

# Adams County Legal Journal

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COMMONWEALTH OF PENNSYLVANIA VS.  
TINA MARIE MOYER



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ADAMS COUNTY LEGAL JOURNAL (USPS 542-600)

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CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that on September 7, 2016 a petition for name change was filed in the Court of Common Pleas of Adams County, Pennsylvania requesting a decree to change the name of Petitioner, Julia Elizabeth Sippel to Juliette Elizabeth Sebock.

The Court has affixed the 8th day of November, 2016 at 10:30am in courtroom #4, third floor of the Adams County Courthouse as the time and place for the hearing of said petition, when and where all persons interested may appear and show cause, if any they have, why the Petitioner should not be granted.

10/28

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 Tuesday, November 8, 2016 8:30 am.

**MARYMONT** — Orphans' Court Action Number OC-155-2015. The First and Final Account of Carol A. Marymont, Executrix of the Estate of John A. Marymont, deceased, late of Adams County, Pennsylvania.

Kelly A. Lawver  
Clerk of Courts

10/28

COMMONWEALTH OF PENNSYLVANIA VS.  
TINA MARIE MOYER

1. Other than invalidating the enhanced penalties for implied consent refusal, the **Birchfield** decision does not operate to upset the sentencing structure of Pennsylvania DUI statutes. Here there was no issue of implied consent refusal and no enhanced penalties were imposed for a refusal.

2. The issue presented is whether the holding of **Birchfield v. North Dakota** applies retroactively to this case where the **Birchfield** decision was rendered subsequent to the date of sentencing in this case. Pennsylvania Supreme Court authority is clear that a new rule is to be applied retroactively to cases where the issue in question is "**properly preserved at all stages of adjudication up to and including any direct appeal.**" **Commonwealth v. Cabeza**, 503 Pa. 228, 233, 469 A.2d 146, 148 (1983) (emphasis added).

IN THE COURT OF COMMON PLEAS OF ADAMS COUNTY,  
PENNSYLVANIA, CP-01-CR-782-2015, COMMONWEALTH OF  
PENNSYLVANIA VS. TINA MARIE MOYER.

Kristen L. Rice, Esq., Attorney for Defendant  
Miranda L. Blazek, Esq., Attorney for Plaintiff  
Campbell, J., September 7, 2016

OPINION

Presently before the Court is Defendant's Petition to Vacate Sentence filed July 13, 2016. Defense seeks to vacate the sentence imposed on June 21, 2016 on Count 3, Driving Under the Influence for violation of 75 Pa. C.S. § 3802(d)(1)(i). Following Defendant's conviction by jury, the sentence imposed by the Court on Count 3 was 3 to 6 months in a State Correctional Institution.

In support of its Petition, Defendant argues that because the U.S. Supreme Court in **Birchfield v. North Dakota**, 579 U.S. \_\_\_\_, 136 S. Ct. 2160, 195 L. Ed. 2d 560 (2016), decided June 23, 2016 that a warrantless blood test of a person suspected of driving under the influence pursuant to a state's implied consent laws are unconstitutional, the sentence imposed two days earlier on Count 3 is illegal where the warrantless blood tests were admitted at trial.

Importantly, the instant Petition to Vacate Sentence is the first time Defendant has raised the issue of the legality of the blood test and the admission of the blood test results into evidence in this case.

Other than invalidating the enhanced penalties for implied consent refusal, the **Birchfield** decision does not operate to upset the

sentencing structure of Pennsylvania DUI Statutes. Here there was no issue of implied consent refusal and no enhanced penalties were imposed for a refusal.

It is noted that Defendant previously filed timely Post-Sentence Motions on July 1, 2016 which were denied by this Court by Order dated July 11, 2016. The issue of the constitutionality of the warrantless blood test and the admission of blood test results into evidence was not raised by Defense in its initial Post-Sentence Motion. Although Defendant did not raise the matter in her original Post-Sentence Motion which was filed within 10 days after the date of sentencing, the instant Petition to Vacate Sentence was filed within the 30 day period after the date of sentence. Therefore, this Court retains jurisdiction over the issue. Further, this Court allowed the filing of the Supplemental Motion Nunc Pro Tunc under authority of Pa. R. Crim. P. 720(B)(1)(b).

Turning to the merits of Defendant's petition, it is evident that Defendant is not entitled to the relief requested. The issue presented is whether the holding of **Birchfield v. North Dakota** applies retroactively to this case where the **Birchfield** decision was rendered subsequent to the date of sentencing in this case. Pennsylvania Supreme Court authority is clear that a new rule is to be applied retroactively to cases where the issue in question is "*properly preserved at all stages of adjudication up to and including any direct appeal.*" **Commonwealth v. Cabeza**, 503 Pa. 228, 233, 469 A.2d 146, 148 (1983) (emphasis added). As noted, Defendant did not challenge the constitutionality of the warrantless blood test nor the admissibility of the blood test results at any stage of the proceedings prior to the filing of this Petition to Vacate Sentence. Accordingly, Defendant has failed to properly preserve the issue at all stages of adjudication in this case. Therefore, under **Cabeza**, the **Birchfield** holding does not apply retroactively to afford Defendant relief in this case.

#### ORDER OF COURT

AND NOW, this 7th day of September, 2016, for the reasons set forth below Defendant's Petition to Vacate Sentence is Denied.

