

# Adams County Legal Journal

Vol. 60

July 6, 2018

No. 9

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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, Edward G. Puhl, Esq., Editor and Business Manager.

Business Office – 117 BALTIMORE STREET, ROOM 305, GETTYSBURG, PA 17325-2313. Telephone: (717) 334-1553

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IN THE COURT OF COMMON PLEAS  
OF ADAMS COUNTY, PENNSYLVANIA  
COMMONWEALTH OF PENNSYLVANIA  
ORPHANS' COURT DIVISION

NOTICE

TO: CHAD WILLIAM MULL:

You are hereby notified that a Petition for Involuntary Termination of Parental Rights to a Child has been filed in the Orphans' Court Division of the Court of Common Pleas of Adams County, Pennsylvania. A hearing has been set for August 15, 2018 at 9:00 a.m., prevailing time, at the Courthouse at Gettysburg, Adams County, Pennsylvania, for the purpose of determining whether or not statutory grounds exist for the Involuntary Termination of Your Parental Rights with respect to your child.

You should contact 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 help.

Court Administrator  
Adams County Courthouse  
111-117 Baltimore Street  
Gettysburg, Pennsylvania 17325  
717-337-9846

6/29, 7/6 & 13

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 20, 2018 at 8:30 am.

**HAFER** — Orphans' Court Action Number OC 57 2018. The First and Final Account of ACNB Bank, Executor of the Estate of Sebastian R. Hafer, Deceased, late of Straban Township, Adams County, Pennsylvania.

**STARNER** — Orphans' Court Action Number OC 64 2018. The First and Final Account of Susan K. Noble, Timothy C. Starner and Deborah J. Thoman, Co-Executors of the Estate Of Melvin E. Starner, Deceased, late of Reading Township, Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

7/6 & 13

**ATTORNEY**

Becker Law Group, P.C. is seeking a dedicated, organized, and client-oriented attorney to join our team. The ideal candidate will have a strong academic background. Excellent opportunity to develop and/or expand an existing practice in the areas of business law, real estate, estate planning, estate administration, domestic law, and/or litigation. Knowledge of bankruptcy law is a plus. Interested candidates should submit a resume and cover letter to: Becker Law Group, P.C., 544 Carlisle Street, Hanover, PA 17331. All correspondence will be held in strict confidence.

Becker Law Group, P.C.  
Attorneys at Law  
6/15, 22, 29, & 7/6

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 20th day of July 2018, at 10:00 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. 18-SU-64**  
**WELLS FARGO BANK, N.A.**  
 vs.  
**ANITA K. ADAMS**  
 ADDRESS: 1245 OLD ROUTE 30,  
 ORRTANNA, PA 17353  
 TAX PARCEL: 12-CIO-0119-000  
 Menallen Township, Adams County  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING.  
 JUDGMENT AMOUNT: \$113,214.29  
 ATTORNEYS  
 POWERS, KIRN & ASSOCIATES, LLC

**No. 18-SU-40**  
**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, d/b/a CHRISTIANA**  
**TRUST, NOT INDIVIDUALLY BUT AS**  
**TRUSTEE HILLDALE TRUST**  
 vs.  
**JAVIER ALVAREZ,**  
**SANJUANITA M. YBARRA**  
 ADDRESS: 108 KIME AVE.,  
 BENDERSVILLE, PA 17306  
 TAX PARCEL : 03003-0049---000  
 BENDERSVILLE BOROUGH, ADAMS  
 COUNTY,  
 Improvements thereon: RESIDENTIAL  
 DWELLING  
 Judgment Amount: \$190,972.01  
 Attorneys  
 Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-1347**  
**EASTERN SAVINGS BANK, FSB**  
 vs.  
**ROBERT J. AUMEN, SHARON M.**  
**AUMEN**  
 ADDRESS: 729-731 THIRD ST.,  
 HANOVER, PA 17331  
 PARCEL: 08005-0275---000  
 CONEWAGO TOWNSHIP, ADAMS  
 COUNTY  
 IMPROVEMENTS ON RESIDENTIAL  
 DWELLING  
 Judgment \$98,335.62  
 Attorney  
 JAMES SMITH DIETTERICK &  
 CONNELLY, LLP 717-533-3280

