

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, July 5, 2013 at 8:30 a.m.

SMITH—Orphans' Court Action Number OC-77-2013. The First and Final Account of Denise Groft Zinn and Rita M. Groft, Co-Executrices of the Estate of Florence L. Smith, Deceased, late of Conewago Township, Adams County, Pennsylvania.

LAUGHMAN—Orphans' Court Action Number OC-79-2013. The First and Final Account of Patsy L. Kehr and Stanley E. Laughman, Co-Executors of the Estate of Margie M. Laughman, Deceased, late of Berwick Township, Adams County, Pennsylvania.

SHRADER—Orphans' Court Action Number OC-84-2013. The First and Final Account of Roberta A. Poist and Stephen J. Shrader, Co-Executors of the Estate of Robert J. Shrader, Deceased, late of Oxford Township, Adams County, Pennsylvania.

Kelly A. Lawver
Clerk of Courts

6/21 & 28

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS
OF ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW
NO. 13-S-762
ACTION IN MORTGAGE
FORECLOSURE

LEONARD M. SITES and LAURA B.
SITES, Plaintiffs

vs.

PATRICK L. ARENTZ JR. and ELAINE M.
ARENTZ, Defendants

TO: Patrick L. Arentz Jr. and Elaine M.
Arentz

YOU ARE HEREBY NOTIFIED that Plaintiffs, Leonard M. Sites and Laura B. Sites, have filed a Mortgage Foreclosure Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Adams County, Pennsylvania, docketed to 13-S-762, wherein Plaintiffs seek to foreclose on the mortgage secured on your property located at 932 Oxford Road, New Oxford, PA 17350, whereupon your property would be sold by the Sheriff of Adams County.

NOTICE TO DEFEND

You have been sued in Court. If you wish to defend against the claims set forth in the Complaint filed in the Adams County Court of Common Pleas at No. 13-S-762 and described hereinabove, you must take action within **twenty (20) days** after this publication by entering a written appearance personally or by an 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 the relief requested by the Plaintiffs. You may lose property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT

AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET
LEGAL HELP.

COURT ADMINISTRATOR
Adams County Courthouse
Gettysburg, PA 17325
717-337-9846

Hartman & Yannetti
Bernard A. Yannetti, Esq.
Attorney for Plaintiffs
126 Baltimore Street
Gettysburg, PA 17325
717-334-3105

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SHERIFF SALES

IN PURSUANCE of writs of execution issuing out of the Court of Common Pleas of Adams County, Pennsylvania, and to me directed, will be exposed to Public Sale on FRIDAY, the 19th day of July 2013, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2010-SU-0000921
Property Address: 96 Curtis Drive,
East Berlin, PA 17316-9396
Parcel No.: 36101-0038---000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Matthew B. Berresford
and Leanne Kitsko
Attorneys for Plaintiff: Allison F. Wells,
Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0001847
Property Address: 665 Hanover Street,
New Oxford, PA 17350
Parcel No.: 35-K12-0032C
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Michael P. Hartman and
Dayna Lynn Hartman
Attorneys for Plaintiff: Jaime R.
Ackerman, Esq., 908-233-8500

Writ of Execution No.:
2010-SU-0000400
Property Address: 33 Hounds Run,
Gettysburg, PA 17325-7890
Parcel No.: 38,001-0123---000
Municipality: Straban
Improvements: Residential Dwelling
Defendants: Bradley W. Gilbert and
Sarah D. Gilbert
Attorneys for Plaintiff: Allison F.
Zuckerman, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001916
Property Address: 5435 Carlisle Pike,
New Oxford, PA 17350
Parcel No.: 36-J08-0015
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Joseph R. Poist
Attorneys for Plaintiff: Udren Law
Offices, 856-669-5400

Writ of Execution No.:
2010-SU-0002142
Property Address: 380 Marsh Creek
Road, Gettysburg, PA 17325-7124
Parcel No.: 09E17-0087D
Municipality: Cumberland
Improvements: Residential Dwelling
Defendants: Michael B. Coblentz and
Jennifer J. Ensor
Attorneys for Plaintiff: Melissa J.
Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000807
Property Address: 5 Lake Meade Drive,
East Berlin, PA 17316
Parcel No.: 36105-0060---000
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Brenda Davis
Attorneys for Plaintiff: Kristine M.
Anthou, Esq., 412-281-7650

Writ of Execution No.:
2012-SU-0000426
Property Address: 31 Wall Street,
Gettysburg, PA 17325
Parcel No.: 16010-0305---000
Municipality: Gettysburg
Improvements: Residential Dwelling
Defendants: Robert G. Kuhn III and
Angel L. Kuhn
Attorneys for Plaintiff: Adam H. Davis,
Esq., 215-563-7000

