

## ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

Designed 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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## 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 17th day of May 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-0001328

Property Address: 167 East York Street, Biglerville, PA 17307

Parcel No.: 05004-0047---000

Municipality: Biglerville

Improvements: Residential Dwelling

Defendants: Lawrence B. Sanders III

and Keara J. Spaulding

Attorneys for Plaintiff: Kristine M.

Anthou, Esq., 412-281-7650

Writ of Execution No.:

2012-SU-0000192

Property Address: 1681 Harney Road, Littlestown, PA 17340

Parcel No.: (15)-H18-0104

Municipality: Germany

Improvements: Residential Dwelling

Defendants: Eric A. Zaruba a/k/a

Eric Zaruba and Sharon W. Zaruba

Attorneys for Plaintiff: Thomas M.

Federman, Esq., 215-572-5095

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>

4/19, 26 & 5/3

IN THE COURT OF  
COMMON PLEAS OF  
ADAMS COUNTY, PENNSYLVANIA

## CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a petition for change of name was filed in the Adams County Court of Common Pleas, requesting a decree to change the name of Colleen Sue Probst to Cole Haffen.

The Court has fixed the 3rd day of May 2013, at 8:30 a.m. in Court Room No. 4 (Third Floor), Adams County Courthouse, 117 Baltimore Street, Gettysburg, PA 17325, as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Derek J. Cordier, Esq.  
Attorney for Petitioner

4/19

IN THE COURT OF  
COMMON PLEAS OF  
ADAMS COUNTY, PENNSYLVANIA

## CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a petition for change of name was filed in the Adams County Court of Common Pleas, requesting a decree to change the name of Laura Lee Hemperly to Laura Lee Haffen.

The Court has fixed the 3rd day of May 2013, at 8:30 a.m. in Court Room No. 4 (Third Floor), Adams County Courthouse, 117 Baltimore Street, Gettysburg, PA 17325, as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Derek J. Cordier, Esq.  
Attorney for Petitioner

4/19

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, May 3, 2013 at 8:30 a.m.

**IRELAND**—Orphans' Court Action Number OC-00104-2011. The First and Final Account of Stephanie L. Papaioannou, Administratrix of the Estate of Ritchie A. Ireland III, Deceased, late of Freedom Township, Adams County, Pennsylvania.

**AUBOL**—Orphans' Court Action Number OC-32-2013. The First and Final Account of Todd A. King, Administrator of the Estate of Laura Donwina Aubol a/k/a Laura Donwina Susanna Aubol, Deceased, late of the Borough of Littlestown, Adams County, Pennsylvania.

**SHELLEMAN**—Orphans' Court Action Number OC-39-2013. The First and Final Account of the Estate of Ernest L. Shelleman, Deceased, late of Adams County, Pennsylvania.

**McDONALD**—Orphans' Court Action Number OC-45-2013. The First and Final Account of Alberta L. Palluzi, Executrix of the Estate of John McDonald, Deceased, late of Franklin Township, Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

4/19 & 26

## 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 17th day of May 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.:  
2011-S-1620  
Property Address: 181 South Columbus Avenue, Littlestown, PA 17340  
Parcel No.: 27-013-0013  
Municipality: Littlestown  
Improvements: Single Family Dwelling  
Defendants: Hagen M. Minton and Joann Minton  
Attorneys for Plaintiff: Ashleigh L. Marin, Esq., 908-233-8500

Writ of Execution No.:  
2010-SU-0001211  
Property Address: 48 Skyline Court, Gettysburg, PA 17325-7381  
Parcel No.: 09E13-0319---000  
Municipality: Cumberland  
Improvements: Residential Dwelling  
Defendants: Carl W. Schmick and Deborah L. Schmick  
Attorneys for Plaintiff: Meredith Wooters, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0001712  
Property Address: 64 acres on West Hanover Street, Gettysburg, PA 17325  
Parcel No.: 06001-0004-000  
Municipality: Bonneauville  
Improvements: 64 acres on West Hanover Street  
Defendants: Varish Development LLC  
Attorneys for Plaintiff: Scott A. Dietterick, Esq., 717-533-3280

Writ of Execution No.:  
2011-SU-0001954  
Property Address: 1019 Barlow Greenmount Road, Gettysburg, PA 17325-8771  
Parcel No.: 09E16-0030A---000  
Municipality: Cumberland  
Improvements: Residential Dwelling  
Defendants: Jason M. VanDyke a/k/a Jason M. Van Dyke  
Attorneys for Plaintiff: Meredith Wooters, Esq., 215-563-7000