**No. 18-SU-65**  
**JP MORGAN CHASE BANK,**  
**NATIONAL ASSOCIATION**  
 vs.  
**NORA BACHMAN, ROY E. MOONEY,**  
**JR.**  
 ADDRESS: 475 NAWAKWA RD.,  
 BIGLERVILLE, PA 17307  
 TAX PARCEL: 29D06-0027-000  
 Township of Menallen  
 IMPROVEMENTS THEREON  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$122,262.24  
 ATTORNEYS  
 Shapiro and DeNardo

**No. 18-SU-27**  
**LSF10 MASTER PARTICIPATION**  
**TRUST**  
 vs.  
**J. MICHAEL CLOUSE, REBECCA A.**  
**CLOUSE**  
 ADDRESS: 131 PARK ST.,  
 BENDERSVILLE, PA 17306  
 TAX PARCEL: 03004-0046-000  
 Borough of Bendersville, County of  
 Adams  
 Improvements: Residential Dwelling  
 Judgment Amount: \$258,197.57  
 Attorney:  
 Richard M. Squire & Associates, LLC  
 Phone: 215-886-8790

**No. 17-SU-885**  
**VANDERBILT MORTGAGE AND**  
**FINANCE, INC.**  
 vs.  
**AMANDA N. CUDDY, PHILIP J.**  
**SLAUGH**  
 ADDRESS: 95 COMANCHE TRAIL,  
 HANOVER, PA 17331  
 Conewago Township  
 TAX PARCEL: 08-012-0050-000  
 IMPROVEMENTS RESIDENTIAL  
 DWELLING  
 JUDGMENT AMOUNT: \$176,893.22  
 Attorneys: KML Law Group, P.C.

**No. 17-SU-1372**  
**PENNSYLVANIA HOUSING FINANCE**  
**AGENCY**  
 vs.  
**RICHARD ALBERT DAWLEY, JR.**  
 ADDRESS: 370 STONE JUD RD.,  
 BIGLERVILLE, PA 17307  
 TAX PARCEL: 07G08-0038C-000  
 Township of Butler  
 Improvements thereon: RESIDENTIAL  
 DWELLING  
 Judgment Amount: \$219,707.56  
 Attorneys  
 Leon P. Haller

**No. 18-SU-145**  
**PHH MORTGAGE CORPORATION**  
 vs.  
**RONALD G. DECKER, JR.**  
 ADDRESS: 1 TIMBER LANE, a/k/a 10  
 TIMBER LANE, BENDERSVILLE, PA  
 17306  
 Menallen Township  
 TAX PARCEL: 29E05-0100Q--000  
 Improvements thereon: Residential  
 Dwelling  
 Judgment Amount: \$94,887.99  
 Attorney  
 Phelan Hallinan Diamond & Jones LLP

**No. 17-SU-1371**  
**WELLS FARGO BANK, NA**  
 vs.  
**DAVID J. FARLEY, TRISTA A. FARLEY**  
 ADDRESS: 93 SCHOFIELD DRIVE,  
 EAST BERLIN, PA 17316  
 TAX PARCEL: 36111-0103A--000  
 READING TOWNSHIP  
 Improvements thereon: RESIDENTIAL  
 DWELLING  
 Judgment Amount: \$152,738.87  
 Attorneys  
 Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-1201**  
**JAMES B. NUTTER & COMPANY**  
 vs.  
**HELEN J. FITZWATER**  
 ADDRESS: 851 DICKS DAM RD.,  
 NEW OXFORD, PA 17350  
 Hamilton Township  
 TAX PARCEL: 17-J09-01-14-000  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$122,797.10  
 ATTORNEYS: POWERS, KIRN &  
 ASSOCIATES, LLC