Writ of Execution No.:
2010-SU-0000536
Property Address: 485 Basehoar Road
a/k/a 485 Basehoar School Road,
Littlestown, PA 17340
Parcel No.: 41 003-0003-000
Municipality: Union
Improvements: Residential Dwelling
Defendants: James Wilford
Houseman III
Attorneys for Plaintiff: Joshua I.
Goldman, Esq., 215-627-1322

Writ of Execution No.:
2012-SU-0000304
Property Address: 90 Hirschmann
Road, Biglerville, PA 17307-9008
Parcel No.: 29C05-0037---000
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Timothy T. Cramer and
Stephanie A. Cramer
Attorneys for Plaintiff: Allison F.
Zuckerman, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000513
Property Address: 210 Upper Temple
Road, Biglerville, PA 17307-9310
Parcel No.: 29D07-0011---000
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Brian C. Weigle
Attorneys for Plaintiff: John Michael
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2008-SU-0001271
Property Address: 2520 Mount Hope
Road, Fairfield, PA 17320
Parcel No.: 18A15-0025A---000
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Jeffrey A. Anders and
Christina L. Anders
Attorneys for Plaintiff: Adam H. Davis,
Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000288
Property Address: 20 Barley Circle,
Hanover, PA 17331-9145
Parcel No.: 08012-0155-000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Richard M. Baldwin and
Nancy R. Baldwin
Attorneys for Plaintiff: Joseph P. Schalk,
Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001097
Property Address: 17 4th Street,
Biglerville, PA 17307
Parcel No.: 05.004-0057
Municipality: Biglerville
Improvements: Residential Dwelling
Defendants: Cory S. Heller and
Trish N. Heller
Attorneys for Plaintiff: Salvatore
Filippello, Esq., 215-627-1322

Writ of Execution No.:
2012-SU-0000814
Property Address: 116 Stanley Drive,
New Oxford, PA 17350-9457
Parcel No.: 01-04-K11-0048E-000
Municipality: Berwick
Improvements: Residential Dwelling
Defendants: Clint F. Heintzelman
Attorneys for Plaintiff: Jaime R.
Ackerman, Esq., 908-233-8500

Writ of Execution No.:
2011-SU-0000637
Property Address: 1104 Bendersville
Wenksville Road, Aspers, PA 17304
Parcel No.: 29-E5-11A
Municipality: Menallen
Improvements: Residential Dwelling
Defendants: Sylvia M. Hartlaub
Attorneys for Plaintiff: Jaime R.
Ackerman, Esq., 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

<http://www.sheriffadamscounty.com/sheriffsales.html>

6/21, 28 & 7/5

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 19th day of July 2013, at 10 o'clock in the forenoon at the 4th floor Jury Assembly room in the Adams County Court House, 111 Baltimore Street, Gettysburg, Adams County, PA, the following real estate, viz.:

Writ of Execution No.:
2012-SU-0000302
Property Address: 1 South Madison Street a/k/a 1 - 1 1/2 Madison Street, Hanover, PA 17331-4808
Parcel No.: 08009-0049---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Timothy Rill and Theresa Rill
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001672
Property Address: 35 Lightning Trail, Fairfield, PA 17320-9749
Parcel No.: 18BB0-0031---000
Municipality: Hamiltonban
Improvements: Residential Dwelling
Defendants: Melody S. Ridge
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001861
Property Address: 444 Kohler Mill Road, New Oxford, PA 17350-9432
Parcel No.: 35J12-0020---000
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Max R. Reck and Gladys M. Reck
Attorneys for Plaintiff: Courtenay R. Dunn, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001563
Property Address: 68 Fruitwood Trail, Fairfield, PA 17320-8478
Parcel No.: 43040-0035---000
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: James A. Pryor IV and Jennifer L. Pryor
Attorneys for Plaintiff: Matthew Brushwood, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000801
Property Address: 23 Curtis Drive, East Berlin, PA 17316-9303
Parcel No.: 36-102-0130
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Christopher A. Shildt and Bethney M. Shildt
Attorneys for Plaintiff: Ashleigh L. Marin, Esq., 908-233-8500

Writ of Execution No.:
2011-SU-0000010
Property Address: 40 West King Street, Littlestown, PA 17340-1404
Parcel No.: 27008-0243---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Mickey J. Sentz and Cathy Ann Sentz a/k/a Cathy Ann Dell
Attorneys for Plaintiff: Jerome Blank, Esq., 215-563-7000

