


# Adams County Legal Journal

Vol. 57

September 4, 2015

No. 17



**Christy Settle**  
Trust Officer

**Karen Arthur**  
Senior Trust Officer

**Mark Bernier, CFA**  
Investment Officer

**Debra Little, ChFC®**  
Trust Officer

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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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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 18th day of September 2015, 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-755****FEDERAL NATIONAL MORTGAGE ASSOCIATION**

vs

**KATHLEEN M. ALBERTINI, MARK A. ALBERTINI**

PROPERTY ADDRESS: 590  
BOLLINGER ROAD, LITTLSTOWN, PA  
17340

By Virtue of Writ of Execution No.

13-SU-755

Federal National Mortgage Association  
vs

Mark A. Albertini and Kathleen M.  
Albertini

All that certain piece or parcel or Tract  
of land situate in Union Township,  
Adams County, Pennsylvania, and  
being known as:

590 Bollinger Road, Littlestown,  
Pennsylvania 17340.

TAX MAP AND PARCEL NUMBER:  
41J18-0029C

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$251,863.89

SEIZED AND TAKEN IN EXECUTION  
AS THE PROPERTY OF: Mark A.

Albertini and Kathleen M. Albertini  
McCabe, Weisberg and Conway, P.C.  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

**No. 15-SU-142****PHH MORTGAGE CORPORATION**

vs

**ANGELA M. BOWIE**

PROPERTY ADDRESS: 2090  
GOLDENVILLE ROAD, GETTYSBURG,  
PA 17325

By virtue of a Writ of Execution No.

15-SU-142

PHH Mortgage Corporation

v.

Angela M. Bowie

owner(s) of property situate in the  
FRANKLIN TOWNSHIP, ADAMS  
County, Pennsylvania,  
being

2090 Goldenville Road, Gettysburg, PA  
17325-7441

Parcel No. 12E10-0040A--000

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$146,700.71

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-27****ACNB BANK, FORMERLY KNOWN AS  
ADAMS COUNTY NATIONAL BANK**

vs

**ESTATE OF JOYCE M. HOCH,  
WILLIAM SHOENBERGER,****EXECUTOR, FRANKLIN****SHOENBERGER, EXECUTOR**

PROPERTY ADDRESS: 343 PEACH  
GLEN IDAVILLE ROAD, GARDNERS,  
PA 17324

By virtue of Writ of Execution No. 2015-  
SU-27

ACNB BANK, formerly known as  
Adams County National Bank

vs.

ESTATE OF JOYCE M. HOCH

343 PEACH GLEN IDAVILLE ROAD

GARDNERS, PA 17324

HUNTINGTON TOWNSHIP

Parcel ID Number: 22-G03-0089---000

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$40,617.11

Attorneys for Plaintiff

Sharon E. Myers, Esquire

CGA Law Firm

135 North George Street

York, PA 17401

717-848-4900

**No. 13-SU-648****WILMINGTON SAVINGS FUND  
SOCIETY FSB**

vs

**PEGGY DARLENE FISHER, CYNTHIA  
L. KLINGLER**

PROPERTY ADDRESS: 74 MAPLE  
STREET, LITTLSTOWN, PA 17340

By virtue of Writ of Execution No.

13-SU-648

Wilmington Savings Fund Society, FSB,  
Doing Business as Christiana Trust, Not  
in its Individual Capacity but Solely as  
Legal Title Trustee for Bronze Creek  
Title Trust 2013-NPLI

vs.

PEGGY DARLENE FISHER

CYNTHIA L. KLINGER

74 Maple Street

Littlestown, PA 17340

Borough of Bonneauville

PARCEL NO.: 06-009-0100

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$279,768.78

ATTORNEYS FOR PLAINTIFF

POWERS, KIRN &amp; ASSOCIATES, LLC

**No. 12-SU-1387****SANTANDER BANK, N.A.**

vs

**LINDA J. FISSEL**

PROPERTY ADDRESS: 328 N.

