Debra Lynne (Seifert) Winslow, 847 Medinah Circle, Westminster, MD 21158; Raymond R. Seifert Jr., 847 Medinah Circle, Westminster, MD 21158

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

THIRD PUBLICATION (CONTINUED)

ESTATE OF PAULINE L. SPANGLER,
DEC'D

Late of Reading Township, Adams
County, Pennsylvania

Executrices: Rachel Resser a/k/a
Rachael Resser and Dora A.
Simmons, c/o William C. Gierasch,
Esq., Stock and Leader,
Susquehanna Commerce Center
East, 221 West Philadelphia Street,
Suite 600, York, PA 17401-2994

Attorney: William C. Gierasch, Esq.,
Stock and Leader, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York,
PA 17401-2994

ESTATE OF R. LaRUTH STAVELY, DEC'D

Late of Union Township, Adams
County, Pennsylvania

Executor: Brian A. Riley, c/o
Genevieve E. Barr, Esq., O'Donnell
& Barr Law Group, LLC, 11 Carlisle
Street, Suite 301, Hanover, PA
17331

Attorney: Genevieve E. Barr, Esq.,
O'Donnell & Barr Law Group, LLC,
11 Carlisle Street, Suite 301,
Hanover, PA 17331

ESTATE OF VERNON HERBERT STUDY
SR., DEC'D

Late of Cumberland Township, Adams
County, Pennsylvania

Bruce A. Study, 31 East Hanover
Street, Gettysburg, PA 17325

TRUST NOTICE

NOTICE OF TRUST ADMINISTRATION
of The Elizabeth M. Irvin Revocable Trust
dated November 13, 1993, as amended
(the "Trust"), following the death of
Elizabeth M. Irvin, late of Franklin
Township, Adams County, Pennsylvania
on April 26, 2013 (the "Decedent") is
hereby given. All persons indebted to
the Decedent or Trust are required to
make payment, and those having claims
or demands are requested to present
the same without delay to Pauline
Serfass, Successor Trustee, 5 Clover
Lane, Quakertown, PA 18951, or her
attorneys, Gary J. Heim, Esq., Persun &
Heim, P.C., P.O. Box 659,
Mechanicsburg, PA 17055-0659, 717-
620-2440.