## 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, 18th of November 2016, 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. 13-SU-1151****MTGLQ INVESTORS, L.P.**

vs

**JOHN A. ADAMIK, DEBORAH L. ADAMIK**

PROPERTY ADDRESS: 893 HERITAGE DRIVE, GETTYSBURG, PA 17325  
By virtue of Writ of Execution No#13-su-1151

MTGLQ Investors, L.P. (Plaintiff) vs.  
John A. Adamik a/k/a/John Adamik and Deborah L. Adamik (defendants), 893 Heritage Drive, Mount Joy Township, Gettysburg PA 17325, Parcel No. # 007-0080-000, improvements thereon consisting of a Residential Dwelling sold to satisfy judgment in the amount of \$247,605.47  
Attorneys for Plaintiff  
Edward J McKee, Esquire  
Stern & Eisenberg PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Phone 215-572-8111

**No. 15-SU-1003****NATIONSTAR MORTGAGE LLC**

vs

**THOMAS L. ALTLAND**

PROPERTY ADDRESS: 25 Ewell Drive, East Berlin, PA 17316  
By virtue of Writ of Execution No.: 2015-SU-0001003  
Nationstar Mortgage LLC  
Plaintiff  
vs.  
Thomas L. Altlund  
Defendant's Property Address: 25 Ewell Drive, East Berlin, PA 17316  
Township or Borough: Reading Township  
PARCEL NO.: 36102-0095  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$139,419.97  
ATTORNEYS FOR PLAINTIFF:  
Shapiro & DeNardo, LLC  
3600 Horizon Drive, Suite 150  
King Of Prussia, PA 19406  
610-278-9980

**No. 14-SU-1188****VENTURES TRUST 2013-I-H-R BY MCM CAPITAL PARTNER, LLC, ITS TRUSTEE**

vs

**JAVIER ALVAREZ, SANJUANITA M. YBARRA**

PROPERTY ADDRESS: 108 KIME AVENUE, BENDERSVILLE, PA 17306  
By virtue of a Writ of Execution No. 14-S-1188  
Ventures Trust 2013-I-H-R by Mcm Capital Partners, LLC, Its Trustee.

vs.

Javier Alvarez  
Sanjuanita M. Ybarra  
owner(s) of property situate in the BENDERSVILLE BOROUGH, ADAMS County, Pennsylvania, being  
108 Kime Avenue, Bendersville, PA 17306  
Parcel No. 03003-0049---000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$155,010.73  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP  
One Penn Center Ste. 1400  
Philadelphia, PA 19103

**No. 16-SU-336****WELLS FARGO BANK, NA**

vs

**REBECCA E. BAKER**

PROPERTY ADDRESS: 16 CHAMBERSBURG STREET, ARENDTSVILLE, PA 17303  
By virtue of Writ of execution No# 2016-SU-336  
Wells Fargo Bank, NA  
VS  
Rebecca E. Baker  
16 Chambersburg Street  
Borough of Arendtsville, PA 17303  
Parcel No. 02006-0060A-000  
Improvements thereon of Residential Dwelling  
Judgment amount \$182,131.38  
MANLEY DEAS KOCHALSKI, LLC  
P.O. Box 165028  
Columbus, OH 43216-5028  
614-220-5611

**No. 16-SU-151****CARRINGTON MORTGAGE SERVICES, LLC**

vs

**ANTHONY P. BARRETT, ANTHONY BARRETT, ANTHONY BARRETT, LISA M BARRETT, LISA BARRETT**

PROPERTY ADDRESS: 101 Abbotts Drive, Abbottstown, PA 17301  
By virtue of Writ of Execution No.: 16-SU-151  
Carrington Mortgage Services, LLC  
Plaintiff  
vs.  
Anthony P. Barrett and

Lisa M. Barrett

Defendant(s)

Defendant's Property Address 101 Abbotts Drive, Abbottstown, PA 17301  
Township or Borough: Borough of Abbottstown  
PARCEL NO.: 01005-0045  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$82,990.63  
ATTORNEYS FOR PLAINTIFF  
Shapiro & DeNardo, LLC  
3600 Horizon Drive Suite 150  
King of Prussia, PA 19406-4700

**No. 15-SU-906****CARRINGTON MORTGAGE SERVICES, LLC**

vs

**CATHY J. BAUMGARDNER**

PROPERTY ADDRESS: 12 CHERRY STREET, NEW OXFORD, PA 17350  
By virtue of Writ of Execution No.: 2015-SU-0000906  
Carrington Mortgage Services, LLC  
Plaintiff  
vs.  
Cathy J. Baumgardner  
Defendant(s)  
Defendant's Property Address 12 Cherry Street, New Oxford, PA 17350  
Township or Borough: Oxford Township  
PARCEL NO.: 35009-0057  
IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$126,870.16  
ATTORNEYS FOR PLAINTIFF  
Shapiro & DeNardo LLC  
General Business Account  
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.

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

10/21, 10/28 &amp; 11/04

## 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, 18th of November 2016, 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. 16-SU-553****M&T BANK**

vs

**GEOFFREY ALLEN CHILDS, DENISE M. CHILDS**

PROPERTY ADDRESS: 20 CLOVER DRIVE, LITTLESTOWN, PA 17340

By virtue of Writ of Execution No.:

16-SU-553 M&T BANK

vs.

GEOFFREY A. CHILDS & DENISE M. CHILDS

20 Clover Drive Littlestown a/k/a Union, PA 17340 Parcel No: 41-3-119

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$371,594.60

Attorneys for Plaintiff KML Law Group, P.C.

Mellon Independence Center

701 Market St

Philadelphia, PA 19106

215-627-1322

**No. 16-SU-607****BANK OF AMERICA, N.A.**

vs

**KELLY J. COOL**

PROPERTY ADDRESS: 105 LINDEN AVE., HANOVER, PA 17331

By virtue of Writ of Execution No.:

16-SU-607 BANK OF AMERICA, N.A.

vs.

KELLY J. COOL

105 Linden Avenue Hanover, PA 17331

Parcel No: 08008-0123-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$95,067.63

Attorneys for Plaintiff

KML Law Group, P.C.

701 Market St

Philadelphia, PA 19106

215-627-1322

**No. 16-SU-563**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDI**

vs

**BYRON L. EARLEY, CINDY T. EARLEY**

PROPERTY ADDRESS: 43 NORTH ORCHARD VIEW DRIVE, HANOVER, PA 17331

## SHORT DESCRIPTION

By virtue of Writ of Execution No.:

16-SU-563

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A-CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQDSITION TRUST**

vs.