Writ of Execution No.:
2009-SU-0000779
Property Address: 5375 Carlisle Pike, New Oxford, PA 17350
Parcel No.: 36-1-48
Municipality: Reading
Improvements: Residential Dwelling
Defendants: Elwood M. Stambaugh
Attorneys for Plaintiff: Kevin P. Diskin, Esq., 215-572-8111

Writ of Execution No.:
2012-SU-0001441
Property Address: 406 Maple Avenue, Hanover, PA 17331-4724
Parcel No.: 08008-0081---000
Municipality: Conewago
Improvements: Residential Dwelling
Defendants: Rose M. Spurlock and Robert M. Spurlock
Attorneys for Plaintiff: Melissa J. Cantwell, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0000965
Property Address: 21 Green Tree Drive, New Oxford, PA 17350-8464
Parcel No.: 35K12-0181---000
Municipality: Oxford
Improvements: Residential Dwelling
Defendants: Stephen L. Smith Sr. and Barbara J. Smith
Attorneys for Plaintiff: Meredith Wooters, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001598
Property Address: 599 Mud College Road, Littlestown, PA 17340
Parcel No.: 30H17-0020-000
Municipality: Mount Joy & Germany
Improvements: Residential Dwelling
Defendants: West Edge II, Inc. c/o Angela Pappas, Agent
Attorneys for Plaintiff: Edward G. Puhl, Esq., 717-334-2159

Writ of Execution No.:
2012-SU-0001599
Property Address: 1820 York Road & 1510 York Road, Gettysburg, PA 17325
Parcel No.: 38G12-0054-000 & 38G12-0049A-000
Municipality: Straban
Improvements: Vacant Land and Car Dealer
Defendants: West Edge, Inc. c/o Angela Pappas, Agent
Attorneys for Plaintiff: Edward G. Puhl, Esq., 717-334-2159

Writ of Execution No.:
2011-SU-0001388
Property Address: 660 Shivers Corner Road, Gettysburg, PA 17325-8133
Parcel No.: 38-G09-0036-000
Municipality: Straban
Improvements: Residential Dwelling
Defendants: Mark D. Webb, Robert W. Edling Estate, Mark Webb, Executor
Attorneys for Plaintiff: Adam H. Davis, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001330
Property Address: 28 Newark Street, Littlestown, PA 17340-1206
Parcel No.: 27005-0068---000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Amber Washington
Attorneys for Plaintiff: Jonathan Lobb, Esq., 215-563-7000

Writ of Execution No.:
2012-SU-0001168
Property Address: 27 Sheppard Road, Littlestown, PA 17340-9695
Parcel No.: 41K16-0047---000
Municipality: Union
Improvements: Residential Dwelling
Defendants: James T. Wallace
Attorneys for Plaintiff: Justin F. Kobeski, Esq., 215-563-7000

Writ of Execution No.:
2011-SU-0001529
Property Address: 424 Abbottstown Pike, Abbottstown, PA 17301-9795
Parcel No.: 04-L10-0050A---000
Municipality: Berwick
Improvements: Residential Dwelling
Defendants: Donna L. Parrish
Attorneys for Plaintiff: Adam H. Davis, Esq., 215-563-7000

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.

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James Muller
Sheriff of Adams County

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6/21, 28 & 7/5

SHERIFF SALES

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Writ of Execution No.:
2012-SU-0001624
Property Address: 1170 Forest Street,
Abbottstown, PA 17301
Parcel No.: 17L09-0130-000
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: John C. Buelow and
Sandra M. Buelow
Attorneys for Plaintiff: Patrick M. Reb,
Esq., 717-274-6620

Writ of Execution No.:
2010-SU-0000357
Property Address: 3998 Carlisle Pike,
New Oxford, PA 17350
Parcel No.: K10-2
Municipality: Hamilton
Improvements: Residential Dwelling
Defendants: Brian P. Barberie
Attorneys for Plaintiff: Richard J.
Nalbandian III, Esq., 215-942-9690

Writ of Execution No.:
2012-SU-0000868
Property Address: 2350 Harney Road,
Littlestown, PA 17340
Parcel No.: 15-118-0026C-000.
Municipality: Germany
Improvements: Commercial Property
Defendants: Our Two Daughters LLC,
Washington's Restaurant, William
Joseph Stevens, Yvonne M. Stevens
Attorneys for Plaintiff: John J. Winter,
Esq., 610-666-7700

