


# Adams County Legal Journal

Vol. 58

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No. 34



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Trust Officer

**Karen Arthur**  
Senior Trust Officer

**Mark Bernier, CFA**  
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## 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.

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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, January 13, 2017 at 8:30 am.

**LOVELAND —** Orphans' Court Action Number OC-123-2016. The First and Final Account of Christine A. Loveland, Personal Representative, of the Estate of Franklin O. Loveland, III, Deceased, late of Adams County, Pennsylvania, and First and Final Account of Christine A. Loveland, Successor Trustee of The Franklin O. Loveland, III Revocable Trust.

Kelly A. Lawver  
Clerk of Courts

12/30, 1/6

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**LEGAL NOTICE – ANNUAL MEETING**

The annual meeting of the policyholders of the Protection Mutual Insurance Company of Littlestown will be held at the office located at 101 South Queen Street, in Littlestown, PA, between the hours of 1:00 and 2:00 pm on January 21, 2017 to elect directors and to transact any other business property presented.

Michele A. Lowman  
Vice President & Treasurer

12/23, 12/30, 1/6, 1/13

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## SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on Friday, January 20, 2017 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325 the following real estate, viz. :

**No. 16-SU-291****MTGLQ INVESTORS LP**

vs

**BRETT ALAN BOETTNER, DANIELLE M. BOETTNER**

PROPERTY ADDRESS: 66 HEMLOCK DR., HANOVER, PA 17331  
By virtue of Writ of Execution No. 16-S-291  
Ditech Financial LLC a/k/a Green Tree Servicing LLC

vs

Brett Alan Boettner a/k/a Brett A. Boettner  
Danielle M. Boettner a/k/a Danielle Linton a/k/a Danielle M. Linton a/k/a Danielle M. Linton Boettner  
owner(s) of property situate in the CONEWAGO TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, being 66 Hemlock Drive, Hanover, PA 17331-7510 Parcel No. 08021-0174  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$160,782.44  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-591****LSF9 MASTER PARTICIPATION TRUST**

vs

**JORDAN BORING, LAURA WILLS**

PROPERTY ADDRESS: 14 E. WIND TRAIL, FAIRFIELD, PA 17320  
By virtue of the writ of execution No. 2016-SU-0000591  
LSF9 Master Participation Trust

vs

Jordan W. Boring  
Laura J. Wills  
Being known and number as 14 E. Wind Trail Fairfield, PA 17320 in Carroll Valley Borough, formerly Liberty Township, County of Adams, Commonwealth of Pennsylvania  
Parcel No. 43-019-0042-000  
Improvements: Residential Dwelling  
Judgment Amount: \$241,873.16  
Attorney: Richard M. Squire & Associates, LLC  
Bradley J. Osborne, Esquire  
115 West Avenue, Suite 104,  
Jenkintown, PA 19046  
Phone: 215-886-8790

**No. 15-SU-1482****WELLS FARGO BANK, N.A.**

vs

**WANDA F. COULSON**

PROPERTY ADDRESS: 6631 OLD HARRISBURG ROAD, YORK SPRINGS, PA 17372 By virtue of Writ of Execution No. 15-SU-1482  
Wells Fargo Bank, N.A.,  
Plaintiff,

vs

Wanda F. Coulson  
6631 Old Harrisburg Road, York Springs, PA 17372 Huntingdon Township  
Parcel No.:22105-0017B-000  
Improvements thereon: Residential Dwelling  
Judgment amount: \$25,245.68  
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. 16-SU-565****THE BANK OF NEW YORK MELLON A/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC.**

vs

**MARLEN V. CRAMER, JAMIE M. KOCIEMBA**

PROPERTY ADDRESS: 1596 SEVEN VALLEYS ROAD, YORK, PA 17408  
By virtue of Writ of Execution No. : 2016-SU-0000565  
The Bank of New York Mellon a/k/a The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-21  
Plaintiff

vs

Marlen V. Cramer and  
Jaime M. Kociemba  
Defendant(s)  
Defendant's Property Address 1500 Abbottstown Pike, Hanover, PA 17331  
Township or Borough: Berwick Township  
PARCEL NO.: 04LI 2-0036-000  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$143,662.88  
ATTORNEYS FOR PLAINTIFF  
Shapiro and DeNardo, LLC  
King of Prussia, PA 19406