**BYRON L. EARLEY & CINDY T. EARLEY**

43 North Orchard View Drive

Hanover, PA 17331

(Acreage or street address)

Parcel No: 04-LJI-220

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$418,153.26

Attorneys for Plaintiff

KML Law Group, P.C.

701 Market Street

Philadelphia, PA 19106

215-627-1322

**No. 16-SU-230**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRU**

vs

**DEBORAH A. FORE, ERNEST E. FORE**

PROPERTY ADDRESS: 103 N.

ORCHARD VIEW DRIVE, LOT 50,

HANOVER, PA 17331

By virtue of Writ of Execution No.:

16-SU-230

**WILMINGTON SAVINGS FUND**

**SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS**

**INDIVIDUAL CAPACITY**

**BUT SOLELY AS TRUSTEE FOR BCAT**

**2014-9TT**

vs.

**DEBORAH A. FORE & ERNEST E.**

**FORE**

103 North Orchard View Drive Hanover, PA 17331

Parcel No: 04L11-0226-000

(Acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$524,212.19

Attorneys for Plaintiff KML Law Group, P.C.

BNY Mellon Independence Center

701 Market Street

Philadelphia, PA 19106

**No. 16-SU-293**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

vs

**SARAH J. GAY**

PROPERTY ADDRESS: 50 VALLEY VIEW, ASPERS, PA 17304

By virtue of a Writ of Execution No.:

16-SU-293 JPMorgan Chase Bank, National Association

v.

Sarah J. Gay f/k/a Sarah Kauffman

owner(s) of property situate in the MENALLEN TOWNSHIP, ADAMS County, Pennsylvania, being 50 Valley View, Aspers, PA 17304-9684 Parcel No. 29EOS-0034E--OOO (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$127,528.19 Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP One Penn Center Ste 1400 Philadelphia, PA 19103

**No. 16-SU-68****BANK OF AMERICA, N.A.**

vs

**KIMBERLY M. GROSS, NICHOLAS ANTHONY GROSS**

PROPERTY ADDRESS: 2110 STORMS STORE ROAD, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.:

16-SU-68

Bank of America, N.A.

vs

Kimberly M. Gross a/k/a Kimberly Gross & Nicholas A. Gross a/k/a Nicholas Gross

210 Storms Store Road

New Oxford, PA 17350

Parcel No: 35J12-0201-000

(acreage or street address)

IMPROVEMENTS THEREON:

RESIDENTIAL SWELLING JUDGEMENT AMOUNT: \$202,134.37

Attorneys for Plaintiff

KML Law Group P.C.

BNY Mellon Independence Center Suite 500

701 Market Street

Philadelphia, PA 19106

Suite 5000

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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James W. Muller  
Sheriff of Adams County

www.adamscounty.us

10/21, 10/28 & 11/04

## SHERIFF SALES

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**No. 16-NO-787  
GREENVIEW LLC**

vs  
**HILL COUNTY ENTERPRISES INC.,  
HILL COUNTRY ENTERPRISES**  
PROPERTY ADDRESS: 519 Gladhill Road, Fieldfield, PA 17112  
By Vitue of Writ of execution No.: 16-NO-787  
Greenview, LLC v. Hill Country Enterprises, Inc.  
VS  
Hill Country Enterprises, Inc  
519 and 620 Gladhill Road,  
Fairfield PA 17320  
Tax ID No.: 25-A18-0005, 25-A18-0008 and 25-A18-0053  
Comprised of six separate tracts with approximately 555.057 total acres  
With improvements thereon residential dwelling and vacant land  
Judgment in the amount of \$523,381.09  
Plaintiff's Attorneys: Joshua D. Bradley Rosenberg Martin Greenberg, LLP 25 S. Charles Street, Suite 2115 Baltimore, Maryland 21201 410-727-6671

**No. 16-SU-167  
U.S. BANK NATIONAL ASSOCIATION**

vs  
**SHAWN P. HINES, BETH A. HINES**  
PROPERTY ADDRESS: 111 LOCUST STREET, EAST BERLIN, PA 17316  
By virtue of Writ of Execution No.: 16-S-167  
U.S. Bank National Association Plaintiff vs.  
Beth A. Hines and  
Shawn P. Hines Defendant (s)  
Defendant's Property Address 111 Locust Street, East Berlin, PA 17316  
Township or Borough: Borough of East Berlin  
PARCEL NO.: 1004-0212  
IMPROVEMENTS THEREON: A  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$165,674.51  
ATTORNEYS FOR PLAINTIFF  
Shapiro & DeNardo LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406-4700

**No. 15-SU-1277  
BELCO COMMUNITY CREDIT UNION**

vs  
**RONALD G. HOBBS**  
PROPERTY ADDRESS: 3015 TABLE ROCK ROAD, BIGLERVILLE, PA 17307  
By Virtue of Writ of Execution No.: 2015-su-1277  
BELCO COMMUNITY CREDIT UNION VS  
RONALD G. HOBBS  
TOWNSHIP OF BUTLER  
Parcel No.: 07-F08-0057  
3015 TABLE ROCK ROAD,  
BIGLERVILLE, PA 17307  
(Acreage or street address)  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING  
JUDGEMENT AMOUNT: \$122,629.00  
Attorney for Plaintiff  
Keri P. Ebeck, Esquire  
PA ID# 91298  
WELTMAN WEINBERG & REIS CO.,  
L.P.A.  
436 7th Avenue Suite 2500  
Pittsburgh, PA 15219  
(412) 338-7108 (Kim)