Writ of Execution No.:
2012-SU-0000924
Property Address: 14 East Hanover
Street & 18 East Hanover Street,
Gettysburg, PA 17325
Parcel No.: 06-005-0079 &
06-005-0080
Municipality: Bonneauville
Improvements: Residential Dwelling
Defendants: Anthony G. Lafranca
Attorneys for Plaintiff: Christopher E.
Rice, Esq., 717-243-3341

Writ of Execution No.:
2013-SU-0000060
Property Address: 4 Harrison Drive,
East Berlin, PA 17316-9300
Parcel No.: (37) 5-83
Municipality: Reading
Improvements: Residential Dwelling
Defendants: David L. Hynson and
Debra J. Vack-Hynson
Attorneys for Plaintiff: Leonard J.
Mucci, Esq., 610-278-6800

Writ of Execution No.:
2012-SU-0001556
Property Address: 1165 Irishtown Road,
New Oxford, PA 17350
Parcel No.: 35 J12 0081E
Municipality: Oxford
Improvements: Vacant Lot
Defendants: Teresa Marie Carroll
Attorneys for Plaintiff: Karl M.
Ledeborn, Esq., 717-938-6929

Writ of Execution No.:
2012-SU-0001267
Property Address: 30 Colorado Avenue,
Littlestown, PA 17340
Parcel No.: 27.007-0106-000
Municipality: Littlestown
Improvements: Residential Dwelling
Defendants: Mary Reifsnider and
Thelma Reifsnider
Attorneys for Plaintiff: Richard J.
Nalbandian III, Esq., 215-942-9690

Writ of Execution No.:
2010-SU-0000447
Property Address: 9 Fawn Trail,
Fairfield, PA 17320
Parcel No.: 43-024-0026-000
Municipality: Carroll Valley
Improvements: Residential Dwelling
Defendants: Scott P. Thompson
Attorneys for Plaintiff: David Neeren,
Esq., 856-669-5400

Writ of Execution No.:
2012-SU-0001435
Property Address: 133 Orttanna Road,
Orttanna, PA 17353-9786
Parcel No.: 12c10202
Municipality: Franklin
Improvements: Residential Dwelling
Defendants: Eric D. Nagle and
Amy J. Nagle
Attorneys for Plaintiff: Adam H. Davis,
Esq., 215-563-7000

Writ of Execution No.:
2013-SU-0000059
Property Address: 280 Wenchoff Road,
Fairfield, PA 17320
Parcel No.: 25D17-0027A--000
Municipality: Liberty
Improvements: Residential Dwelling
Defendants: Philip W. Lauer II
Attorneys for Plaintiff: Adam H. Davis,
Esq., 215-563-7000

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James Muller

Sheriff of Adams County

<http://www.sheriffadamscounty.com/sheriffsales.html>

6/21, 28 & 7/5

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 NORMA R. CAMPBELL, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Ann Cook, 720 Red Rock Road, Gettysburg, PA 17325

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

ESTATE OF GRACE K. COULSON, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Gail C. Hipple, 6030 Red Fox Road, Pendleton, IN 46064

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

ESTATE OF DELORES ELAINE ORNDORFF, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Executor: Ronald Orndorff, 80 Peanut Drive, Hanover, PA 17331

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

ESTATE OF YVONNE M. SMITH, DEC'D

Late of Oxford Township, Adams County, Pennsylvania

Executor: Jeffery E. Smith, 18 North 6th Street, McSherrystown, PA 17344

Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

SECOND PUBLICATION**ESTATE OF DOMENIC COPPOLA, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

John B. Newbold, 930 Highland Avenue, Gettysburg, PA 17325

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

ESTATE OF BEATRICE L. FREALING, DEC'D

Late of Cumberland Township, Adams County, Pennsylvania

Beverly A. Stanton, 510 Taneytown Road, Gettysburg, PA 17325

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

ESTATE OF WINIFRED L. MORITZ, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executrix: Judy Moritz, 554 Hunterstown Road, Gettysburg, PA 17325

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

ESTATE OF CAROLYN E. THOMAS, DEC'D

Late of the Borough of Bonneauville, Adams County, Pennsylvania

Albert W. Thomas, c/o Barbara Jo Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

Attorney: Barbara Jo Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

THIRD PUBLICATION**ESTATE OF GRACE E. REAVER, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executor: ACNB Bank, P.O. Box 4566, Gettysburg, PA 17325

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

ESTATE OF REBECCA SHEALER a/k/a REBECCA FAYE ASHLEY, DEC'D

Late of Conewago Township, Adams County, Pennsylvania

Theodore A. D'Amico, 2108 Cider Mill Road, Parkville, MD 21234

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