Writ of Execution No.:  
2011-SU-0001603  
Property Address: 630 North Street, McSherrystown, PA 17344  
Parcel No.: (28)-005-0359  
Municipality: McSherrystown  
Improvements: Residential Dwelling  
Defendants: Theresa A. Morlock, Theresa A. Caprinolo  
Attorneys for Plaintiff: Gregory Javardian, Esq., 215-942-9690

Writ of Execution No.:  
2012-SU-0000361  
Property Address: 9 Marsh Creek Heights Road, Gettysburg, PA 17325  
Parcel No.: 13-E17-0024  
Municipality: Freedom  
Improvements: Residential Dwelling  
Defendants: Jamie Noel Miller, Jamie Noel Warfield Petta, Jamie Noel Petta, and Douglas A. Miller  
Attorneys for Plaintiff: Barbara A. Fein, Esq., 215-653-7450

Writ of Execution No.:  
11-SU-152  
Property Address: 35 Buford Avenue, Unit 24, Gettysburg, PA 17325  
Parcel No.: 16-007-0143-024  
Municipality: Gettysburg Borough  
Improvements: Condominium  
Defendants: Robert L. Vaughn  
Attorneys for Plaintiff: Ashleigh L. Marin, Esq., 908-233-8500

Writ of Execution No.:  
2009-SU-0000744  
Property Address: 20 Pine Lane, New Oxford, PA 17350  
Parcel No.: 008-0126  
Municipality: Oxford  
Improvements: Residential Dwelling  
Defendants: Yanet A. Garcia a/k/a Yanet A. Garcia Alvarado and Ivilson Morales-Luciano  
Attorneys for Plaintiff: Kristine M. Anthou, Esq., 412-281-7650

Writ of Execution No.:  
2011-SU-0001570  
Property Address: 208 Aspers-Bendersville Road, Aspers, PA 17304-9614  
Parcel No.: 29F05-0050---000  
Municipality: Menallen  
Improvements: Residential Dwelling  
Defendants: Bryan S. Wenk and Allison L. Wenk  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2010-SU-0000564  
Property Address: 23 Lee Trail, Fairfield, PA 17320-8020  
Parcel No.: 43028-0113---000  
Municipality: Carroll Valley  
Improvements: Residential Dwelling  
Defendants: Rick L. Swenson and Beverly Alexis Swenson  
Attorneys for Plaintiff: Allison F. Zuckerman, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000538  
Property Address: 690 Buchanan Valley Road, Orrtanna, PA 17353-9542  
Parcel No.: 12B09-0001E---000  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: John L. Sullivan  
Attorneys for Plaintiff: Allison F. Zuckerman, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0001455  
Property Address: Lot 2, Plan 94-10, Harney Road, Littlestown, PA 17340  
Parcel No.: 15-118-0026Y  
Municipality: Germany  
Improvements: Vacant Land  
Defendants: William Joseph Stevens a/k/a William J. Stevens and Yvonne M. Stevens  
Attorneys for Plaintiff: Sharon Myers, Esq., 717-848-4900

Writ of Execution No.:  
2012-SU-0000957  
Property Address: 2865 Chambersburg Road, Biglerville, PA 17307-9539  
Parcel No.: 12D11-0018---000  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: Sahib Singh Notay f/k/a Surinder Singh  
Attorneys for Plaintiff: Andrew J. Marley, 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.

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>

4/19, 26 & 5/3

## 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 17th day of May 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-0001405  
Property Address: 159 Woodcrest Drive, Gettysburg, PA 17325-8415  
Parcel No.: 09W02-0075---000  
Municipality: Cumberland  
Improvements: Residential Dwelling  
Defendants: Joan Sentz  
Attorneys for Plaintiff: Allison F. Zuckerman, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0001412  
Property Address: 4 Apache Pass, Hanover, PA 17331-8747  
Parcel No.: 08012-0006---000  
Municipality: Conewago  
Improvements: Residential Dwelling  
Defendants: Mark A. Schuchart and Janet E. Schuchart  
Attorneys for Plaintiff: Allison F. Zuckerman, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0001214  
Property Address: 28 Pleasanton Drive, East Berlin, PA 17316-9354  
Parcel No.: 36113-0003---000  
Municipality: Reading  
Improvements: Residential Dwelling  
Defendants: Andrew L. Qualkenbush and Rochelle N. Qualkenbush  
Attorneys for Plaintiff: Meredith Wooters, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0001581  
Property Address: 1476 Iron Springs Road, Fairfield, PA 17320  
Parcel No.: 18B 16-0065---000  
Municipality: Hamiltonban  
Improvements: Residential Dwelling  
Defendants: John B. Parkolay II  
Attorneys for Plaintiff: Martha E. Von Rosenstiel, Esq., 610-328-2887