**No. 16-SU-354  
U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR RESIDENTIAL  
ASSET SECUR**

vs  
**BRUCE A. HOCKENSMITH, LUCINDA HOCKENSMITH**  
PROPERTY ADDRESS: 204 BEAVER STREET, EAST BERLIN, PA 17316  
By virtue of a Writ of Execution No.: 16-SU-354  
U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2007-KS2  
V.  
Bruce A. Hockensmith  
Lucinda Hockensmith  
owner(s) of property situate in the ADAMS County, Pennsylvania, being 204 Beaver Street,  
East Berlin, PA 17316-8817  
Parcel No. 10-007-0047-00-000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$206,304.03  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

**No. 16-SU-180  
WELLS FARGO BANK, N.A., AS  
TRUSTEE FOR OPTION ONE  
MORTGAGE LOAN TRUST**

vs  
**STUART T. JACOBSON**  
PROPERTY ADDRESS: 299 CULP ROAD, GETTYSBURG, PA 17325  
Wells Fargo Bank, National Association, as Trustee for Option One Mortgage

Loan Trust 2004-2, Asset-Backed Certificates,  
Series 2004-2 c/o Ocwen Loan Servicing, LLC  
V.

Stuart T. Jacobson  
C.C.PADAMS COUNTY NO. 16-SU-180  
JUDGMENT AMOUNT: \$283,090.95  
PROPERTY ADDRESS: 299 Culp Road, Gettysburg, PA 17325 PARCEL ID NUMBER: 38G09-0037C-OOO  
ALL THAT CERTAIN lot or piece of ground situate in Straban Township, County of Adams, Commonwealth of Pennsylvania.  
Improvements thereon of the Residential Dwelling  
BEING the same premises which James E. Williams, Executor of the Estate of Debra E. Frazer, deceased, by Deed dated January 3, 2003 and recorded January 16, 2003 in the Office of the Recorder of Deeds in and for Adams County in Deed Book 2946, Page 147, granted and conveyed unto Stuart T. Jacobson.  
Attorney  
Stern & Eisenberg OC  
1581 Main Street Suite 200  
Warrington, PA 18976  
215-572-8111

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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James W. Muller  
Sheriff of Adams County  
www.adamscounty.us  
10/21, 10/28 & 11/04



## SHERIFF SALES

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**No. 16-SU-376****BELCO COMMUNITY CREDIT UNION  
vs****KELLY C KINT, ANN M SCOTT**

PROPERTY ADDRESS: 317 MAPLE GROVE ROAD, HANOVER, PA 17331  
By virtue of Writ of Execution No.:

16-SU-376

Belco Community Credit Union c/o  
Ocwen Loan Servicing, LLC v.

Kelly C. Kint and Ann M. Scott a/k/a  
Ann M. Kint

C.C.P. ADAMS COUNTY No.:

16-SU-376

JUDGMENT AMOUNT: \$159,444.20

PROPERTY ADDRESS: 317 Maple

Grove Road, Hanover, PA 17331

PARCEL ID NO.: 04L11-0035-000

ALL THAT CERTAIN lot or piece of  
ground situate in Berwick Township,  
County of Adams, Commonwealth of  
Pennsylvania.

BEING the same premises which  
Patricia Marie Hoff, single, by Deed  
dated August 14, 2006 and recorded  
August 14, 2006 in the  
Office of the Recorder of Deeds in and  
for Adams County in Deed Book 4531,  
Page 346, granted and conveyed unto  
Kelly C Kint,

single person and Ann M Scott, single  
person, as joint tenants with the right of  
survivorship.

Attorney for plaintiff: Stern & Eisenberg,  
PC

158 Main Street Suite 200

The shops at Valley Square

Warrington, PA 18976

**No. 12-SU-010****WELLS FARGO BANK NA****vs****SHANNON K. LEAHY, TIMOTHY****EVERS ATTEBERRY**

PROPERTY ADDRESS: 1691

ORRTANNA RD, ORRTANNA, PA 17353

By virtue of a Writ of Execution, No.:

2012-SU-10

Plaintiff: U.S. ROF III Legal Title Trust

2015-1 by U.S. Bank National

Association, as Legal Title Trustee

vs.

Defendant 1. Shannon Leahy a/k/a

Shannon K. Leahy Defendant 2. Tim

Atteberry a/k/a Tim E. Atteberry

owners of property situate in the  
Hamiltonban Township, Adams County,

Pennsylvania.

1691 Orrtanna Road, Orrtanna, PA

17353-9739 Parcel No. 18, C12-0118---  
000

Improvements hereon: RESIDENTIAL

Judgment Amount: \$239,626.96

Attorneys for Plaintiff:

Parker McCay, PA

9000 Midlantic Drive, Suite 300

P.O. Box 5054

Mount Laurel, New Jersey 08054

**No. 16-SU-343****WILMINGTON SAVINGS FUND****SOCIETY, FSB, DOING BUSINESS AS****CHRISTINA TRUS****vs****DARRYL L. MALPASS, DEBORAH****GRAY MALPASS**

PROPERTY ADDRESS: 454 TOWNHILL

ROAD, YORK SPRINGS, PA 17372

By virtue of Writ of Execution No.:

16-S-343

Wilmington Savings Fund Society, FSB,

doing business as Christiana Trust, not

in its individual capacity but solely as

Trustee for BCAT 2014-4TT (Plaintiff)

vs.

Darryl L. Malpass and Deborah Gray

Malpass a/k/a Deborah G. Malpass

(Defendant)

Property Address: 454 Townhill Road,

York Spring, PA 17372

Parcel I.D. No.: 23103-001 I B

Improvements thereon of the residential  
dwelling.

Judgment Amount: \$310,546.60

Attorney for Plaintiff:

Stephen M. Hladik, Esquire

Hladik, Onorato &amp; Federman, LLP

298 Wissahickon Avenue

North Wales, PA 19454

**No. 14-SU-1468****DLJ MORTGAGE CAPITAL, INC.****vs****DAVID P. MAYTON, TRACI E.****MAYTON**

PROPERTY ADDRESS: 24 GROFT

DRIVE, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.:

2014-S-1468

LSF9 Master Participation Trust vs.