BLETTNER AVENUE, HANOVER, PA  
17331

BY Virtue of Writ of Execution No.

12-S-1387

SANTANDER BANK, N.A., f/k/a

Sovereign Bank, N.A., f/k/a Sovereign  
Bank

vs.

LINDA J. FISSEL

328 N. Blettner Avenue

Hanover, PA 17331

Conewago Township

Parcel No. 08010-0021

IMPROVEMENTS THEREON:

Residential Dwelling House

JUDGMENT AMOUNT: \$130,664.02

Attorneys for Plaintiff:

Gross McGinley, LLP

Thomas A. Capehart, Esquire

**No. 15-SU-287****LSF8 MASTER PARTICIPATION  
TRUST**

vs

**STEVEN D. FITEZ, VIVIAN A. FITEZ**

PROPERTY ADDRESS: 12 MILE TRAIL,  
FAIRFIELD, PA 17320

By virtue of a Writ of Execution No.

15-SU-287

Lsf8 Master Participation Trust

v.

Steven D. Fitez

Vivian A. Fitez

owner(s) of property situate in the  
CARROLL VALLEY BOROUGH, ADAMS  
County, Pennsylvania, being 12 Mile  
Trail, Fairfield, PA 17320-8465

Parcel No. 43,041-0130

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$247,537.27

Attorneys for Plaintiff

Phelan Hallinan Diamond &amp; Jones, LLP

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 (30) thirty days after  
the date of sale and that distribution will  
be made in accordance with that sched-  
ule 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)

8/21 &amp; 28 &amp; 9/4

## SHERIFF SALES

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**No. 15-SU-234**

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-B**

vs

**JOYCE L. HOWES**

PROPERTY ADDRESS: 138 JACKSON ROAD, GETTYSBURG, PA 17325  
By virtue of a Writ of Execution No. 15-S-234

The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Popular Abs, Inc. Mortgage Pass-Through Certificates Series 2006-B

v.

Joyce L. Howes  
owner(s) of property situate in MT. JOY TOWNSHIP, ADAMS County, Pennsylvania, being  
138 Jackson Road, Gettysburg, PA 17325-8914

Parcel No. 30108-0024---000  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,767.06

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 15-SU-237**

**WELLS FARGO BANK, N.A.**

vs

**KURT M. HUTCHISON, KIMBERLY P. HUTCHISON**

PROPERTY ADDRESS: 18 PIN OAK DRIVE, GETTYSBURG, PA 17325

By virtue of a Writ of Execution No. 15-S-237

Wells Fargo Bank, N.A.

v.

Kurt M. Hutchison

Kimberly P. Hutchison

owner(s) of property situate in BONNEAUVILLE BOROUGH, ADAMS County, Pennsylvania, being  
18 Pin Oak Drive, Gettysburg, PA 17325-7805

Parcel No. 06,006-0043

Improvements thereon: RESIDENTIAL

## DWELLING

Judgment Amount: \$156,666.40

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-1251**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC3**

vs

**DARRELL J. LITTLE, SR., ELIZABETH A. LITTLE**

PROPERTY ADDRESS: 44 LOCUST DRIVE, LITTLESTOWN, PA 17340

By virtue of a Writ of Execution No. 14-SU-1251

U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-Efc3

v.

Darrell J. Little a/k/a Darrell J. Little, Sr  
Elizabeth A. Little

owner(s) of property situate in the GERMANY TOWNSHIP, ADAMS County, Pennsylvania,

being

44 Locust Drive, Littlestown, PA 17340-9710

Parcel No. 15I17-0020A---000

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$123,537.57

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

**No. 13-SU-406**

**PNC BANK NATIONAL ASSOCIATION**

vs

**MICHAEL S. MIDKIFF, TINA M. MIDKIFF**

PROPERTY ADDRESS: 212 SOUTH QUEEN STREET, LITTLESTOWN, PA 17340

By Virtue of Writ of Execution No. 13-SU-406

PNC Bank, National Association, successor to Bank of Hanover and Trust Company

v.