Writ of Execution No.:  
2012-SU-0001395  
Property Address: 790 Maryland Avenue, Aspers, PA 17304  
Parcel No.: 29-E-05-0098  
Municipality: Menallen  
Improvements: Residential Dwelling  
Defendants: Mark D. Orlousky  
Attorneys for Plaintiff: Christopher A. DeNardo, Esq., 610-278-6800

Writ of Execution No.:  
2012-SU-0001301  
Property Address: 28 North Miller Street, Fairfield, PA 17320-9702  
Parcel No.: 11005-0002---000  
Municipality: Fairfield  
Improvements: Residential Dwelling  
Defendants: Kenneth L. Nicholls and Gaye D. Nicholls  
Attorneys for Plaintiff: John Michael Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0001491  
Property Address: 2046 York Road, Gettysburg, PA 17325  
Parcel No.: H12-18  
Municipality: Straban  
Improvements: Residential Dwelling  
Defendants: Juan A. Miranda, Linda Miranda, and Angela M. Shultz  
Attorneys for Plaintiff: Kevin P. Diskin, Esq., 215-572-8111

Writ of Execution No.:  
2011-SU-0001791  
Property Address: 1865 Hilltown Road, Biglerville, PA 17307  
Parcel No.: 12,C10,0010A  
Municipality: Franklin  
Improvements: Residential Dwelling  
Defendants: Joseph D. Miller and Dorris P. Miller  
Attorneys for Plaintiff: Richard Thrasher, Esq., 717-334-2159

Writ of Execution No.:  
2011-NO-0000222  
Property Address: 508 North Street, McSherrystown, PA 17344  
Parcel No.: 28-005-0144  
Municipality: McSherrystown  
Improvements: Residential Dwelling  
Defendants: Joy A. Lenig  
Attorneys for Plaintiff: Robert E. Campbell, Esq., 717-334-9278

Writ of Execution No.:  
2012-SU-0001323  
Property Address: 23 Yorktowne Court, Littlestown, PA 17340-1550  
Parcel No.: 27014-0050---000  
Municipality: Littlestown  
Improvements: Residential Dwelling  
Defendants: William Leidy  
Attorneys for Plaintiff: Andrew L. Spivack, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000183  
Property Address: 320 Gardners Station Road, Gardners, PA 17324  
Parcel No.: G04-0030  
Municipality: Tyrone  
Improvements: Residential Dwelling  
Defendants: Clair W. Kauffman and Charles J. O'Brien  
Attorneys for Plaintiff: Terrence J. McCabe, Esq., 215-790-1010

Writ of Execution No.:  
2012-SU-0000963  
Property Address: 700 Maple Avenue, Hanover, PA 17331-4627  
Parcel No.: 08-008-0131-000  
Municipality: Conewago  
Improvements: Residential Dwelling  
Defendants: Alcides A. Guevara and Maria Milagro Guevera  
Attorneys for Plaintiff: Allison F. Zuckerman, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0001087  
Property Address: 18 Summer Drive, Gettysburg, PA 17325-7744  
Parcel No.: 06008-0075---000  
Municipality: Bonneauville  
Improvements: Residential Dwelling  
Defendants: Jerry L. Groves a/k/a Jerry Groves and Karen L. Groves a/k/a Karen Groves  
Attorneys for Plaintiff: Andrew J. Marley, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0000450  
Property Address: 1305 Old Harrisburg Road, Gettysburg, PA 17325-8148  
Parcel No.: 38G 11-0045---000  
Municipality: Straban  
Improvements: Residential Dwelling  
Defendants: 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 or title or interest from or under Rita C. Shields, deceased  
Attorneys for Plaintiff: Meredith Wooters, 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