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  
 6/22, 6/29 & 7/6

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 20th day of July 2018, at 10:00 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. 18-SU-56**  
**JP MORGAN CHASE BANK, N.A.**  
 vs.  
**PEGGY S. GENTILE, CARL D. GENTILE, SR., DONNA L. GENTILE**  
 ADDRESS: 3049 BUCHANAN VALLEY RD., ORRTANNA, PA 17353  
 TAX PARCEL: 12D07-0031---000  
 FRANKLIN TOWNSHIP  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$302,484.89  
 Attorneys  
 Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-633**  
**FREEDOM MORTGAGE CORPORATION**  
 vs.  
**MICHAEL A. HAHN**  
 ADDRESS: 1240 NEW CHESTER RD., NEW OXFORD, PA 17350  
 TAX PARCEL: 3810-0015 D-000  
 Straban Township  
 Judgment amount: \$438,834.59  
 Improvements on Residential dwelling  
 Attorney  
 Vitti Law Group

**No. 17-SU-1384**  
**CITI BANK, N.A.**  
 vs.  
**BARBARA J. JESTES, EXECUTRIX OF THE ESTATE OF JAMES M. KAISER, DECEASED**  
 ADDRESS: 215 HICKORY RD., LITTLESTOWN, PA 17340  
 TAX PARCEL: 30H15-0069---00  
 Mount Joy Township  
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
 JUDGMENT: \$160,790.53  
 Attorney  
 Sharpiro & Denardo 610-278-6800

**No. 18-SU-247**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE THE REGISTERED HOLDERS OF CREDIT SUISSE SEASONED LOAN TRUST 2006-1, HOME EQUITY PASS-THROUGH CERTIFICATES SERIES 2006-1**  
 vs.  
**AMY R. KARPHER a/k/a AMY R. KARPHER III, ROBERT S. KARPHER a/k/a ROBERT S. KARPHER II a/k/a ROBERT S. KARPHER III**  
 ADDRESS: 1861 COON RD., ASPERS, PA 17304  
 TAX PARCEL: 29E04-0004B---000  
 TOWNSHIP OF MENALLEN  
 IMPROVEMENTS: Residential  
 Judgment: \$126,100.15  
 ATTORNEY  
 UDREN LAW OFFICES, P.C.

**No. 17-SU-1360**  
**BAYVIEW LOAN SERVICING, LLC**  
 vs.  
**BRIAN DANIEL LITZINGER, NICOLE M. LITZINGER**  
 ADDRESS: 23 WADSWORTH DRIVE, EAST BERLIN, PA 17316  
 Township of Reading  
 TAX PARCEL: 36111-0028-000  
 IMPROVEMENTS THEREON: RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$139,329.02  
 Attorneys: KML Law Group, P.C.

**No. 18-SU-37**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE HILLDALE TRUST**  
 vs.  
**JUDI L. MCKENNA**  
 ADDRESS: 1570 HIGHLAND AVE., GETTYSBURG, PA 17325  
 Mt. Joy Township  
 TAX PARCEL: 30G14-0041B---000  
 IMPROVEMENTS THEREON: RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$158,807.48  
 Attorneys: KML Law Group, P.C.

**No. 17-SU-874**  
**WELLS FARGO BANK, NA**  
 vs.  
**DANIEL E. MCVEY, RACHEL LEE MCVEY**  
 ADDRESS: 15 PECAN TRAIL, FAIRFIELD, PA 17320  
 TAX PARCEL: 43037-0018-000  
 Borough of Carroll Valley  
 Improvements thereon of Residential Dwelling  
 Judgment amount: \$224,265.52  
 Attorney  
 MANLEY DEAS KOCHALSKI LLC  
 614-220-5611

**No. 18-SU-109**  
**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**  
 vs.  
**MATTHEW J. MILLER**  
 ADDRESS: 111 DERBY DR., HANOVER, PA 17331  
 TAX PARCEL: 08036 - 0012- 000  
 Township of Conewago  
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$235,564.17  
 Attorney  
 Shapiro & DeNardo

**No. 17-SU-1238**  
**PACIFIC UNION FINANCIAL, LLC**  
 vs.  
**BRANDON DAVID NICASTRO, BRAQUEL MAE MECKLEY**  
 ADDRESS: 6 ASH DR., LITTLESTOWN, PA 17340  
 TAX PARCEL: 06010-008---000  
 Bonneauville Borough  
 Improvements there on Residential Dwelling  
 Judgment: \$167,017.30  
 McCabe Weisberg and Conway LLC  
 Philadelphia, PA 19109