Michael S. Midkiff and Tina M. Midkiff  
212 South Queen Street, Littlestown, PA 17340

Littlestown Borough Adams County, Pennsylvania

Parcel No. (27)8-368

Improvements thereon of the

commercial property

Judgment in the amount of \$833,266.30

James W. Hennessey, Esquire

Dilworth Paxson LLP

1500 Market Street, Suite 3500E  
Philadelphia, PA 19102

Telephone: 215-575-7000, Facsimile:

215-575-7200

**No. 15-SU-170**

**ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK**

vs

**CHRISTOPHER J. POPOVICH,**

**JENNIFER M. POPOVICH**

PROPERTY ADDRESS: 128 RODES

AVENUE, GETTYSBURG, PA 17325

By virtue of Writ of Execution No. 2015-SU-170

ACNB BANK, formerly known as Adams County National Bank

vs.

CHRISTOPHER J. POPOVICH and

JENNIFER M. POPOVICH

128 RODES AVENUE

GETTYSBURG, PA 17325

STRABAN TOWNSHIP

Parcel ID Number: 38-002-0074---000

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$173,851.00

Attorneys for Plaintiff

Sharon E. Myers, Esquire

CGA Law Firm

135 North George Street

York, PA 17401

717-848-4900

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)

8/21 & 28 & 9/4

## 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 18th day of September 2015, 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-1065****JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs**  
**JAMES A. PRYOR, IV, JENNIFER L. PRYOR**  
PROPERTY ADDRESS: 68  
FRUITWOOD TRAIL, FAIRFIELD, PA  
17320  
By virtue of a Writ of Execution No.  
14-SU-1065  
JPMorgan Chase Bank, National  
Association  
v.  
James A. Pryor, IV  
Jennifer L. Pryor  
owner(s) of property situate in the  
CARROLL VALLEY BOROUGH, ADAMS  
County, Pennsylvania, being  
68 Fruitwood Trail, Fairfield, PA 17320-  
8478  
Parcel No. 43040-0035---000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$215,523.69  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**No. 14-SU-1264****WELLS FARGO BANK, N.A.**

**vs**  
**DAVID G. REINTZELL, VALERIE M. REINTZELL**  
PROPERTY ADDRESS: 411  
ORPHANAGE ROAD, LITTLESTOWN,  
PA 17340  
By virtue of a Writ of Execution No.  
14-SU-1264  
Wells Fargo Bank, N.A.  
v.  
David G. Reintzell  
Valerie M. Reintzell  
owner(s) of property situate in Mt. Joy  
Township, ADAMS County,  
Pennsylvania, being  
411 Orphanage Road, Littlestown, PA  
17340-9728  
Parcel No. 30G17-0030  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$46,092.14  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**HOWARD M. SAPERSTEIN PROFIT  
SHARING PLAN**

**vs**  
**DEREK SAILORS, MAUREEN SAILORS**  
PROPERTY ADDRESS: 4 Trout Run  
Trail, Fairfield, PA 17320  
By Virtue of Writ of Execution No.  
14-SU-798  
Howard M. Saperstein Profit Sharing  
Plan  
v.  
Derek Sailors and Maureen Sailors  
4 Trout Run Trail, Fairfield, PA 17320  
Carroll Valley Borough  
Parcel ID No. 43006-0093---00  
Improvements consist of a Residential  
Dwelling  
Judgment Amount: \$343,961.85  
Matthew D. Menges  
Attorney for Plaintiff  
Sup Court ID 208.132  
Trinity Law  
145 East Market Street  
York, PA 17401  
MMenges@TrinityLaw.com  
T: 717-843-8046  
F: 717-854-4362

**No. 15-SU-276****WELLS FARGO BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE UNDER  
POOLING AND SERVICING  
AGREEMENT**