**No. 14-N0-1247****NEW OXFORD MUNICIPAL AUTHORITY**

vs

**MARY A. DILLON, CLAUDINE A. MCGEE**

PROPERTY ADDRESS: 14 OXFORD COURT, NEW OXFORD, PA 17350 By virtue of Writ of Execution No.: 14-N-1247  
IRENE M. BELL, owner of property

situate the NEW OXFORD BOROUGH, New Oxford, Adams County, Pennsylvania being:  
14 Oxford Court,  
New Oxford, Pennsylvania 17350  
Parcel No.: 34005-0184A-030  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$3,083.71  
Attorneys for Plaintiff  
Stock and Leader

**No. 16-SU-770****QUICKEN LOANS INC.**

vs

**DONALD GEORGE HEFFNER, DEBRA WILLS HEFFNER**

PROPERTY ADDRESS: 158 PENN STREET, BIGLERVILLE, PA 17307  
By virtue of Writ of Execution No. 2016-SU-0000770 QUICKEN LOANS INC. vs. DONALD G. HEFFNER & DEBRA W. HEFFNER  
158 Penn Street  
Biglerville, PA 17307  
Parcel No: 05005-0019-000  
(Acreage or street address)  
IMPROVEMENTS THEREON: RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$166,710.99  
Attorneys for Plaintiff KML Law Group,

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

12/23, 12/30 & 1/06

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P.C.

**No. 16-SU-194**  
**WELLS FARGO BANK, N.A.**  
 vs

**ANNETTE HUGHES**

PROPERTY ADDRESS: 469 OLD WESTMINSTER ROAD, HANOVER, PA 17331

By virtue of Writ of Execution No. 16-SU-194 Wells Fargo Bank, N.A., Plaintiff,

vs

Annette Hughes

469 Old Westminster Road, Hanover, PA 17331 Union Township

Parcel No.: 41-L18-0041-000

Improvements thereon: Residential Dwelling Judgment amount:

\$213,940.16

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. 16-SU-613**  
**U.S. BANK NATIONAL ASSOCIATION,**  
**AS TRUSTEE, SUCCESSOR IN**  
**INTEREST TOW**  
 vs

**JOSHUA W. JEFFREY**

PROPERTY ADDRESS: 460 HOFFMAN HOME ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 2016-SU-0000613

U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass Through Certificates, Series 2005-17 vs

Joshua Jeffrey a/k/a Joshua W. Jeffrey owner(s) of property situate in the MT. JOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, being 460 Hoffman Home Road, Gettysburg, PA 17325-8688

Parcel No. 30H16-0105

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING Judgment Amount:

\$370,771.34

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-325**  
**PNC BANK, NATIONAL**  
**ASSOCIATION**  
 vs

**KIMEY L. MCDERMOTT**

PROPERTY ADDRESS: 20 S. HIGH STREET, ARENDTSTVILLE, PA 17307 By Virtue of Writ of execution No 16-SU-

325

PNC Bank, National Association

vs

Kimey L. McDermott A/K/A Kimey

Bucher

20 South High Street Arendtsville, PA

17307 Borough of Arendtsville DBV

1970 P331

Parcel #02006-0121

Improvements thereon: residential

dwelling

ALL THE RIGHT, TITLE, INTEREST,

AND CLAIMS OF KIMEY L.

MCDERMOTT A/K/A KIMEY L.

BUCHER, OWNER OR REPUTED

OWNER, TO THE FOLLOWING

DESCRIBED PROPERTY:

BOROUGH OF ARENDTSTVILLE, DEED

BOOK VOLUME 1970, P 331,

PARCEL#02006-0121, AND HAVING

ERECTED THEREON RESIDENTIAL

PROPERTY KNOWN AS 20 SOUTH

HIGH STREET, ARENDTSTVILLE, PA

17307.

