

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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FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that on the 30th day of October, 2014, a certificate has been filed under Section 311 of the Act 1982-295 (54 Pa.C.S. Section 311), the Fictitious Name Act, in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that RICHARD H. SEIFERT and SUSAN B. SEIFERT of New Oxford, Pennsylvania are the only persons owning or interested in a business, the character of which is operating self-serve Laundromat and that the name, style and designation under which said business is and will be conducted is SUDZ LAUNDROMAT and the location where said business is and will be located is 1450 Hunterstown Hampton Rd. New Oxford, PA 17350.

Douglas H. Gent
Solicitor

11/7

CIVIL ACTION LAW
COURT OF COMMON PLEAS
ADAMS COUNTY

NUMBER 13-S-1020

OneWest Bank, FSB

v.

Richard B. Long

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Unknown Surviving Heirs of Richard Long, Deceased Mortgagor and Real Owner

Your house (real estate) at **54 Maple Drive, Hanover, Pennsylvania 17331** is scheduled to be sold at Sheriff's Sale on **January 16, 2015 at 10:00 a.m.** at the Sheriff's Office of Adams County, Courthouse Room 4, 111-117 Baltimore Street, Gettysburg, PA 17325 to enforce the court judgment of \$132,817.08 obtained by OneWest Bank, FSB against you.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take **immediate action**:

1. The sale will be canceled if you pay to OneWest Bank, FSB the back payments, late charges,

costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU
OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale.

This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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 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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS

Donald Fennimore
Court Administrator
Adams County Courthouse
117 Baltimore Street
Gettysburg, Pennsylvania 17325
717-337-9846

McCabe, Weisberg & Conway, P.C.
Attorneys for Plaintiff
123 South Broad Street, Suite 1400
Philadelphia, PA 19109
215-790-1010

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. 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-0000528

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, LITTLESTOWN, 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 LITTLESTOWN 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

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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 CARLSLE 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

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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. 38GII-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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10/24, 31 & 11/7

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.

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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

10/24, 31 & 11/7

SHERIFF SALES

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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:

22-105-0062-000

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$192,801.57

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: Sean

Waltermyer

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

SHERIFF SALES

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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.

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James Muller
Sheriff of Adams County

www.adamscounty.us

10/24, 31 & 11/7

IN THE COURT OF
COMMON PLEAS OF
ADAMS COUNTY, PENNSYLVANIA

CIVIL ACTION—LAW

NO.: 13-SU-787

NOTICE OF ACTION
IN MORTGAGE FORECLOSURE

Wells Fargo Bank, N.A., Plaintiff

vs.

Unknown Heirs and Administrators of the Estate of William Barnett, et al, Defendant(s)

TO: Unknown Heirs and Administrators of the Estate of William Barnett

PRESENTLY OR FORMERLY of 1477 Frederick Street, Littlestown, PA 17340-9764. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 1477 Frederick Street, Littlestown, PA 17340-9764 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Wells Fargo Bank, N.A. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the Adams County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dietterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF

REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

NOTICE TO DEFEND
Adams County Courthouse
Gettysburg, PA 17325
Phone: 717-337-9846

LAWYER REFERRAL
Pennsylvania Bar Association
P.O. Box 186, Harrisburg, PA 17108
Phone: 800-692-7375

11/7

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that on the 30th day of October, 2014, a certificate has been filed under Section 311 of the Act 1982-295 (54 Pa.C.S. Section 311), the Fictitious Name Act, in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that RICHARD H. SEIFERT and SUSAN B. SEIFERT of New Oxford, Pennsylvania are the only persons owning or interested in a business, the character of which is operating self-serve Car Wash and that the name, style and designation under which said business is and will be conducted is SUDZ STOP CARWASH and the location where said business is and will be located is 1450 Hunterstown Hampton Rd. New Oxford, PA 17350.

Douglas H. Gent
Solicitor

11/7

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation for LITTLE CHINA TOWN INC. was filed with the Department of State of the Commonwealth of Pennsylvania, at Littlestown, Pennsylvania, for the purpose of registering under 15 Pa. C.S. Section 2101, relating to Articles of Incorporation.

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 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 ANNE DIMICELI a/k/a ANNE MARIE POLLOCK DIMICELI, DEC'D

Late of the Borough of Arendtsville, Adams County, Pennsylvania

Executors: Clark L. Fetters, 49 Gettysburg Street, Arendtsville, PA 17303

Attorney: Dennis M. Twigg, Esq., Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157

ESTATE OF ELEANOR G. EPLEY, DEC'D

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executors: James R. Epley, 1224 Granite Station Road, Gettysburg, PA 17325; Kenneth R. Epley, 1286 Granite Station Road, Gettysburg, PA 17325

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

ESTATE OF HELENE A. JERULLI, DEC'D

Late of the Borough of Littlestown, Adams County, Pennsylvania

Executor: Robert F. Jerulli, 333 Lafayette Drive, Littlestown, PA 17340

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

ESTATE OF BARBARA A. WEIKERT, DEC'D

Late of Tyrone Township, Adams County, Pennsylvania

Executrix: Melinda A. McCord, 1047 Garrison Drive, St. Augustine, FL 32092

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

SECOND PUBLICATION

ESTATE OF DOROTHY T. ABPLANALP a/k/a DOROTHY TRAMBLEY ABPLANALP, DEC'D

Late of Liberty Township, Adams County, Pennsylvania

Executrix: Dorothy M. Ott, 134 Gladhill Road, Fairfield, PA 17320

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

ESTATE OF PAULINE C. LOTT, DEC'D

Late of Straban Township, Adams County, Pennsylvania

Executor: Nancy L. Wirtanen, 7 W. Villa Rita Drive, Phoenix, AZ 85023

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

ESTATE OF ROSETTA M. MARKLE, DEC'D

Late of Berwick Township, Adams County, Pennsylvania

Executrix: Doris R. Bunty, 660-F Green Springs Road, Hanover, PA 17331

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

THIRD 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