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

4/19, 26 & 5/3

**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 DENZEL J. ASH, DEC'D**

Late of Hamilton Township, Adams County, Pennsylvania

Executrix: Sherry J. Blouse, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

**ESTATE OF ELAINE T. HEMLER a/k/a MARY ELAINE HEMLER, DEC'D**

Late of the Borough of McSherrystown, Adams County, Pennsylvania

Executor: Alan Joseph Hemler, c/o Keith R. Nonemaker, Esq., Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331

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

**ESTATE OF ANN L. LAYENDECKER, DEC'D**

Late of Reading Township, Adams County, Pennsylvania

Executor: David T. Layendecker, c/o Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Sharon E. Myers, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

**ESTATE OF GORDON B. LUCKENBAUGH SR. a/k/a GORDON B. LUCKENBAUGH, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executor: Gordon B. Luckenbaugh Jr., 35 Franklin Court, McSherrystown, PA 17344

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

**ESTATE OF FLORENCE SAPACK, DEC'D**

Late of Conewago Township, Adams County, Pennsylvania

Executor: Kevin Sapack, 1314 Aspen Drive, Plainsboro, NJ 08536

**ESTATE OF MILDRED N. SNYDER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Kenneth E. Snyder, 118 Fifth Street, Hanover, PA 17331

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

**ESTATE OF IVA KATHRYN STATLER, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Executor: Jerry Lynn Statler, 85 East Water Street, Gettysburg, PA 17325

Attorney: Ronald J. Hagarman, Esq., 110 Baltimore Street, Gettysburg, PA 17325

**SECOND PUBLICATION****ESTATE OF EMMA M. BOLLINGER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Administratrix CTA: Mabel L. Markle, 79 Peace Circle, New Oxford, PA 17350

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

**ESTATE OF LUCY M. DAVIS a/k/a LUCY MARIE DAVIS, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Lauraday Kelley, 606 Heritage Drive, Gettysburg, PA 17325

Attorney: Herschel Lock, 3107 North Front Street, Harrisburg, PA 17110

**ESTATE OF CHARLES R. FRANNEY, DEC'D**

Late of Union Township, Adams County, Pennsylvania

Executrix: Deborah J. Franey, 205 Pidco Road, Reisterstown, MD 21136

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

**ESTATE OF MURRAY E. KAUFFMAN, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Co-Executors: Thomas M. Kauffman, 2643 County Line Road, York Springs, PA 17372; Gregory J. Kauffman, 411 Norristown Road, Norristown, PA 19403

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

**ESTATE OF EMMA L. LINAH, DEC'D**

Late of Tyrone Township, Adams County, Pennsylvania

Jean L. Jacoby, 241 Old Cabin Hollow Road, Dillsburg, PA 17019

**ESTATE OF GLADYS L. SMITH, DEC'D**

Late of Germany Township, Adams County, Pennsylvania

Executors: Terry L. Smith, 858 Honda Road, Hanover, PA 17331; Ronald J. Smith, 1406 Germany Road, East Berlin, PA 17316

Attorney: Bratic & Portko LLC, 101 South U.S. Route 15, Suite A, Dillsburg, PA 17019

**THIRD PUBLICATION****ESTATE OF MELVIN S. BROWN, DEC'D**

Late of Hamiltonban Township, Adams County, Pennsylvania

Executor: Robin S. Brown, 239 Fairfield Station Road, Fairfield, PA 17320

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

**ESTATE OF WILLIS N. HOKE, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Executor: Edward N. Hoke, 5336 Allison Mill Road, Glenville, PA 17329

## 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 17th day of May 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-0000964  
Property Address: 45 Routsong Lane,  
Bendersville, PA 17306  
Parcel No.: 03004-0085---000  
Municipality: Bendersville  
Improvements: Residential Dwelling  
Defendants: Francisco Diaz and  
Flor Y. Esquivias  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2010-SU-0001030  
Property Address: 99 Toms Creek Trail,  
Fairfield, PA 17320-8423  
Parcel No.: 43046-0023---000  
Municipality: Carroll Valley  
Improvements: Residential Dwelling  
Defendants: Joseph Allen Connelly Sr.,  
Connie Louise James Connelly,  
Connie Louise Connelly  
Attorneys for Plaintiff: Meredith  
Wooters, Esq., 215-563-7000