Judgment \$56,877.12

Attorney for plaintiff

Tucker Arensberg PC 1500 One PPG

Place Pittsburgh, PA 15222

**No. 16-SU-675**  
**WELLS FARGO BANK, NATIONAL**  
**ASSOCIATION, AS TRUSTEE FOR**  
**PARK PLACE SECURITIES INC.**  
 vs

**KRISTEN D. MCKAIN, IN HER**  
**CAPACITY AS ADMINISTRATRIX AND**  
**HEIR OF THE ESTATE OF GL**

PROPERTY ADDRESS: 1030

LITTLESTOWN ROAD, LITTLESTOWN,

PA 17340

By virtue of Writ of Execution No.

16-SU-675

Wells Fargo Bank, National Association,

as Trustee for Park Place Securities,

Inc. Asset-Backed Pass-Through

Certificates Series 2005-Wchl

vs

Kristen D. McKain, in Her Capacity as Administratrix and Heir of The Estate of Glenn E. Wimsatt

Unknown Heirs, Successors, Assigns,

and All Persons, Firms, or Associations

Claiming Right, Title, or Interest From or

Under Glenn E. Wimsatt, Deceased

owner(s) of property situate in the

UNION TOWNSHIP, ADAMS COUNTY,

PENNSYLVANIA, being 1030

Littlestown Road, Littlestown, PA

17340-9442 Parcel No. 41-JIS-0016-

000m(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$101,226.06

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-254**  
**NEWLANDS ASSET HOLDING TRUST**  
 vs

**MATTHEW P. MERKEL, ANGELA P.**  
**MERKEL**

PROPERTY ADDRESS: 1 MAE TRAIL, FAIRFIELD, PA 17320

By virtue of Writ of Execution No. 16-S-254

Newlands Asset Holding Trust

vs

Matthew P. Merkel, Angela P. Merkel

Owner of property situate in the

CARROLL VALLEY BOROUGH, ADAMS

COUNTY, PENNSYLVANIA, being

1 Mae Trail, Fairfield, PA 17320-8171

Parcel No. 43,028-0032

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$201,584.06

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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James W. Muller

Sheriff of Adams County

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

12/23, 12/30 & 1/06

## SHERIFF SALES

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**No. 15-SU-939****NATIONSTAR MORTGAGE LLC**

vs

**THELMA REIFSNIDER, MARY FRANCES REIFSNIDER**

PROPERTY ADDRESS: 30 COLORADO AVE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 2015-S-939

Nationstar Mortgage LLC, Plaintiff,

vs

Thelma Reifsnider,  
Mary F. Reifsnider a/k/a Mary Reifsnider  
30 Colorado Avenue  
Littlestown, PA 17340

Littlestown Borough Parcel No.: 27-1-1016

Improvements thereon: Residential  
Dwelling Judgment amount: \$1,838.04  
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. 16-SU-307****NATIONSTAR MORTGAGE LLC**

Vs.

**ADAM CHRISTOPHER SANDERS**

PROPERTY ADDRESS: 15 ASPERS NORTH RD., ASPERS, PA 17304

By virtue of Writ of Execution No. : 16-S-307

Nationstar Mortgage LLC, Plaintiff  
Vs.

Adam C. Sanders Defendant(s)  
Defendant's Property Address 15  
Aspers North Road, Aspers, PA 17304  
Township or Borough: Menallen

Township  
PARCEL NO.: 29001-0025--000

IMPROVEMENTS THEREON: A

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$114,000.47

ATTORNEYS FOR PLAINTIFF: Shapiro  
and DeNardo

3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406

**No. 15-SU-779****WELLS FARGO BANK, N.A.**

vs

**GREGORY F. SCHOFFSTALL, JR.,**

**JENNIFER E. SCHOFFSTALL**

PROPERTY ADDRESS: 5 HALLECK

DRIVE, EAST BERLIN, PA 17316

By virtue of Writ of Execution No. 15-S-779 Wells Fargo Bank, N.A.

vs

Gregory F. Schoffstall, Jr., Jennifer E.