David R Mayton and Traci E. Mayton

24 Groft Drive, New Oxford, PA 17250-

9521 situate in the Township of Oxford,

Adams County Pennsylvania.

Parcel No. 35312-0108-000

Improvements thereon consist of

Residential Real Estate.

Judgment amount: \$232,772.91

Stern &amp; Eisenberg, PC

Attorneys for Plaintiff

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

**No. 16-SU-252****BRANCH BANKING AND TRUST****SUCCESSOR BY MERGER TO****SUSQUEHANNA BANK F/K/A****vs****MELINDA ANN MCCORD A/K/A****MELINA ANN MANOLOVICH, IN HER****CAPACITY AS EXECUTRIL AND D,****LISA DEANN****MANOLOVICH, IN HER CAPACITY AS****DEVISEE OF THE ESTATE OF****BARBARA ANN WE**

PROPERTY ADDRESS: 745 FUNT

ROAD, ASPERS, PA 17304

By virtue of a Writ of Execution No.: 16  
SU-252

Branch Banking and Trust Successor

by Merger to Susquehanna Bank f/k/a

Susquehanna Bank PA Successor by

Merger to Community Banks

v.

Melinda Ann Mccord a/k/a Melinda Ann

Manolovich, in Her Capacity as

Executrix and Devisee of The Estate

and Trustee of The Estate of Barbara

Ann Weikert a/k/a Barbara A. Weikert

Lisa Deann Manolovich, in Her Capacity

as Devisee of The Estate of Barbara

Ann Weikert a/k/a Barbara A. Weikert

owner(s) of property situate in the

TYRONE TOWNSHIP, ADAMS County,

Pennsylvania, being

745 Funt Road, Aspers, PA 17304-9411

Parcel No. 40G05-0023G---000

(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING Judgment Amount:

\$50,169.73

Attorneys for Plaintiff

Phelan Hallinan Diamond &amp; Jones, LLP

One Penn Center at Suburban Station

1617 JFK Blvd Ste 1400

Philadelphia, PA 19103-9897

Notice directed to all parties in interest  
and claimants that a schedule of distribu-  
tion 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

10/21, 10/28 &amp; 11/04



## 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, 18th of November 2016, 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. 15-SU-1108****GREEN TREE SERVICING LLC**

vs

**SARANNE MCCULLOUGH**

PROPERTY ADDRESS: 21  
MCCELLELLAN DRIVE, EAST BERLIN, PA  
17316

By virtue of Writ of Execution No.:  
15-S-1108

GREEN TREE SERVICING LLC  
vs.

Saranne McCullough  
21 McClellan Drive East Berlin, PA  
17316

Reading Township  
PARCEL NO.: 36105-0072-000  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING.  
JUDGMENT AMOUNT: \$86,208.53  
ATTORNEYS FOR PLAINTIFF  
THE LAW OFFICE OF GREGORY  
JAVARDIAN  
1310 Industrial Blvd., Ste 101  
South Hampton, PA 18966  
215-942-9690

**No. 15-SU-93**

**THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE CERTIFICATE  
HOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2007-10**

vs

**BRIAN K. MERRIKEN, TINA Y  
NUZZOLO**

PROPERTY ADDRESS: 425 BOY  
SCOUT ROAD, NEW OXFORD, PA  
17350

By virtue of Writ of Execution No.:  
15-SU-93

The Bank of New York Mellon FKA The  
Bank of New York, as Trustee for the  
certificate holders of the CWABS, Inc.,  
Asset-Backed  
Certificates, Series 2007-10  
Plaintiff vs.

Brian K. Merriken and  
Tina Y. Nuzzolo Defendant(s)  
Defendant's Property Address 425 Boy  
Scout Road, New Oxford, PA 17350  
Township or Borough: Hamilton  
Township  
PARCEL NO.: (17)-J10-0011  
IMPROVEMENTS THEREON: A  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$255,233.80  
ATTORNEYS FOR PLAINTIFF

Shapiro & DeNardo, LLC  
3600 Horizon Drive  
King of Prussia, PA 19406  
610-278-6800

**No. 16-SU-214**

**CITIFINANCIAL SERVICING, LLC  
vs**

**JOHN F. MORRIS, SCYTHIA V.  
MORRIS**

PROPERTY ADDRESS: 11 AUTUMN  
DRIVE, GETTYSBURG, PA 17325  
ALL THAT TRACT OF LAND SITUATE,  
LYING AND BEING IN THE BOROUGH  
OF BONNEAUVILLE, ADAMS COUNTY,  
PENNSYLVANIA.

By virtue of Writ of Execution No.: 16 S  
214  
CITIFINANCIAL SERVICING, LLC  
vs.

JOHN F. MORRIS A/K/A JOHN  
MORRIS SCYTHIA V. MORRIS A/K/A  
SCYTHIA MORRIS  
11 AUTUMN DRIVE  
GETTYSBURG, PA 17325  
BONNEAUVILLE  
PARCEL NO.: 06005-0102-000  
IMPROVEMENTS THEREON:  
RESIDENTIAL DWELLING.  
JUDGMENT AMOUNT: \$169,488.64  
ATTORNEYS FOR PLAINTIFF  
POWERS, KIRN & ASSOCIATES, LLC  
Eight Neshaminy Interplex, Suite 215  
Trevose, PA 19053

**No. 14-SU-1282**

**U.S. BANK NATIONAL ASSOCIATION  
AS SUCCESSOR BY MERGER OF  
U.S. NATIONAL**

vs

**WILLIS J. MYERS, II, DENISE J.  
MYERS**

PROPERTY ADDRESS: 686 BARTS  
CHURCH ROAD, HANOVER, PA 17331

By virtue of Writ of Execution No.:  
14-SU-1282

US Bank NA Plaintiff  
vs.