**vs**  
**PETER J. SCHRIVER, VICKIE LYNN SCHRIVER**  
PROPERTY ADDRESS: 5 LATIMORE  
ROAD, GARDNERS, PA 17324  
BY VIRTUE OF WRIT OF EXECUTION  
ADAMS COUNTY NO. 15-SU-276  
Wells Fargo Bank, National Association,  
as Trustee under Pooling And Servicing  
Agreement  
Dated as of October 1, 2006  
Securitized Asset Backed Receivables  
LLC Trust 2006-WM2  
Mortgage Pass-Through Certificates,  
Series 2006-WM2, by its servicer  
Owen Loan Servicing, LLC  
v.  
Peter J. Schriver a/k/a Peter Schriver  
Vickie L. Schriver a/k/a Vickie Schriver  
JUDGMENT AMOUNT: \$164,618.66  
PROPERTY ADDRESS: 5 Latimore  
Road, Gardners, PA 17324  
PARCEL ID NUMBER: 22H02-0039-000  
ALL that tract of land lying and situate  
in Huntington Township, Adams County,  
Pennsylvania,  
with improvements thereon consisting  
of Residential Real Estate  
Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
Warrington, PA 18976  
215-572-8111

**No. 11-SU-10  
WELLS FARGO BANK NA**

**vs**  
**MICKEY J. SENTZ, CATHY ANN SENTZ**  
PROPERTY ADDRESS: 40 WEST KING  
STREET, LITTLESTOWN, PA 17340  
By virtue of a Writ of Execution No.  
2011-SU-10  
Wells Fargo Bank, N.A.  
v.  
Mickey J. Sentz  
Cathy Ann Sentz a/k/a Cathy Ann Dell  
owner(s) of property situate in  
LITTLESTOWN BOROUGH, ADAMS  
County, Pennsylvania,  
being  
40 West King Street, Littlestown, PA  
17340-1404  
Parcel No. 27,008-0243  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$172,249.84  
Attorneys for Plaintiff  
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](http://www.adamscounty.us)

8/21 & 28 & 9/4

**No. 14-SU-798**

## 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 18th day of September 2015, 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. 15-SU-315**  
**SUSQUEHANNA BANK SUCCESSOR**  
**IN INTEREST TO SUSQUEHANNA**  
**BANK PA**

vs  
**DOUGLAS M. SHUFFLER, LINDA J. SHUFFLER**  
 PROPERTY ADDRESS: 385 ROLLING LANE, ABBOTTSTOWN, PA 17301  
 By virtue of Writ of Execution No. 2015-SU-315

Susquehanna Bank successor in interest to Susquehanna Bank PA vs.

Douglas M. Shuffler and Linda J. Shuffler  
 385 Rolling Lane, Abbottstown, PA 17301  
 located in Hamilton Township, Adams County  
 Parcel No. 17-001-0042  
 Improvements thereon a single family dwelling  
 Judgment amount \$67,367.18,  
 Kornfield and Benchoff, LLP

**No. 14-SU-1308**  
**CITIMORTGAGE, INC.**

vs  
**NEAL LESLIE SMILEY, SR**  
 PROPERTY ADDRESS: 231 DRUMMER DR, NEW OXFORD, PA 17350  
 By virtue of Writ of Execution No. 14-S-1308  
 CITIMORTGAGE, INC.

vs.  
 Neal L. Smiley, Sr.  
 231 Drummer Drive  
 New Oxford, PA 17350  
 Oxford Township  
 Parcel No.: 35-1-111  
 Improvements thereon: Residential Dwelling  
 Judgment amount: \$123,372.50  
 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. 13-SU-1586**  
**WELLS FARGO FINANCIAL**  
**PENNSYLVANIA, INC.**

vs  
**BARRY M. SMITH**  
 PROPERTY ADDRESS: 24 SUSAN LANE, NEW OXFORD, PA 17350  
 By Virtue of Writ of Execution Number 2013-SU-0001586  
 WELLS FARGO FINANCIAL  
 PENNSYLVANIA, INC  
 VS  
 BARRY M. SMITH  
 24 Susan Lane, New Oxford, PA 17350  
 Reading Township  
 PARCEL No. 36-J08-0062-000  
 Improvements consist of a Residential Dwelling  
 Judgment Amount: \$204,686.44  
 Zucker, Goldberg & Ackerman, LLC  
 Roger Fay, Esq.  
 200 Sheffield Street, Suite 101  
 Mountainside, NJ 07092  
 (908)233-8500