Schoffstall

owner(s) of property situate in the

READING TOWNSHIP, ADAMS

COUNTY, PENNSYLVANIA, being

5 Halleck Drive, East Berlin, PA 17316-

9353

Parcel No. 36 109-0134

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$259,747.64

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-288****WELLS FARGO BANK, N.A.**

vs

**GREGORY L. SHIELDS**

PROPERTY ADDRESS: 309 OAK

DRIVE, ORRTANNA, PA 17353

By virtue of Writ of Execution No.

16-SU-288 WELLS FARGO BANK, N.A.,

Plaintiff,

vs

Gregory L. Shields

309 Oak Drive

Orrtanna, PA 17353 Franklin Township,

Adams County, Pennsylvania

Parcel No.: 12609-0207-000

Improvements thereon: Residential

Dwelling

Judgment amount: \$115,494.92

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. 16-SU-139****WELLS FARGO BANK, N.A.**

vs

**JAMES F. SINGLETON**

PROPERTY ADDRESS: 342 NORTH

3RD STREET, MCSHERRYSTOWN, PA

17344

By virtue of Writ of Execution No.

16-SU-139

Wells Fargo Bank, N.A.

vs

James F. Singleton

owner(s) of property situate in the

CONEWAGO TOWNSHIP, ADAMS

COUNTY, PENNSYLVANIA, being

342 North 3rd Street, McSherrystown,

PA 17344-1101

Parcel No. 08001-0123-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

## DWELLING

Judgment Amount: \$182,492.23

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-554****NATIONSTAR MORTGAGE LLC D/B/A****CHAMPION MORTGAGE COMPANY**

vs

**KIPPI R. SMITH, AS EXECUTRIX OF THE ESTATE OF NANCY R. SPICER DECEASED**

PROPERTY ADDRESS: 436 EAST

GOLDEN LANE, NEW OXFORD, PA

17350

By virtue of Writ of Execution

No. 16-S-554

NATIONSTAR MORTGAGE LLC D/B/A

CHAMPION MORTGAGE COMPANY

vs

Kippi R. Smith as Executrix of the

Estate of Nancy R. Spicer

Deceased 436 East Golden Lane, New

Oxford, PA 17350

Parcel No: 35KII-0026D-OOO

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$264,433.50

Attorneys for Plaintiff KML Law Group,

P.C.

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12/23, 12/30 & 1/06

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**No. 16-SU-384****APEX BANK A/K/A BANK OF CAMDEN APEX BANK A/K/A BANK OF CAMDEN**

vs

**SAMUEL J. TALTON, JENNIFER L. TALTON**

PROPERTY ADDRESS: 114 OLD ROUTE 15, YORK SPRINGS, PA 17372  
By virtue of Writ of Execution

No. 16-SU-384

**APEX BANK A/K/A BANK OF CAMDEN APEX BANK A/K/A BANK OF CAMDEN**

vs

**SAMUEL J. TALTON, JENNIFER L. TALTON**

114 OLD ROUTE 15  
YORK SPRINGS, PA 17372 LATIMORE TOWNSHIP

PARCEL NO.: 23104-0042-000

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING.

JUDGMENT AMOUNT: \$66,726.95

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN &amp; ASSOCIATES, LLC

**No. 15-N0-332****NEW OXFORD MUNICIPAL AUTHORITY**

vs

**THE HEIRS OF CYNTHIA L. SALLOOM, DECEASED OWNER(S) OR REPUTED OWNER(S), IAN G. SALLOOM**

PROPERTY ADDRESS: 894 LINGG ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.:

15-N0-332

The Heirs of Cynthia L. Salloom, owner of property situate the OXFORD TOWNSHIP, NEW OXFORD, ADAMS COUNTY, PENNSYLVANIA

being:

894 Lingg Road, New Oxford,  
Pennsylvania 17350

Parcel No.: 35K12-0030D--OOO

Improvements thereon: RESIDENTIAL

Judgment Amount: \$1,737.10

Attorneys for Plaintiff Stock and Leader

**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 Writ of Execution No. 2015-SU-0000840

U.S. Bank National Association

vs

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. 08K14-0061 (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$117,449.11

Attorneys for Plaintiff

Phelan Hallinan Diamond &amp; Jones, LLP

One Penn Center Suite 1400

Philadelphia, PA 19103

**No. 16-SU-646****BELCO COMMUNITY CREDIT UNION**

vs

**MICHAEL A. WOLFGANG, CHRISTINE M. WOLFGANG**

PROPERTY ADDRESS: 544 TWO TAVERNS ROAD, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 16-S-646

BELCO COMMUNITY CREDIT UNION

vs

**MICHAEL A. WOLFGANG AND CHRISTINE M. WOLFGANG**

TOWNSHIP OF MT. JOY

Parcel No.: 30H15-0003A-OOO

544 TWO TAVERNS ROAD,

GETTYSBURG, PA 17325

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$205,434.45

Attorney for Plaintiff Keri P. Ebeck,

Esquire PA ID# 91298

WELTMAN, WEINBERG &amp; REIS CO., LPA.

436 1 h Avenue, Suite 2500

Pittsburgh, PA 15219

(412) 338-7108 (Kim)

**No. 16-SU-759****WELLS FARGO BANK, N.A.**

vs

**RAYMOND YEAGER, MILDRED M. YEAGER**

PROPERTY ADDRESS: 7 TWIN OAK DRIVE, ASPERS, PA 17307

By virtue of Writ of Execution No. 16-S-759 Wells Fargo Bank, N.A.

vs

Raymond Yeager, Mildred M. Yeager

owner(s) of property situate in the

MENALLEN TOWNSHIP, ADAMS

COUNTY, PENNSYLVANIA, being

7 Twin Oak Drive,

A/K/A

75 Twin Oak Dr.,

Aspers, PA 17307-9493

Parcel No.: 29E05-0033E-000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

JudgmentAmount: \$66,938.93

Attorneys for Plaintiff

Phelan Hallinan Diamond &amp; Jones, LLP

**No. 12-SU-192****WATERFALL VICTORIA**

vs

**ERIC ZARUBA, SHARON ZARUBA**

PROPERTY ADDRESS: 1681 HARNEY ROAD, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No. 2012-SU-0000192

Waterfall Victoria REO 2010-1 LLC

vs

Erica A. Zaruba a/k/a Eric A. Zaruba and Sharon W. Zaruba,

1681 Harney Road,

Germany Township,

Littlestown, PA 17340.

Improvements thereon: consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$162,526.51.

Attorneys for Plaintiff:

Jessica N. Manis, Esquire Stern &amp;

Eisenberg, PC 1581 Main Street, Suite

200, The Shops at Valley Square

Warrington, PA 18976

Phone: (215) 572-8111

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James W. Muller

Sheriff of Adams County

www.adamscounty.us

12/23, 12/30 &amp; 1/06

**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 CATHERINE E. BUCKLEY, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Administrator: Charles M. Davis, 11933 Hartley Mill Road, Glen Arm, MD 21057

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

**ESTATE OF CATHERINE DAVIS, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Administratrix: Janet L. Stopyra-Buterbaugh, 12 Tiffany Drive, Shippensburg, PA 17257

Attorney: Robert C. Schollaert, Esq., Black and Davison, 82 West Queen Street, Chambersburg, PA 17201

**ESTATE OF BONNIE H. DYER, a/k/a BONNIE HAINES DYER, DEC'D**

Late of the Borough of Littlestown, Adams County, Pennsylvania

Michael W. Dyer, 349 Moores Branch Circle, Westminster, MD 21158

Attorney: Ann C. Shultis, Esq., Shultis Law, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331

**ESTATE OF GEORGE C. FISSEL, DEC'D**

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Executrix: Gay Denise Gardner, 11 Hibernia Lane, Salem, MA 01970