Willis Myers, II and  
Denise J. Myers Defendant(s)  
Defendant's Property Address:  
686 Barts Church Road,  
Hanover, PA 17331  
Union Township  
Township or Borough: Union Township  
PARCEL NO.: 41-KI 7-0079A  
IMPROVEMENTS THEREON: A  
RESIDENTIAL DWELLING  
JUDGMENT AMOUNT: \$390,123.73  
ATTORNEYS FOR PLAINTIFF  
Shapiro & DeNardo LLC  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406  
610-278-6800

**No. 15-SU-92**

**THE BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A. F/K/A THE  
BANK OF NEW**

vs

**STERLING J. MYERS, ORIGINAL**

**MORTAGAGOR, JEAN L. MYERS,  
ORIGINAL MORTGAGOR AND REAL  
OWNER**

PROPERTY ADDRESS: 2942  
HANOVER PIKE, HANOVER, PA 17331  
By virtue of Writ of Execution No.:  
2015-SU-0000092  
THE BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A. F/K/A THE  
BANK OF NEW YORK TRUST  
COMPANY, N.A. AS  
SUCCESSOR- IN-INTEREST TO JP  
MORGAN CHASE, NA, AS TRUSTEE  
FOR NOMURA ASSET ACCEPTANCE  
CORPORATION  
REPERFORMING LOAN REMIC TRUST  
SERIES 2004-R3  
Plaintiff,

vs.  
Sterling J. Myers Original Mortgagor  
and  
Jean L. Myers Original Mortgagor and  
Real Owner  
2942 Hanover Pike  
Hanover, PA 17331 Conewago  
Township  
Parcel No.: 08-L-15-0015-000  
Improvements thereon: Residential  
Dwelling Judgment amount: \$2,683.80  
MILSTEAD & ASSOCIATES, LLC  
BY: Robert W. Williams, Esquire ID No.  
315501  
1 E. Stow Road Marlton, NJ 08053  
(856) 482-1400  
Attorney for Plaintiff

Notice directed to all parties in interest  
and claimants that a schedule of distribu-  
tion 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

10/21, 10/28 & 11/04

## 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, 18th of November 2016, 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. 15-SU-198**  
**SUSQUEHANNA BANK**

vs

**NEW A-VILLE INN, INC, THE ESTATE OF NANCY ELIZABETH WOLFE A/K/A NANCY E WOLFE, JENNIFER E. WOLFE,**

**EXECUTRIX, PAUL F WOLFE, JR, THE A-VILLE INN., INC**  
 PROPERTY ADDRESS: 23 & 27 North High Street, Arendtsville, PA 17303  
 By virtue of writ of execution 15-su-198 Branch Banking and Trust Company v.

The New A-Ville Inn, Inc., et al.

Property address

23 & 27 N. High Street,  
 Arendtsville, PA 17303

Parcel ID No.: 02006-0015---000

Comprised of two separate tracts With improvements thereon

Judgment in the amount of \$124,074.13

Plaintiff s Attorneys: Joshua D. Bradley  
 Rosenberg Martin Greenberg, LLP 25  
 S. Charles Street, Suite 2115  
 Baltimore, Maryland 21201  
 410-727-6671

4811-3941-9702, v. 1

**No. 16-SU-261**  
**WELLS FARGO BANK, N.A.**

vs

**DAVID A. PIERCE**

PROPERTY ADDRESS: 1335  
 EVERGREEN WAY, ORRTANNA, PA  
 17353

By virtue of a Writ of Execution No.  
 16-S-261

Wells Fargo Bank, N.A. v.

David A. Pierce

owner(s) of property situate in the  
 FRANKLIN TOWNSHIP, ADAMS  
 County, Pennsylvania, being  
 1335 Evergreen Way, Orrtanna, PA  
 17353

Parcel No. 12C10-0057---003

(Acreage or street address)

Improvements thereon: RESIDENTIAL  
 DWELLING Judgment Amount:  
 \$261,468.54

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP  
 One Penn Center at Suburban Station  
 Philadelphia, PA 19103

**No. 11-SU-1916**  
**WILMINGTON SAVINGS FUND**  
**SOCIETY FSB D/B/A CHRISTINA**  
**TRUST**

vs

**JOSEPH R. POIST**

PROPERTY ADDRESS: 5435 CARLISLE  
 PIKE, NEW OXFORD, PA 17350

By virtue of Writ of Execution No.:

11-SU-1916

Plaintiff: Wilmington Savings Fund  
 Society, FSB, d/b/a Christiana Trust,  
 not individually but as trustee for

Pretium Mortgage

Acquisition Trust

vs.

Defendant(s): Joseph R. Poist

Defendant's Property Address: 5435

Carlisle Pike, New Oxford PA 17350

Township or Borough: Reading

PARCEL NO.: 36-108-0015

IMPROVEMENTS THEREON:

Residential Dwelling

JUDGMENT AMOUNT: \$112,118.88

ATTORNEYS FOR PLAINTIFF: Martha

E. Von Rosenstiel, P.C.

649 South Avenue, Unit 7

Secane, PA 19018

**No. 16-SU-303**  
**WORLD BUSINESS LENDERS, LLC**

vs

**ATTAI HUSNAIN SHAHZAD,**  
**EASTERN SHOE COMPANY, LLC,**  
**PENNSYLVANIA IMPORTS, KATRINA**  
**J MCCLELLAND**

PROPERTY ADDRESS: 730 PLUM RUN  
 RD, NEW OXFORD, PA 17350

By Virtue of Writ of execution no 2016-  
 SU-303

World Business Lender, LLC v. The  
 Eastern Shore Company, LLC d/b/a

Pennsylvania Imports a/k/a

Pennsylvania Imports Salt

Skill, Attai Husnain Shahzad, and

Katrina Jean McClelland

PARCEL ID #: 40107-0039B-000

EXECUTION NUMBER: 16-SU-303

JUDGMENT AMOUNT: \$126,285.42

PLAINTIFF'S ATTORNEY: Flaherty

Fardo, LLC

Stephanie L. Fera, Esq. 812 Ivy Street

Pittsburgh, PA 15232

(412) 802-6666

All the right, title, interest, and claim of  
 Katrina Jean McClelland, of, in, and to  
 the following described property:

In the Commonwealth of Pennsylvania,

County of Adams, Township of Tyrone:

The Real Property or its address

commonly known as 35 and 51

Cashman Road, New Oxford, PA 17350

Parcel # 40107-0039B-000

**No. 16-SU-403**  
**CIT BANK, N.A.**

vs

**JOHN L. SMITH**

PROPERTY ADDRESS: 2224

HUNTERSTOWN HAMPTON ROAD,  
 NEW OXFORD, PA 17350

By virtue of Writ of Execution No.:

16-SU-403

CIT Bank N.A

vs.