**No. 14-SU-634**  
**WELLS FARGO BANK, N.A.**

vs  
**KATHY L. TRACEY, RALPH D. TRACEY**  
 PROPERTY ADDRESS: 2896 TRACT ROAD, FAIRFIELD, PA 17320  
 By Virtue of Writ of Execution No. 14-SU-634  
 Wells Fargo Bank NA  
 vs  
 Kathy L. Tracey and Ralph D. Tracey  
 All that certain piece or parcel or Tract of land situate Liberty Township, Adams County, Pennsylvania, and being known as:  
 2896 Tract Road, Fairfield, Pennsylvania 17320.  
 TAX MAP AND PARCEL NUMBER:  
 25-D18-75  
 THE IMPROVEMENTS THEREON ARE:  
 Residential Dwelling  
 REAL DEBT: \$403,511.27  
 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kathy L. Tracey and Ralph D. Tracey  
 McCabe, Weisberg and Conway, P.C.  
 123 South Broad Street, Suite 1400  
 Philadelphia, PA 19109

**No. 13-SU-1185**  
**FEDERAL NATIONAL MORTGAGE**  
**ASSOCIATION ("FANNIE MAE"), A**  
**CORPORATION ORGANIZED AND**  
**EXISTING UNDER THE LAWS OF THE**  
**UNITED STATES OF AMERICA**

vs  
**ROBERT TRAINUM, KATHLEEN TRAINUM**  
 PROPERTY ADDRESS: 265 TRACT ROAD, FAIRFIELD, PA 17320  
 By virtue of Writ of Execution No. 2013-SU-1185  
 Federal National Mortgage Association

("Fannie Mae"), a corporation organized and existing under the laws of the United States of America  
 vs.

Robert Trainum  
 Kathleen Trainum  
 265 Tract Road  
 Fairfield, Pa 17320-9177  
 Hamiltonban Township  
 PARCEL NO.: 18C16-0024A  
 IMPROVEMENTS THEREON:  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$249,836.23  
 ATTORNEYS FOR PLAINTIFF  
 POWERS, KIRN & ASSOCIATES, LLC

**No. 15-SU-146**  
**JPMORGAN CHASE BANK,**  
**NATIONAL ASSOCIATION**

vs  
**BRANDON K. WEIBLEY, ANGELA M. WEIBLEY**

PROPERTY ADDRESS: 4 FIDDLER DRIVE, NEW OXFORD, PA 17350  
 By virtue of Writ of Execution No.: 15-SU-146  
 JPMorgan Chase Bank, National Association  
 vs.  
 Brandon K. Weibley  
 Angela M. Weibley  
 Property Address 4 Fiddler Drive, New Oxford, PA 17350  
 Township or Borough: Oxford Township  
 PARCEL NO.: 35001-0052-002  
 IMPROVEMENTS THEREON: A  
 RESIDENTIAL DWELLING  
 JUDGMENT AMOUNT: \$128,160.61  
 ATTORNEYS FOR PLAINTIFF  
 Shapiro & DeNardo, LLC  
 3600 Horizon Drive, Suite 150  
 King of Prussia, PA 19406  
 610-278-6800

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.