**No. 14-SU-980**  
**US BANK NATIONAL ASSOCIATION**  
 vs.  
**TRAVIS R. REED, KANDACE J. KREIGLINE**  
 ADDRESS: 3246 OLD HWY. 30, ORRTANNA, PA 17353  
 TAX PARCEL: 12B09-0135---000  
 FRANKLIN TOWNSHIP  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$246,221.99  
 Attorneys  
 Phelan Hallinan Diamond & Jones, 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 (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  
 6/22, 6/29 & 7/6

**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 MARLIN G. WHERLEY, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Joan C. Wherley, 414 Ridge Road, Gettysburg, PA 17325

Attorney: George W. Swartz, II, Esq., Mooney & Associates, 230 York Street, Hanover, PA 17331

**SECOND PUBLICATION**

**ESTATE OF CHARLES W. AURAND, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Charles T. Aurand, 1707 Clarkston Avenue, Newberry, SC 29108

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

**ESTATE OF JOSEPH JOHN BAUMER, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Co-Executors: Jeffrey Joseph Baumer and Valerie Jean Mainwaring, c/o Barbara Entwistle, Esq., Entwistle & Roberts, 37 West Middle Street, Gettysburg, PA 17325

**ESTATE OF MARVEL JANICE FELT, a/k/a MARVEL JANICE G. FELT, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: David A. Felt, 2215 12th Court, N. Arlington, VA 22201-4960

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

**ESTATE OF COLEEN I. FRANCE, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Casey A. Martin, 177 Red Bridge Road, Gettysburg, PA 17325

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF ALICE M. NELSON, a/k/a ALICE MARIE NELSON, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Lois J. Wildasin, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

**ESTATE OF PAUL E. RENNER, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Steven W. Renner, P.O. Box 261, Littlestown, PA 17340

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF VICTORIA L. SHRIVER, a/k/a VICTORIA LEE SHRIVER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Melissa S. Riser, 2898 Centennial Road, Hanover, PA 17331

Attorney: Henry O. Heiser, III, Esq., 104 Baltimore Street, Gettysburg, PA 17325

**ESTATE OF J. WALTER SILER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Nancy M. Hanmer, 495 Sibert Road, New Oxford, PA 17350

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

**ESTATE OF CHARLES W. SLAGLE, JR., DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Co-Executors: Karen S. Smith, 381 Ridge Road, Gettysburg, PA 17325; Kevin C. Slagle, 302 Linden Street, Lancaster, PA 17581

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

**THIRD PUBLICATION**

**ESTATE OF KENNETH J. DAYHOFF, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Co-Executrices: Cynthia Keller, 2405 Low Dutch Road, Gettysburg, PA 17325; Carole Harner, 2415 Low Dutch Road, Gettysburg, PA 17325

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

**ESTATE OF ROBERT E. NESS, DEC'D**

Late of Mt. Joy Township, Adams County, Pennsylvania

Executrix: Judy Ness, 80 Roberts Road, Littlestown, PA 17340

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

**ESTATE OF PETER A. STITT, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Administrator: Jon Andrew Stitt, 5915 Meadowcrest Drive, Dallas, TX 75230

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

SHERIFF SALES

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

**THELMA REIFSNIDER, MARY  
FRANCES REIFSNIDER**  
ADDRESS: 30 COLORADO AVE.,  
LITTLESTOWN, PA 17340  
TAX PARCEL: 27007-0106---000  
Littlestown Borough  
Improvements thereon: Residential  
Dwelling  
Judgment amount: \$146,539.50  
Attorney  
Millstead & Associates, LLC  
By: Roger Fay, Esquire  
(856) 482-1400

**No. 17-SU-1359  
CITIBANK, N.A., AS TRUSTEE CMLTI  
ASSET TRUST  
vs.**

**EARL C. RHEA, ANGELA C. RHEA**  
ADDRESS: 465 CLEAR SPRING RD.,  
BIGLERVILLE, PA 17307-9234  
TAX PARCEL: 07E07-0035---000  
BUTLER TOWNSHIP  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$130,457.15  
Attorneys  
Phelan Hallinan Diamond & Jones, LLP