John L. Smith Defendant

All that certain piece or parcel or Tract

of land situate Straban Township,

Adams County, Pennsylvania, and

being known as 2224

Hunterstown Hampton Road, New

Oxford, Pennsylvania 17350.

TAX MAP AND PARCEL NO.: 38031-

0015---000

PROPERTY ADDRESS 2224

HUNTERSTOWN HAMPTON ROAD

NEW OXFORD PENNSYLVANIA 17350

THE IMPROVEMENTS THEREON ARE:

Residential Dwelling

REAL DEBT: \$111,646.29

SEIZED AND TAKEN IN EXECUTION

AS THE PROPERTY OF: John L. Smith

Attorney

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 distribu-  
 tion 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

10/21, 10/28 & 11/04

## 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, 18th of November 2016, 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. 14-SU-1476****U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECUR**

vs

**MICHAEL W. SMITH, LORI SMITH**  
PROPERTY ADDRESS: 38  
CROSSVIEW TRAIL, FAIRFIELD, PA  
17320

By virtue of a Writ of Execution No.:  
14-SU-1476

U.S. Bank National Association, as  
Trustee for Residential Asset Securities  
Corporation, Home Equity Mortgage  
Asset-Backed  
Pass-Through Certificates, Series  
2006-KS9  
V.

Michael W. Smith Lori Smith  
owner(s) of property situate in the  
CARROLL VALLEY BOROUGH, ADAMS  
County, Pennsylvania, being  
38 Crossview Trail, Fairfield, PA 17320-  
8473 Parcel No.: 43041-0149---000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING Judgment Amount:  
\$176,454.76  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP  
One Penn Center Ste 1400  
Philadelphia, PA 19103

**No. 16-SU-345****USAA FEDERAL SAVINGS BANK  
vs**

**JOHN STOUTER, LINSAY F STOUTER**  
PROPERTY ADDRESS: 44 Thunder  
Trail, Fairfield, PA 17320

By virtue of Writ of Execution No.:  
16-SU-345

USAA Federal Savings Bank  
Plaintiff,  
VS.

John Stouter and Lindsay F. Stouter  
44 Thunder Trail  
Fairfield, PA 17320

Hamiltonban Township  
Parcel No.: 18-BB0-0036-000  
Improvements thereon: Residential  
Dwelling

Judgment amount: \$218,912.59  
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. 14-SU-957****NATIONSTAR HECM ACQUISITION  
TRUST 2015-1**

vs

**UNKNOWN HEIRS, DEVISES AND  
PERSONAL REPRESENTATIVES OF  
EARL R. BUTT, EARL BUTT, EST,  
ESTATE OF EARL  
R. BUTT, UNKNOWN HEIRS,  
DEVISES AND PERSONAL  
REPRESENTATIVES OF EARL R.  
BUTT AN, LUANN GEBHART,  
NICHOLAS P. GARRETT, THE UNITED  
STATES OF AMERICA, UNITED  
STATES DEPT OF JUSTICE**  
PROPERTY ADDRESS: 5722  
HANOVER ROAD, HANOVER, PA  
17331

By virtue of a Writ of Execution No.  
14-SU-00957

Plaintiff: Nationstar HECM Acquisition  
Trust 2015-1 Wilmington Savings Fund  
Society, FSB, not individually, but solely  
as Trustee  
v.

Defendant 1. Unknown heirs, devisees  
and personal representatives of Earl R.  
Butt and his, her, their or any of their  
successors in right, title and interest  
Defendant 2. The United States of  
America, Department of Justice  
owner(s) of property situate in  
CONEWAGO TOWNSHIP, Adams  
County, Pennsylvania, being  
5722 Hanover Road, Hanover, PA  
17331

Parcel No. 08K14-0075---000  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$155,188.07  
Attorneys for Plaintiff  
Romano, Garubo & Argentieri, LLC 52  
Newton Avenue  
Woodbury, NJ 08096

**No. 15-SU-1297****LAKEVIEW LOAN SERVICING, LLC**

vs

**LEE GARLAND VIANDS, SANDRA  
VIANDS**

PROPERTY ADDRESS: 5725  
HANOVER RD, HANOVER, PA 17331  
By virtue of a Writ of Execution No.:  
15-S-1297

Lakeview Loan Servicing, LLC  
vs.

Lee G. Viands  
Sandra Viands a/k/a Sandy Viands  
owner(s) of property situate in the  
ADAMS County, Pennsylvania, being  
5725 Hanover Road, Hanover, PA  
17331-9064

Parcel No. 08K14-0116---000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$179,114.08

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP  
1617 JFK Blvd Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
(215)-563-7000

**No. 15-SU-840****U.S. BANK NATIONAL ASSOCIATION  
vs**

**JAMES NORMAN WAGNER, JR.**  
PROPERTY ADDRESS: 5500  
HANOVER ROAD, HANOVER, PA  
17331

By virtue of a Writ of Execution No.:  
2015-SU-0000840

U.S. Bank National Association  
V.