Writ of Execution No.:  
2010-SU-0000101  
Property Address: 4 Maria Drive,  
McSherrystown, PA 17344-2133  
Parcel No.: 28-3-22  
Municipality: McSherrystown  
Improvements: Residential Dwelling  
Defendants: Sergio Carannante and  
Maria Carannante  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2013-SU-0000074  
Property Address: 2527 Emmitsburg  
Road a/k/a 75 Cunningham Road &  
2775 Emmitsburg Road, Gettysburg,  
PA 17325  
Parcel No.: 19,E16,0006,0006.1&0006.2  
and 19,E16,0054  
Municipality: Freedom & Cumberland  
Improvements: Commercial  
Defendants: Boyds Collection Ltd.,  
Boyds Collection Ltd. LP  
Attorneys for Plaintiff: Edward Puhl,  
Esq., 717-334-2159

Writ of Execution No.:  
2012-SU-0001277  
Property Address: 3011 Hanover Pike,  
Hanover, PA 17331-8856  
Parcel No.: 08L15-0032---000  
Municipality: Conewago  
Improvements: Residential Dwelling  
Defendants: Steven Boggs and  
Kimberly Boggs  
Attorneys for Plaintiff: Meredith  
Wooters, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0001289  
Property Address: 5005 Old Harrisburg  
Road, Gettysburg, PA 17325-7616  
Parcel No.: 40002-0057---000  
Municipality: Tyrone  
Improvements: Residential Dwelling  
Defendants: Kevin Boarts and Shiloh  
Flickinger, Shiloh Flickinger  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0001088  
Property Address: 419 North Street,  
McSherrystown, PA 17344-1501  
Parcel No.: 28005-0085---000  
Municipality: McSherrystown  
Improvements: Residential Dwelling  
Defendants: Jane C. Bedford and  
Herbert Mark Bedford  
Attorneys for Plaintiff: John Michael  
Kolesnik, Esq., 215-563-7000

Writ of Execution No.:  
2012-SU-0001207  
Property Address: 2731 Emmitsburg  
Road, Gettysburg, PA 17325-6900  
Parcel No.: 09E16-0061---000  
Municipality: Cumberland  
Improvements: Residential Dwelling  
Defendants: Allen W. Beckett and  
Kimberly K. Beckett  
Attorneys for Plaintiff: Allison F.  
Zuckerman, Esq., 215-563-7000

Writ of Execution No.:  
2012-NO-0001003  
Property Address: 57 Bair Road,  
New Oxford, PA 17350  
Parcel No.: 04-K10-0086  
Municipality: Berwick  
Improvements: Residential Dwelling  
Defendants: Gale G. Turner and  
Florence S. Turner  
Attorneys for Plaintiff: Timothy J.  
Shultis, Esq., 717-630-2434

Writ of Execution No.:  
2012-SU-0001299  
Property Address: 7 Sherman Drive,  
East Berlin, PA 17316  
Parcel No.: 36102-00600  
Municipality: Reading  
Improvements: Residential Dwelling  
Defendants: Bryan H. Myers and  
Candice M. Carta Myers  
Attorneys for Plaintiff: Christopher E.  
Rice, Esq., 717-243-3341

Writ of Execution No.:  
2012-SU-0001367  
Property Address: One Meadow Trail,  
Fairfield, PA 17320  
Parcel No.: 43013-0027-000  
Municipality: Carroll Valley  
Improvements: Residential Dwelling  
Defendants: Real Estate Rehab, LLC  
Attorneys for Plaintiff: Richard W.  
Stewart, Esq., 717-761-4540

Writ of Execution No.:  
2012-SU-0001230  
Property Address: 215 Main Street,  
Arendtsville, PA 17303  
Parcel No.: 02004-0064---000  
Municipality: Arendtsville  
Improvements: Residential Dwelling  
Defendants: Daniel M. Bream Jr.  
Attorneys for Plaintiff: Patrick J. Wesner,  
Esq., 856-482-1400

Writ of Execution No.:  
2012-SU-0001015  
Property Address: 1031 Barlow  
Greenmount Road, Gettysburg, PA  
17325  
Parcel No.: 09E160032  
Municipality: Cumberland  
Improvements: Residential Dwelling  
Defendants: Tod W. Piper and  
Sherri R. Piper  
Attorneys for Plaintiff: Christopher A.  
DeNardo, Esq., 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 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.sheriffofadamscounty.com/sheriffsales.html>

4/19, 26 & 5/3