**No. 17-SU-1149  
U.S. BANK NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS TRUSTEE THE  
RMAC TRUST, SERIES 2016-CTT  
vs.**

**CHERYL ANN RICHMOND, SOLELY  
AS EXECUTRIX OF THE ESTATE OF  
MARY G. BELINSKI**  
ADDRESS: 10 JACKSON DR.,  
EAST BERLIN, PA 17316  
Township of Reading  
Improvements: Residential Dwelling  
Judgment Amount: \$371,890.92  
Attorney:  
Richard M. Squire & Associates, LLC  
Phone: 215-886-8790

**No. 17-SU-1016  
U.S. BANK NATIONAL ASSOCIATION  
NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS TRUSTEE THE RMAC  
TRUST, SERIES 2016-CTT  
vs.**

**TIFFANIE L. SHIFFLETT**  
ADDRESS: 37 CEDARFIELD DR.,  
GETTYSBURG, PA 17325  
TAX PARCEL: 06009-0130-000  
Borough of Bonneauville  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$237,173.80  
Attorney  
Emmanuel J. Argentieri, Esquire  
Romano, Garubo & Argentieri, LLC  
856-348-1515

**No. 17-SU-892  
OCWEN LOAN SERVICING, LLC  
vs.**

**DONALD B. SMITH, JOANNA J. HULL**  
ADDRESS: 1154 NEW RD.,  
ORRTANNA, PA 17353  
TAX PARCEL: 12C9-0001D-000  
Franklin Township  
Improvements thereon of the residential  
dwelling  
Judgment: \$207,757.35  
Stern & Eisenberg, 215-572-8111

**No. 18-SU-210  
CITIMORTGAGE, INC.  
vs.**

**JESSIE V. SMITH**  
ADDRESS: 155 JACKSON RD.,  
GETTYSBURG, PA 17325  
TAX PARCEL: 30108-0005-00  
Mt. Joy Township  
Improvements there on Residential  
Dwelling  
Judgment: \$58,821.86  
Attorney  
Phelan Hallinan Diamond & Jones LLP

**No. 17-SU-1305  
BANK OF AMERICA, N.A.,  
SUCCESSOR BY MERGER TO BAC  
HOME LOANS SERVICING, LP FKA  
COUNTRYWIDE HOME LOANS  
SERVICING, LP  
vs.**

**FRANK B. STODOLAK**  
ADDRESS: 180 COUNTY LINE RD.,  
DILLSBURG, PA 17019  
Tax Parcel: 23J03-0038-000  
Township of Latimore  
Improvements Thereon: Residential  
Dwelling.  
Judgment Amount: \$137,181.37  
Attorneys:  
Powers, Kirn & Associates, LLC

**No. 18-SU-88  
HSBC BANK USA, NATIONAL  
ASSOCIATION AS TRUSTEE  
CITIGROUP MORTGAGE LOAN  
TRUST, INC. ASSET BACKED PASS-  
THROUGH CERTIFICATES SERIES  
2005-HE2  
vs.**

**SCOTT R. TRITLE**  
ADDRESS: 685 CARR HILL RD.,  
GETTYSBURG, PA 17325  
TAX PARCEL: 20D13-0032A-000  
HIGHLAND TOWNSHIP  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$150,886.34  
Attorneys  
Phelan Hallinan Diamond & Jones, LLP

**No. 18-SU-143  
WELLS FARGO BANK, NA  
vs.**

**JOSEPH R. WYBIERALA, JR., MARNI  
LOUISE WYBIERALA**  
ADDRESS: 61 ROBIN TRAIL,  
FAIRFIELD, PA 17320  
TAX PARCEL: 43029-0090---000  
CARROLL VALLEY BOROUGH,  
Pennsylvania  
Being Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$200,605.98  
Attorneys  
Phelan Hallinan Diamond & Jones, LLP

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James W. Muller  
Sheriff of Adams County

www.adamscounty.us  
6/22, 6/29 & 7/6