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

**ESTATE OF MARY LOU RUTTY, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: John G. Rutty, c/o Donald W. Dorr, Esq., 846 Broadway, Hanover, PA 17331

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

**ESTATE OF GLENN A. SLAYBAUGH a/k/a, GLENN A. SLAYBAUGH JR., DEC'D**

Late of Butler Township, Adams County, Pennsylvania

Co-Executors: Leslie S. Taylor, 960 Yellow Hill Road, Biglerville, PA 17307; Scott M. Slaybaugh, 110 S. Quaker Valley Road, Biglerville, PA 17307

Attorney: Richard K. Hoskinson, Esq., Hoskinson & Wenger, 147 East Washington Street Chambersburg, PA 17201

**SECOND PUBLICATION****ESTATE OF DANIEL J BAIR, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Administrators: Benjamin J. Bair, 400 Diller Road, Hanover, PA 17331; Violet S. Bair, 400 Diller Road, Hanover, PA 17331

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

**ESTATE OF CAROLYN M. BEMIES a/k/a CAROLYN MARGARET BEMIES, DEC'D**

Late of the Borough of Carroll Valley, Adams County, Pennsylvania

Executrix: Sally Ann Wolf, C/O Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Gettysburg, PA 17325

Attorney: Kevin G. Robinson, Esq., Gates & Gates, P.C., 60 E. Middle Street, Gettysburg, PA 17325

**ESTATE OF CAROL G. COOL, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Administratrix: Judy L. Mickley, 610 Oxford Avenue, Hanover, PA 17331

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

**ESTATE OF DORIS C. McDANNELL, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Co-Executors: Jay P. McDannell, Jr., 363 Scott School Road, Orttanna, PA 17353; Craig S. McDannell, 934 Orttanna Road, Orttanna, PA 17353

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**ESTATE OF CATHERINE M. STULL a/k/a CATHERINE MAY STULL, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executor: Kerry L. Stull, c/o Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

Attorney: Jared S. Childers, Esq., R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201

**THIRD PUBLICATION****ESTATE OF LEANDER H. ANSKE, JR., DEC'D**

Late of the Borough of Fairfield, Adams County, Pennsylvania

Executrix: Cheryl Harding, 2225 Hull Neck Road, Heathsville, VA 22473

Attorney: Matthew R. Battersby, Esq., Battersby Law Office, P.O. Box 215, Fairfield, PA 17320

**ESTATE OF ROLAND L. BOLLINGER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Roland F. Bollinger, Sr., 975 Wayne Avenue, PMB 355, Chambersburg, PA 17201

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

**ESTATE OF FRED W. FRAM JR., DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

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

**ESTATE OF JEAN M. RACER, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

David E. Racer, 2925 Centennial Road, Hanover, PA 17331

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

**ESTATE OF LORENE M. WALKER, DEC'D**

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

Alan S. Walker, 6317 Tamarind Drive, Spring Grove, PA 17362

**ESTATE OF NORMAN H. ZEPP, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Miriam P. Zepp, 810 Beaver Run Road, New Oxford, PA 17350

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



## 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, January 20, 2017 at 10:00 AM in the 4th floor Jury Assembly room in the Adams County Court House, 117 Baltimore Street, Gettysburg, PA 17325 the following real estate, viz. :

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**No. 15-SU-916****BAYVIEW LOAN SERVICING LLC**

vs

**WADE B. ZUFALL, SYLVIA LEANNE ZUFALL**

PROPERTY ADDRESS: 59 JESSICA DRIVE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 15-S-916

Bayview Loan Servicing, LLC

vs

Wade B. Zufall, Sylvia Leanne Zufall owner(s) of property situate in the BONNEAUVILLE BOROUGH, ADAMS COUNTY, PENNSYLVANIA, being 59 Jessica Drive, Gettysburg, PA 17325-7980 Parcel No. 06-005-0124 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$159,127.11

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP  
One Penn Center suite 1400  
Philadelphia, PA 19103

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

12/23, 12/30 & 1/06

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