James Norman Wagner, Jr.  
owner(s) of property situate in the  
CONEWAGO TOWNSHIP, ADAMS  
County, Pennsylvania, being  
5500 Hanover Road, Hanover, PA  
17331-9058 Parcel No.: 08,K14-0061  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING Judgment Amount:  
\$117,449.11  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP  
One Penn Center Stre 1400  
Philadelphia, PA 19103

Notice directed to all parties in interest  
and claimants that a schedule of distribu-  
tion 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  
10/21, 10/28 & 11/04

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, 18th of November 2016, 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. 16-SU-163**  
**FINANCE OF AMERICA MORTGAGE LLC FORMERLY KNOWN AS GATEWAY FUNDING DIVE**  
**vs**  
**ARIANNA D. WHITE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF AMY**  
PROPERTY ADDRESS: 35 COLLIE TRAIL, FAIRFIELD, PA 17320  
By virtue of a Writ of Execution No.: 16-S-163  
Finance of America Mortgage LLC  
Formerly Known as Gateway Funding Diversified Mortgage Services, L.P.  
v.  
Arianna D. White, in Her Capacity as Administratrix and Heir of The Estate of Amy White a/k/a Amy L. White a/k/a Amy Lynn White  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Amy White a/k/a Amy L. White a/k/a Amy Lynn White, Deceased  
owner(s) of property situate in the LIBERTY TOWNSHIP, ADAMS County, Pennsylvania, being  
35 Collie Trail, Fairfield, PA 17320-9295  
Parcel No.: 25000-0035---000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$159,350.17  
Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP  
One Penn Center at Suburban Station  
1617 JFK Blvd Ste 1400  
Philadelphia, PA 19103-9897

.....  
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)  
10/21, 10/28 & 11/04

**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 ALMA J. BECK, DEC'D**

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

Executor: Robert Clofine

Attorney: Robert Clofine Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

**ESTATE OF LORRAINE ELLEN CHRONISTER, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Administrator: Jason B. Chronister, 170 White Oak Tree Road, York Springs, PA 17372

Attorney: John C. Zepp, III, Esq., P.O. Box 204, 8438 Carlisle Pike, York Springs, PA 17372

**ESTATE OF JUSTINE H. CLASSEN, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executor: Carolyn Classen Resciniti, 185 Hunter's Trail, Gettysburg, PA 17325

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

**ESTATE OF BETTY L. DOCKEY, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Robert S. Dockey, Jr., 310 Lincolnway West, New Oxford, PA 17350; Harriet V. Johnson, 502 Atlantic Ave., York, PA 17404

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

**ESTATE OF LARRY G. HELLER, DEC'D**

Late of Huntington Township, Adams County, Pennsylvania

Executrix: Fay L. Heller, 60 Meadow Lane, Gettysburg, PA 17325

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

**ESTATE OF VIVIAN M. KAUFFMAN, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executrix: Patricia A. Orndorff, 148 East Water Street, Gettysburg, PA 17325

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

**ESTATE OF PAUL M. KRIEGER, DEC'D**

Late of Oxford Township, Adams County, Pennsylvania

Co-Executors: Neal P. Krieger, 62 Curtis Drive, East Berlin, PA 17316; Ronald A. Krieger, 62 Curtis Drive, East Berlin, PA 17316

**ESTATE OF KAY Y. LaRUE a/k/a KAY YVONNE LaRUE, DEC'D**

Late of Latimore Township, Adams County, Pennsylvania

Executor: Michael E. LaRue, 630 Ridge Road, York Springs, PA 17372; Teresa Y. LaRue n/k/a Teresa Y. Bailey, 604 Ridge Road, York Springs, PA 17372

Attorney: Jane M. Alexander, Esq., 148 S. Baltimore Street, Dillsburg, PA 17019

**ESTATE OF ROSETTA K. LAWYER, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Chad S. Lawyer, c/o Richard K. Konkell, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Richard K. Konkell, Esq., CGA Law Firm, PC, 135 North George Street, York, PA 17401

**ESTATE OF NAOMI P. PEIRCE, DEC'D**

Late of Cumberland Township, Adams County, Pennsylvania

Executrix: Linda P. Haberkorn, 47 Delawares Ridge, Gettysburg, PA 17325

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

**ESTATE OF MARTIN VOELK, DEC'D**

Late of Straban Township, Adams County, Pennsylvania

Executor: Robert G. Teeter, Esq., Teeter, Teeter & Teeter, 108 W. Middle Street, Gettysburg, PA 17325

Attorney: Robert G. Teeter, Esq., Teeter, Teeter & Teeter, 108 W. Middle Street, Gettysburg, PA 17325

**SECOND PUBLICATION****ESTATE OF LOUETTA S. DEARDORFF, DEC'D**

Late of Franklin Township, Adams County, Pennsylvania

Peggy Jo Abraham, 61 Shirley Trail, Fairfield, PA 17320

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

**ESTATE OF LAWRENCE W. LUCKEN-BAUGH, DEC'D**

Late of Mount Pleasant Township, Adams County, Pennsylvania

Executor: Kelly L. Luckenbaugh, 1045 Centennial Rd., New Oxford, PA 17350

**THIRD PUBLICATION****ESTATE OF BURNS BRABHAM, DEC'D**

Late of the Borough of East Berlin, Adams County, Pennsylvania

Holland J. Brabham III, Linda M. Hall, Lance A. Sease, c/o Jennifer A. Galloway, Esq., Kearney Galloway, LLC, 2002 South Queen Street, York, PA 17403

Attorney: Jennifer A. Galloway, Esq., Kearney Galloway, LLC, 2002 South Queen Street, York, PA 17403

**ESTATE OF GEORGE M. GILBERT, DEC'D**

Late of the Borough of Gettysburg, Adams County, Pennsylvania

Co-Executors: Thomas M. Gilbert, 346-350 East Water Street, Gettysburg, PA 17325; Lloyd T. Gilbert, 785 Taneytown Road, Gettysburg, PA 17325

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