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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 W. Muller  
 Sheriff of Adams County  
 www.adamscounty.us

8/21 & 28 & 9/4

**ESTATE NOTICES**

**NOTICE IS HEREBY GIVEN** that in the estates of the decedents set forth below, the Register of Wills has granted letters, testamentary of or 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 FREDERICK L. ANDREW, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executors: Clarence L. Andrew, 199 Blacksmith Shop Road, Gettysburg, PA 17325; Joel B. Redding, 347 Bull Valley Road, Aspers, PA 17304

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

**ESTATE OF MARY GENEVIEVE BELINSKI A/K/A GENEVIEVE MARY BELINSKI A/K/A MARY G. BELINSKI, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Executrix: Cheryl Ann Richmond 348 Orchard Road Wyckoff, NJ 07481

**ESTATE OF RUSH T. BENSON, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Marjorie V. Benson, 1075 Harrisburg Road, Unit 121, Gettysburg, PA 17325

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

**ESTATE OF EILEEN F. COOPER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Personal Representatives: Carolyn Bigelow Harman, 167 Northview Dr., Hanover, PA 17331; Kenneth Cooper, 271 Thornhill Dr., Hanover, PA 17331

Attorney: G. Steven McKonly, 119 Baltimore Street, Hanover, PA 17331

**ESTATE OF HOWARD E. HUGHES, II, DEC'D**

Late of New Oxford, Adams County, Pennsylvania

Personal Representative: Howard E. Hughes, 17 East Locust Lane, New Oxford, PA 17350

Attorney: Edward E. Knauss, IV, P.O. Box 69200, Harrisburg, PA 17106

**ESTATE OF FRED S. RICHSTIEN, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Executor: Fred S. Richstien II, 4213 York Rd., New Oxford, PA 17350

Attorney: Keith R. Nonemaker, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331, (717) 632-5315

**ESTATE OF RONALD J. SHRADER, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Personal Representative: Linda K. Martin, 3025 Buchanan Valley Road, Oртanna, PA 17353

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

**SECOND PUBLICATION****ESTATE OF THOMAS L. BUCHER, A/K/A THOMAS LESTER BUCHER, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executor: Leonard T. Bucher, 8 Wheaton Drive, Littlestown, PA 17340

**ESTATE OF MARGARET G. WOOD-HAYS, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Mary L. Wood-Shedel

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

**ESTATE OF MARY V. ZIRK, DEC'D**

Late of Mt. Pleasant Township, Adams County, Pennsylvania

Personal Representative: Edith M. Valentin, 2065 Box Ox Road, New Oxford, PA 17350

Attorney: Robert L. McQuaide, Suite 204, 18 Carlisle Street, Gettysburg, PA 17325

**THIRD PUBLICATION****ESTATE OF MICHAEL J. BEARD, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Tracy Martin, 1815 Mummasburg Road, Gettysburg, PA 17325

**ESTATE OF DAVID EUGENE LITTLE, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Administrator: Christopher M. Little, 145 Pine Grove Road, Hanover, Pennsylvania 17331

Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331

**ESTATE OF THERESA M. MILAZZO, A/K/A THERESA MARIE MILAZZO, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Joseph J. Milazzo, Jr., 155 Irish Drive, New Oxford, PA 17350

Attorney: George E. Wenger, Jr., Hoskinson & Wenger, 147 East Washington Street, Chambersburg, PA 17201

**ESTATE OF MARGARET I. SANDERS, DEC'D**

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

Co-Executors: Mr. Michael E. Sanders, 981 Kohler Mill Road, New Oxford, PA 17350; Mr. Daniel D. Sanders, 5705 York Road, New Oxford, PA 17350

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

**ESTATE OF DORIS G. SMITH, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Administratrix: Doris P. Mehrling, 161 Gettysburg Rd., Littlestown, PA 17340

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

**ESTATE OF PAULINE J. TODT, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Co-Executrices: Stephanie A. Baumgardner, 16 Paul St., Hanover, PA 17331; Melanie S. Todt, 532 Edgegrove Rd., Hanover, PA 17331

Attorney: Matthew L. Guthrie, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

**ESTATE OF MARY L. WERNER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executrix: Sharon F. Fissel

Attorney: Amy S. Eyster, O'Donnell & Barr Law Group, LLP, 11 Carlisle Street, Suite 301, Hanover, PA 17331

